



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

**FEBRUARY 24, 2022 – 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**
- 2. Town Commission Liaison Report – Mayor Charles Burkett**
- 3. Board Member Recognition 2020-2022**
- 4. Approval of Minutes – January 27, 2022**
- 5. Applications:**
  - A. 9165 Collins Avenue – Site Plan Approval**
  - B. 9488 Byron Avenue – New Single-Family Residence**
  - C. 524 89<sup>th</sup> Street – New Single-Family Residence**
  - D. 601 94<sup>th</sup> Street – New Two-Story Single-Family Residence**
  - E. 8818 Carlyle Avenue – Carport Awning**
- 6. Draft Proposed Zoning Code**
- 7. Next Meeting Date: March 31, 2022**
- 8. Discussion Items:**
  - A. 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  
AGENDA**

**JANUARY 27, 2022 – 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 6:00 p.m.

**Present:** Chair Judith Frankel, Vice Chair Fred Landsman, Board Member Ruben Bravo, Board Member Randi MacBride, Board Member James MacKenzie and Alternate Board Member Carolyn Baumel.

**Absent:** Mayor Charles W. Burkett

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

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

No Liaison report was provided due to Mayor Burkett being absent.

**3. Approval of Minutes – November 16, 2021 and December 16, 2021**

A motion was made Vice Chair Landsman to approve the November 16, 2021 as amended and December 16, 2021 Planning and Zoning Board Meeting Minutes as amended, seconded by Board Member Bravo. The motion carried with a 5-0.

Chair Frankel advised the Board that due to the first item on the agenda and in an effort to save time, she would like to request a motion to extend the meeting now.

A motion was made by Vice Chair Landsman to extend the meeting to 10:00 p.m., seconded by Board Member Bravo. The motion carried with a 5-0 vote.

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

Deputy Town Clerk confirmed notice requirements.

Town Attorney Recio polled the Board Members.

Chair Frankel stated that she spoke with Mr. Thompson.

Vice Chair Landsman stated that everyone received an email from Horace Henderson.

Board Member Bravo was contacted by Four Partners to explain the project.

Board Member Baumel was contacted by Bill Thompson to explain the project.

Board Member MacKenzie was contacted by Neisen Kasdin to explain the project.

No other Board Members had any communication with any of the applicants.

Deputy Town Clerk Herbello swore in all applicants.

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

##### **A. 9165 Collins Avenue – Site Plan Approval**

**Background:** This application is a request for Site Plan Approval for proposed development for the property commonly known as the Hillcrest by the Sea Co-op Apartments. The existing two 2-story buildings with 24 units will be demolished. The developable portion of the site is located from the Collins Avenue east right of way line to the Town of Surfside Bulkhead Line and totals 0.54 acres. The area east of the Bulkhead line to the Erosion Control Line (ECL) is a private recreation area totaling 0.33 acres. A 11-story structure with 13 apartments units and 33 parking spaces in an underground garage is proposed.

The project site is located on the north side of the Seaway Villas and on the south side of the Carlisle on the Ocean. The project frontage on Collins Avenue is 100 feet. The project is proposing to utilize Ordinance 21-1716 which was adopted on second reading on November 9, 2021. The Ordinance provides an additional option to address side setbacks in the H120 Zoning district when lots are 100 feet or wider. The new option allows a 20-foot setback on each side with an additional 5-foot average setback. The average setback may be applied at any point along the floor of the building, mixed and matched among floors, and /or joined with setbacks taken from the opposite side elevation. The option requires determination of the aggregate volume of the average setback. The resulting building envelope under this option produces a building with less volume than that derived from the Inclined Side Setback option where a 10-foot side setback increases 1 foot for each 3 feet of height above 30 feet.

The use of the new setback option allows the building design to provide large balconies on the east, south and west while minimizing the balconies on the north. The first floor of the building provides for a lobby, stairwells and non-habitable spaces, cabanas and pool for a majority of the residents. Additionally, a large

cabana space is provided for the apartment above on level 2 with private garden spaces, large deck area and private pool.

Level 2 includes a fitness center and one apartment. The building is designed to provide very large apartments with the possibility that on floors which have two apartments a purchaser may combine the two units into a larger apartment. This could happen on levels 3, 4 and 5.

Levels 6, 7, and 8 provide for one large apartment with approximately 12,555 SF including the balconies. Levels 9 and 10 are considered penthouses with apartments with approximately 12, 500 SF including the balconies.

The rooftop is level 11 with mechanical equipment in an enclosed area and private decks and pool for the penthouse below. Table 1 below, summarizes site characteristics and zoning requirements.

The Design Review Group (DRG) met on Friday, January 14, 2022 to discuss and review the proposed site plan request. The DRG was satisfied the impacts of the proposed site plan amendments reduce the impacts to public services and do not negatively impact the Town. A copy of the minutes of the DRG meeting will be provided prior to the meeting.

**Staff Recommendation:** Staff finds the proposal generally complies with intent Ordinance 21-1716 and the Town's Zoning in Progress although portions of the staff review are being finalized. It is recommended the Applicant's Site Plan package be reviewed. Staff is working to summarize graphics to assist on key characteristics. An updated report with additional site information, proposal details and staff suggested conditions will be provided prior to the meeting.

Board Member MacKenzie asked who participated in the DRG on the part of the Town.

Town Planner Keller stated the individuals that participated, and the last pages of the memo are the minutes from that meeting.

Ian DeMello, Shubin and Bass, on behalf of the applicant provided a summary of the project along with a PowerPoint presentation. He stated that they are not requesting any variances or special exceptions.

James Galvin, Four Partners development team, went over the facts of the Hillcrest and the timeline of the development plan and vibration mitigation plan of the project. He stated that they are anticipating demolition in March 2022. He provided the timeline of the commencement of the project and the completion of the project. He spoke regarding the traffic study that was performed.

Kurt Dowel, for the Seaway project spoke regarding the building envelope and landscaping. He also went over the site plan as it pertains to the landscaping and the canopies.

Town Planner Keller went over the criteria that should be utilized in review of approving a project of this level. He stated that it does conform to the comprehensive plan and spoke regarding the location of the land. He stated that these are not typical units but very large units. He stated from a density number they do conform with our Land Use Plan and conforms with the Zoning Code and the Zoning In Progress (ZIP) as well as with the ordinance that regulates this type of project. They meet the requirements of the Comprehensive Plan and Zoning Code. He also stated that the building will have more open spaces and air. He stated this will also have a positive economical impact to the Town and will not have a big impact on public safety and traffic. He stated that there is not much of a setback and that is because the underground garage extends to the first level setback. His other concern is the setbacks on the balconies, they meet them, but they have a decorate portion that extends out above the balcony setbacks. He stated that there are minor differences in the landscape plan and the architectural plan. He continued going over the staff recommendations.

The following individuals from the public spoke:

Horace Henderson (Deputy Town Clerk Herbello read his email sent into the record)

Gilberto Garcia, a resident of the Carlyle Building, spoke regarding safety of the construction of the building. He stated that Bill Thompson and his group kept their promise with what the residents requested and safety is of the utmost and he thanks Bill Thompson for that. He is in support of the project.

Sebastian Garcia, spoke about meeting with Bill Thompson and his group and they have done nothing more than cooperate with them and go the extra mile to make sure safety is first and they had their structural engineer with theirs approving and monitoring the process along the way. He is in support of the project.

Shannon Gallagher, spoke against the project and has safety concerns with this project and what took place with the Champlain Tower South and 87<sup>th</sup> Park.

Chair Frankel explained that they are here as a design review board and their comments have to go to the Commission as it relates to the reports, testing and funding spent on the Champlain Towers.

Town Attorney Recio stated this Board is making a recommendation and the final decision rests on the Commission and they can take their concerns to the Commission.

Vice Chair Landsman stated that this Board has no impact on timing or when this project should go forward, they are only looking at the design and setbacks. He explained again the role of this Board.

Chair Frankel reiterated that they are limited to what they are able to do and if they approve the design, it still has to go before the Commission for their approval.

Deborah Duvdevani, Carlyle Building, spoke in opposition of the project and stated her concerns.

Jeff Rose spoke regarding the design and likes the design; he spoke regarding the text amendment and setbacks. He spoke in support of the project.

George Kousoulas spoke regarding the text amendment that keeps being mentioned. He stated that he is pleased with the design of the building.

Lard Scarab stated that it is a beautiful building but the Board has a responsibility to wait for the results of what happened with Champlain Towers before having this move forward.

Chair Frankel closed the public comment portion.

Chair Frankel spoke regarding addressing the safety and hear again the process of how it is going to work and get the comments from the Building Official. She spoke regarding the decorative nose of the balcony and would like to hear about the parking garage and how that would be functioning and would like clarity on that subject.

Vice Chair Landsman thanked all the residents for participating and asked if there are any other residents from the Carlyle and asked who are against or in favor of the project. He stated that he needs input from the architect, designer and the Building Official.

Chair Frankel reopened the floor to public comment.

The following individuals from the public spoke:

Deborah Duvdevani asked regarding the spacing between the buildings.

Shannon Gallagher asked where are the people parking that attend the second pool.

Vice Chair Landsman spoke regarding the timing of the building going up and the Commission will have more input on the timing of the project. He asked regarding the setback as the building goes up and as a design aspect. He stated that the developer and architect took into consideration the recommendations that the Board has asked for in the past.

Chair Frankel stated that the code changed and spoke regarding the requirements in the new code as it pertains to this project. She explained how the zoning code change plays into this project.

Chair Frankel closed the floor to public comments.

Mr. Gavin addressed the questions regarding the setbacks.

Mr. DeMello explained the setbacks and the balconies and spoke regarding the H120 and provided an ornamental design to the balconies. He spoke regarding the ornamental features.

Board Member MacKenzie asked regarding the ordinance that it allows them on top of meeting the setback requirements and they are allowed to extend 2 feet and not count it towards that envelope.

Town Attorney Recio explained the setback and the allowable projections as it pertains to the zoning code requirements. He also explained what the applicant is proposing.

Board Member MacKenzie asked legally what the answer would be and it sounds to him that they are getting the benefit.

Town Attorney Recio stated that the concern is double dipping into the projections.

Board Member MacKenzie stated that he would not like to approve something and then their attorney sues the Town. He stated he is afraid of setting a precedent with this project. He was expecting more of a variation.

Mr. DeMello stated that they are legally able to do it under the code and the text amendment as it pertains to the ornamental feature of the balconies and the balconies are not extending out.

Board Member Bravo asked if they could show how it is protruding.

Town Planner Keller stated this is the first time they use this ordinance. He stated that to him it is an extension of the balcony even though it is decorative and that is his concern.

Board Member Baumel spoke regarding the architect and designers using the flexibility and design element and this is decorative inspired by someone with a creative design. She stated this is not usable space, it is strictly decorative.

Mr. Galvin stated that the code they are following states exactly that and went over the decorative feature and façade. He read the section of the code that allows them to have that feature.

Chair Frankel stated that in reviewing the zoning code they have come across similar issues. She stated that when they find discrepancies then they need to address it.

Board Member MacKenzie asked Mr. Galvin to show the setback on the floor that is being presented.

Mr. Galvin showed the setback line on the presentation as well as the bulkhead line.

Board Member MacKenzie spoke regarding the setback line and the balcony.

Chair Frankel stated that on the site plan it shows there are two lines and looks slightly off.

Mr. Galvin stated that the design intent is for it to be on the setback.

Board Member MacKenzie spoke regarding discrepancies on the site plan with the setback lines. He spoke regarding the landscape plans and the project. He spoke regarding the civil plans and his concerns with them.

Mr. Dowel stated that it meets code.

Board Member MacKenzie stated that he knows that they will meet code because the Building Department will make sure of that. He stated that his point is a question of trust. He would like to request a continuance of this project. He stated that the drawings are not correct and has mistakes in them.

Mr. Dowel, stated that the drawings meet code and the engineers will make sure everything works.

Board Member Bravo understands what Board MacKenzie stated. He stated that he has seen these buildings before and how many sheets and is assuming this is the final set.

Mr. Galvin stated that once they receive approval of some form of design they will then work on the final set.

Board Member Bravo stated that they are trying to represent based on the code what is best for the Town. He asked if they have an estimate when they would have the final set.

Mr. Galvin responded to Board Member Bravo's question and provided a step by step of the process in getting the final design based on recommendations.

Bill Thompson, Four Partners, stated that they will do whatever the Board would like them to do and explained that they do the final design once they have



recommendations and ready for the final project. He stated that he values Board Member MacKenzie's comments.

Board Member Bravo stated that he wants to have their neighbors understand what the process is. He asked what is the process with FDOT.

Mr. Galvin advised that they are already working with FDOT. He stated that the formal approval will come after.

Board Member Bravo asked when does the Town need the formal approval.

Town Planner Keller stated that will take place when they go for the permits and right now, they would have a preliminary approval.

Mr. Thompson stated that they do need a permit.

Town Attorney Recio reiterated that they are here for a site plan approval and they are looking at the criteria based on the code and if the development conforms with the zoning code and read the requirement into the record.

Chair Frankel stated that in the interest of moving this forward. She stated the only issue with the zoning code is the decorative nose and it meets the code and clarify it and it is decorative and not impacting the zoning code. She spoke regarding the environmental impact, impact on the economy it meets that as well. She spoke regarding the water plan and flood criteria and clarify the flood requirements.

Mr. Galvin addressed the comments made regarding the flood criteria and requirements and they have addressed the Building Official's concerns.

Chair Frankel stated that she does not believe the project will have a negative impact with traffic and the look of the building and it makes a nice look and spoke regarding the feature of the historic building portion. She stated that decorative extension and the windblown look provides a nice contrast. She spoke regarding the landscaping. She stated that she appreciates them being proactive to the safety concerns and issues.

Board Member MacKenzie went through the different criteria and provided his comments and concerns. He does not want to create a precedent.

Mr. Galvin and Mr. Thompson addressed the comments and concerns as it pertains to the access of the Fire Department and their equipment.

Board Member MacKenzie addressed his concerns with the issue of the Fire trucks.

Mr. Thompson addressed those concerns and his issues with the Fire Department with the Surf Club with an incident as it relates to the trucks.

Board Member MacKenzie continued with the criteria and provided his input.

Mr. Thompson spoke regarding the zoning code and the measurement of the height and where it is being measured from. He stated that they are taller than the Carlyle and are in compliance with the old code and the recommended new code.

Town Attorney Recio explained how it is written in the code, it is from the wave crest and the clarification as what it means and the Commission decided to set a point. He read how it is written in the code. He stated it is set at that level and 120 feet from there.

Town Planner Keller explained the height level and their plan is consistent with what the Town Attorney said and what the Commission approved.

Board Member MacKenzie asked for a definition of habitable space.

Town Attorney Recio stated that we do not have it on our code, it is defined in the Florida Building Code.

Vice Chair Landsman agrees to move on with the agenda. He asked Town Attorney Recio if the Commission has any expectations of them hearing it.

Mr. Thompson stated that they would like to be able to go in front of the Commission.

Chair Frankel would like to focus on the design and if appropriate, to speak to the Commission separately on setting up the time line. She spoke regarding the decorative element and is aware it is a potential precedent and is comfortable with it.

Town Planner Keller provided staff recommendations as it pertains to the plans and verify the landscaping over the garage.

Board Member MacKenzie asked if they continue this project could they come back next month.

Town Attorney Recio stated that if they are continuing this then they need to articulate what the changes are in order for the applicant to come back with those changes.

Board Member MacKenzie spoke regarding drainage, drywells and water infiltration trench.

A motion was made by Board Member MacKenzie to continue this item to February and for the applicant to meet with Town Planner Keller to comply with the recommendations made by the Town Planner, seconded by Board Member MacBride. The motion carried with a 3-2 vote with Chair Frankel and Vice Chair Landsman voting in opposition.

Town Planner Keller stated that conceptionally the project is good to move forward and they can take care of the minor recommendations before going to the Commission.

A motion was made by Board Member MacKenzie to reconsider the previous motion made in order to defer the item to a date certain, seconded by Board Member MacBride. The motion carried with a 5-0 vote.

A motion was made by Board Member MacKenzie to defer the item to the February 24, 2022 agenda, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

Board Member Baumel asked if they can hear the ordinance.

Chair Frankel stated that they will get to the ordinance but would like to continue with the agenda.

## **B. 8943 Hawthorne Avenue – New Two-Story Residence**

**Background:** This application is a request to demolish an existing 1-story single family residence and pool, constructing a new 2-story single family residence with an open trellis (107 SF) located in the side yard, a concrete driveway with grass inlay in the front; A/C unit on the north side of the second-floor balcony, a covered terrace (298 SF) and pool with deck (264 SF) in the rear yard. The parcel is located in the H30B Zoning District at 8943 Hawthorne Avenue. The average lot depth is 112.5 feet with a width of 50 feet. The site plan indicates the lot size is 5,625 square feet (SF). The proposed air-conditioned floor space totals 2,250 SF.

The setback requirements for the H30B Zoning District are 20-foot front, 5-foot side and 20 feet rear. The Applicant is proposing a 20-foot front setback with a rear setback of 20 feet and a 5-foot side setback. Total lot pervious area is 1,972 SF or 35.1% where 35% is required. The front yard setback pervious area is 516 SF or 51.6% where 50% is required. The rear yard setback pervious area is 571 SF or 57% where 40% is required. The second floor under ac is proposed at 1,772 SF or 78.5% of the first floor where 80% is the maximum. The maximum allowed roof height is 30 feet and the maximum height of the parapet is 3 feet,

the proposed plans meet the requirements. Table 1 on page 2 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed. These items include a black garage door, black wood entrance door, black impact doors and windows, black metal railing, exterior gray masonry tiles, and simulated wood accents on the front of the house. The exterior will be painted white stucco with a gray stucco base. The plans also include a concrete driveway with 4-inch grass inlay and walkway with landscaping. Detailed drawings were provided by the applicant with limited information on the pool.

The applicant is proposing two palm trees for the street tree requirement, where 2 street trees are required (Palm Trees are counted 3:1). The applicant is also proposing 6 new royal palm trees with a total of 25 shrubs for the lot, where 5 trees of two different species and 25 shrubs are required for single-family homes. It is unclear whether the proposed palm trees meet the requirements of the code. A total of 100% of the trees on site are palm trees, where 40% is the allowed maximum. The site plan shows one species of palm trees proposed and no species of shade tree, where there must be a minimum total of 2 different tree species. A total of 20% of all landscaping is proposed to be Florida-Friendly where the Zoning in Progress requires 40%. Figure 1 is an aerial view of the existing property.

**Applicant Package:** A package of 8 drawings and an application was submitted by the Applicant with a recent survey dated 9/29/2021.

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

- Per the **Zoning in Progress**, all landscaped areas must include 40% of Florida-Friendly materials. Provide calculations to show this requirement is met.
- The future pool and deck should be defined to ensure rear setback requirements are met in addition to landscape/pervious area, per **Sec. 90-54.2**.
- Provide the style and height dimension for the fence. Maximum fence height is limited to 6 feet, see **Sec. 90-56**.
- Street trees are required along the public street frontage of the property, see **Sec. 90-89**. Street trees shall be required at one shade tree per 20 linear feet of street frontage thereof along all public or private street rights-of-way in all zoning districts. It is suggested the trees be planted along the property lines. Palm trees count as 3:1; therefore, three palm trees equals one tree.

- Please refer to **Sec. 90-95** for H30B landscape requirements. A total of four (4) different tree species is recommended, the code requires: 30% shade trees, 30% small trees, and a maximum 40% palm trees. Palm trees are counted on a 3:1 ratio and must meet the requirements set forth in the above referenced section.
- A tree removal permit is required prior to the removal or relocation of existing site trees, per **Sec. 90-97**.

Note, this report maybe updated prior to the meeting.

George Kousoulas, representing the applicant provided an overview of the project.

Vice Chair Landsman asked if this came before them before.

Mr. Kousoulas stated that it is a new application.

Vice Chair Landsman stated it looks very familiar.

Chair Frankel stated that if these two properties were next to each other she would have a problem because of the uniformity. She does not have a problem with the design but would caution the public to not build the same thing next door.

Mr. Kousoulas addressed the comments made regarding the uniformity of homes.

Board Member MacBride stated that she has a concern with the cable lines and the trees being too close.

Building Official McGuinness provided his recommendation on the project.

Board Member Baumel commented on how the landscape has changed and it was very attractive.

Board Member Bravo was under the same impression that he had reviewed this before. He stated the home is beautiful and he would appreciate something different but that is his taste. He asked regarding the trash area outside and sees only the slab.

Mr. Kousoulas stated it is the side step slab.

Board Member MacKenzie asked about the space between the second floor and the ceiling of the first floor and how much space they would have. He asked about the elevation of the north side and commended him for doing that. He asked regarding the terrace coming off the master bedroom on the second floor and the articulation when it meets the massing on the street.

Mr. Kousoulas stated that there would be about 30 inches including the slab and the entire home will be poured concrete. He addressed the questions made by Board Member MacKenzie.

Board Member MacKenzie asked regarding the pool and the steps and cannot agree with those steps.

Mr. Kousoulas stated that these pools are becoming more difficult and commented on the location of the pool. He addressed the comments made by Board Member MacKenzie as it relates to the steps.

Chair Frankel does not understand what Board Member MacKenzie means regarding context.

Board Member MacKenzie discussed the context of the pools sticking out of the ground.

Town Attorney Recio stated that Board Member MacKenzie is making his thoughts known.

Board Member Baumel stated that the challenge is the context of the pool has become integrated.

Vice Chair Landsman stated that if the owner would like stairs for a certain reason which is not visible, we as a Board cannot deny them if it meets code.

Town Planner Keller provided staff recommendations.

A motion was made by Vice Chair Landsman to approve the application with staff recommendations, seconded by Board Member Bravo. The motion carried with a 4-1 vote with Board Member MacKenzie voting in opposition.

### **C. 9049 Carlyle Avenue – New Two-Story Residence**

**Background:** This application is a request to demolish an existing 1-story single family residence and construct a new 2-story single family residence with an open trellis (107 SF) located in the side yard, a concrete driveway with grass inlay in the front; A/C unit on the south side of the second-floor balcony, a covered terrace (298 SF) and pool with deck (264 SF) in the rear yard. The parcel is located in the H30B Zoning District at 8943 Hawthorne Avenue. The average lot depth is 112.5 feet with a width of 50 feet. The site plan indicates the lot size is 5,625 square feet (SF). The proposed air-conditioned floor space totals 2,250 SF.

The setback requirements for the H30B Zoning District are 20-foot front, 5-foot side and 20 feet rear. The Applicant is proposing a 20-foot 9-inch front setback with a rear setback of 20 feet and a 5-foot side setback. Total lot pervious area is 1,972 SF or 35.1% where 35% is required. The front yard setback pervious area is 516 SF or 51.6% where 50% is required. The rear yard setback pervious area is 571 SF or 57% where 40% is required. The second floor under ac is proposed at 1,772 SF or 78.5% of the first floor where 80% is the maximum. The maximum roof height is allowed at 30 feet and the maximum height of the parapet is 3 feet, the proposed plans meet these requirements. Table 1 on page 2 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed. These items include a black garage metal door, black wood entrance door, black aluminum impact doors and windows, black metal railing, exterior gray masonry tiles, and wood accents on the front of the house. The exterior will be painted smooth white with a stucco finish. The plans also include a concrete driveway with 4-inch grass inlay and walkway with landscaping. The proposed A/C unit is located on the second floor and screened behind a portion of the house. Detailed drawings were provided by the applicant with limited information on the pool. Figure 1 is an aerial view of the existing property.

The applicant is proposing two palm trees for the street tree requirement where 2 street trees are required (Palm Trees are counted 3:1). The applicant is also proposing 6 new royal palms trees (2 trees total) and a total of 25 shrubs for the lot, where 5 trees of two different species and 25 shrubs are required for single-family homes. 100% of proposed trees are palm trees and 75% of proposed trees are of the same species where the code requires a maximum 40% palm trees and no more than 30% of proposed trees can be of the same species. It is unclear whether the proposed palm trees meet the requirements of the code. A total of 20% of all landscaping is proposed to be Florida-Friendly where the Zoning in Progress requires 40%. Figure 1 is an aerial view of the existing property.

**Applicant Package:** A package of 8 drawings and an application was submitted by the Applicant with a recent survey dated 9/28/2021.

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

- Per the **Zoning in Progress**, all landscaped areas must include 40% of Florida-Friendly materials. Provide calculations to show this requirement is met.
- Per the **Design Guidelines for Single family residential properties**, building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.

- The future pool and deck should be defined to ensure rear setback requirements are met in addition to landscape/pervious area, per **Sec. 90-54.2**.
- Provide the style and height dimension for the fence. Maximum fence height is limited to 6 feet, see **Sec. 90-56**.
- Street trees are required along the public street frontage of the property, see **Sec. 90-89**. Street trees shall be required at one shade tree per 20 linear feet of street frontage thereof along all public or private street rights-of-way in all zoning districts. It is suggested the trees be planted along the property lines. Palm trees count as 3:1; therefore, three palm trees equal one tree.
- Please refer to **Sec. 90-95** for H30B landscape requirements. A total of two (2) different tree species is required: 30% shade trees, 30% small trees, and 40% palm trees. Palm trees are counted on a 3:1 ratio and must meet the requirements set forth in the above referenced section. Provide details and calculations to show this requirement is met.
- A tree removal permit is required prior to the removal or relocation of existing site trees, per **Sec. 90-97**.

Note, this report may be updated prior to the meeting.

George Kousoulas, representing the applicant provided an overview of the project.

The following individual from the public spoke:  
Jeff Rose

Building Official McGuinness provided his recommendations.

Vice Chair Landsman spoke regarding the way it is looking is that there are homes that are looking similar and spoke regarding the setbacks and many homeowners want to maximize their square footage but they need to have some flexibility so that the average setback can be changed to give some alternatives.

Board Member MacKenzie spoke regarding the pool and understory.

Board Member Baumel spoke regarding the understory and appreciates a house with this type of design.

Chair Frankel addressed comments made by Board Member MacKenzie regarding the pool and spoke regarding the understory.



A motion was made by Vice Chair Landsman to approve the application with staff recommendations, seconded by Board Member Bravo. The motion carried with a 4-1 vote with Board Member MacKenzie voting in opposition.

A motion was made by Vice Chair Landsman to move Item 5 to be heard now, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

#### **D. 600 88<sup>th</sup> Street – New Two-Story Residence**

**Background:** This application is a request to demolish an existing 2-story single family residence and construct a new 2-story single family residence with a covered patio, cabana, terrace, trellis, garage, a concrete driveway; A/C unit located on the roof, and a pool with deck and fire pit located in the rear yard. The application also includes turf grass on both roofs of the garage and cabana with pool equipment adjacent to the proposed garage. The parcel is located in the H30A Zoning District at 600 88TH Street. The average lot depth is 201.2 feet with a width of 50.06 to 75 feet. The site plan indicates the lot size is 14,962 square feet (SF). The proposed air-conditioned floor space totals 9,914 SF.

The setback requirements for the H30A Zoning District for a corner lot are 20-foot front, 7.5-foot interior side, 10-foot secondary frontage, and 20-foot rear. The Applicant is proposing a 20-foot front setback, a 10-foot secondary frontage setback, and a rear setback of 20 feet with a 7.5-foot interior side setback. Total lot pervious area is 5,377 SF or 35.93% where 35% is required. The front and rear yard pervious area was not provided. The second floor under ac is proposed at 4,405 SF or 79.96% of the first floor where 80% is the maximum. The required roof height is 30 feet and the maximum height of the parapet is 3 feet, the proposed roof height is 30 feet with a 1-foot parapet. Table 1 on page 2 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed; however, the plans do not provide details on the materials or colors that will be used. The applicant is proposing to remove (24) trees and relocate (11) palm trees and (2) trees. A total of nine (9) street trees are proposed where 11 street trees are required. The applicant is also proposing an additional 14 site trees of 4 different species where a minimum of 9 trees of 5 different species are required, in addition to a total of 128 shrubs for the lot, where 65 shrubs are required. A total of 42% of proposed trees are shade/canopy trees where the code requires shade/canopy trees constitute 20%, intermediate trees constitute 20%, small trees constitute 20%, and palm trees constitute no more than 40% of required trees. Per the code, no more than 30% of required trees shall be of the same species, the site plan is proposing 34% of site trees as a single species (green button). Figure 1 is an aerial view of the existing property.

**Applicant Package:** A package of 13 drawings and landscape plans with an application that was submitted by the Applicant with a recent survey dated 6/14/2021.

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

- Per the **Zoning in Progress**, each lot must provide 50% of front yards and 40% of rear yards must be landscaped; all landscaped areas must include 40% of Florida-Friendly materials. Provide calculations to show this requirement is met.
- Per the **Zoning in progress**, hedges for single-family lots shall be permitted within front yards of all lots and on secondary front (side street) yards of corner lots, at a height not to exceed six (6) feet as measured from grade.
- Per the **Zoning in Progress**, roof decks are not permitted, proposed “gym” area on the garage is not permitted.
- Per the **Zoning in Progress**, proposed roof top mechanical equipment shall not be visible from eye-level view from a grade at a distance of 75 feet from any property line, provide line-of-sight drawings for zoning approval. Additionally, the equipment must be screen in a way that adequately hides the equipment from view from all angles, including above, and matches surrounding texture, color and appearance. The equipment shall be acoustically screened to reduce noise to no more than 55 dBA when measured from any property line.
- The future pool and deck should be defined to ensure rear setback requirements are met in addition to landscape/pervious area, per **Sec. 90-54.2**.
- Provide the style and height dimension for the fence. Maximum fence height is limited to 6 feet, see **Sec. 90-56**.
- Street trees are required along the public street frontage of the property, see **Sec. 90-89**. Street trees shall be required at one shade tree per 20 linear feet of street frontage thereof along all public or private street rights-of-way in all zoning districts. Proposed trees should meet the diversification requirements of the code, no more than 30% of required trees can constitute the same species. It is suggested the trees be planted along the property lines.
- Per **Sec. 90.89 and 90-95** for H30A landscape requirements. A total of five (5) different tree species is required: 20% shade trees, 20% intermediate trees, 20% small trees, and no more than 40% palm trees. Palm trees are counted on a 3:1 ratio and must meet the requirements set forth in the above referenced section.

- A tree removal permit is required prior to the removal or relocation of existing site trees, per **Sec. 90-97**.
- Please provide architectural plans to include the proposed materials and colors to be used.

Note, this report may be updated prior to the meeting.

Kobe Karp, representing the applicant, confirmed there is a landscape area and they do comply with the 15% requirement.

Building Official McGuinness provided his recommendations.

Mr. Karp agrees with the recommendations provided by the Town.

The following individuals from the public spoke:  
Jeff Rose

Board Member MacKenzie commented on a great job done. He asked regarding the overflow and projecting off the façade. He asked if the pool overflows in a channel below the grass. He asked possibly lifting the area to not see the pump.

Mr. Karp stated yes and no leaders. He also confirmed the question regarding the pool overflow. He stated that he agrees with the recommendation to hide the pump.

Board Member Bravo asked regarding a wall on the rendering and how high is the wall. He wanted to confirm there are no gates.

Mr. Karp stated it is 6 feet and within the setback. No gates.

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

#### **E. 9540 Bay Drive - New Two-Story Residence**

**Background:** This application is a request to demolish an existing 1-story single family residence, pool with garage, and construct a new 2-story single family residence with two attached garages on the north and south side of the property, a covered outdoor dining area (125 SF), covered lounge, cabana, firepit, covered porch (850 SF), paver driveway, and a pool with a deck located in the rear yard. The application also includes a concrete wall around the entire property and an ADA ramp located on the north side of the property attached to the garage. The parcel is located in the H30A Zoning District at 9540 Bay Drive. The average lot depth is 182 feet with a width of 125 feet. The site plan indicates the lot size is

22,726 square feet (SF). The proposed air-conditioned floor space totals 13,803 SF.

The setback requirements for the H30A Zoning District are 20-foot front, 20 feet rear and a side setback of 12.5 feet. The Applicant is proposing a 20-foot front setback, 12-foot 6-inch side setback, with a rear setback of 50 feet. Total lot pervious area is 8,170 SF or 36% where 35% is required for the lot. The front and rear yard setback pervious area was not provided. The second floor under ac is proposed at 6,103 SF or 79% of the first floor where 80% is the maximum. The maximum allowed roof height is 30 feet and the maximum height of a parapet is 3 feet, the proposed roof height is 30 feet with a 1-foot parapet. Rooftop mechanical equipment is being proposed with a 3-foot screen, no other details have been provided. Table 1 on page 2 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed, however details regarding proposed materials and colors were not provided. The applicant is proposing to remove 30 trees and relocate 43 palm trees. A total of 8 street trees are proposed where 6 street trees are required. The applicant is also proposing an additional 19 site trees and 4 new palm trees of 6 different species where a minimum of 12 trees of 5 different species are required, in addition to a total of 204 shrubs for the lot, where 95 shrubs are required. The site plan indicates a total of 66% of site trees are palm trees, per the code no more than 40% of required trees can be palms. Additionally, a minimum of 30% of required trees shall be shade trees, small trees can be a maximum of 30%. Site plan does not provide a breakdown of the landscape requirements per the code.

**Applicant Package:** A package of 8 drawings and an application was submitted by the Applicant with a recent survey dated 08/10/2021.

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

- Per the **Zoning in Progress**, the front yard is required to be 50% pervious/landscaping and the rear yard is required to be 40% pervious/landscaping, all landscaped areas must include 40% of Florida-Friendly materials. Provide calculations/workshop to show the requirements are met.
- Per the **Zoning in Progress**, rooftop mechanical equipment shall be set back from the roof perimeter so that the equipment or screening elements are not visible from eye-level view from grade at the property line; screen by an enclosure of sufficient height which completely hides the equipment from view from all angles, including from above and matches surrounding in texture, color, and appearance; shall be acoustically screened to reduce noise to no more than 55 dBA when

measured from any property line. Please submit line-of-sight drawings for zoning approval.

- Per the **Design Guidelines** for Single family residential properties, building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.
- The future pool and deck should be defined to ensure rear setback requirements are met in addition to landscape/pervious area, per **Sec. 90-54.2**.
- Per **Sec 90-54.3** an open, uncovered porch, patio, or terrace may occupy are or interior side setback requirements. The required setbacks are an interior and rear side of 5 feet. The future firepit should be defined to ensure the rear setback requirement is met.
- Provide the style and height dimension for the concrete wall. Maximum height for an ornamental wall is limited to 6 feet. Ornamental walls placed within the front yard must be approved by the Planning and Zoning Board. Walls and fences above 2 feet shall maintain a maximum opacity of 50%, see **Sec. 90-56**.
- Per **Sec. 90.89 and 90-95** for H30A landscape requirements. A total of five (5) different tree species is required: a minimum of 30% shade trees, a maximum of 30% small trees, and no more than 40% palm trees. Palm trees are counted on a 3:1 ratio and must meet the requirements set forth in the above referenced section.
- A tree removal permit is required prior to the removal or relocation of existing site trees, per **Sec. 90-97**.
- Please provide architectural plans to include the proposed materials and colors to be used.
- Provide the setbacks for the proposed lounge, firepit and outdoor dining area.

Note, this report may be updated prior to the meeting.

Kobe Karp, representing applicant, accepts all recommendations and provided an overview of the project.

Building Official McGuinness provided recommendations.

Chair Frankel wanted to point out the design review guidelines has special consideration for gateway properties and does consider this property as a gateway property.

Board Member MacBride asked if the seawall will be replaced.

Amit Kort, Waterview Holding, LLC, owners of the property stated that they have the permits for replacing the seawall.

Chair Frankel has a question on the gate in the front and would like to have seen more of a landscaping plan, but you do not see it from the rendering.

Mr. Karp stated that they do have large specimens of trees in the front of the house.

Chair Frankel asked the height of the wall.

Mr. Karp stated it is 6 feet on the property line.

Town Attorney Recio stated that they can do a 6-foot wall and read the requirement per the code.

Further discussion took place among the Board, staff and Mr. Karp regarding if there will be a gate, hedging and landscaping as well as the trees and their location.

Mr. Karp stated that they would like to keep the pickets to allow the landscaping to grow on both sides.

Town Attorney Recio stated that if they could keep the trees out of the right of way it would be preferable.

Chair Frankel spoke regarding the spacing for the trees.

Town Attorney Recio stated that the proposed wall which is there still has space without going into the right of way.

Discussion took place regarding the picket fence and the distance from the property line and the wall.

Mr. Karp stated it is 5 feet from the property line.

Board Member MacKenzie asked regarding the ramp and it should be a slope and not a ramp.

Mr. Karp stated that they will call it a slope.

Board Member MacKenzie stated that they should put a curb for their liability and the slope is sticking out of the property line. He asked regarding the firepit being really close to the seawall and would that cause a problem or is it allowed.

Town Planner Keller stated that it is closer than they would like it, he has seen that before, he does not believe they have enough detail on the firepit.

Mr. Karp stated it is 14 x 14 but he can reduce it.

Board Member MacKenzie asked regarding the roof and the slopes. He also discussed drainage.

A motion was made by Board Member MacKenzie to approve the application with staff recommendations including that the wall be at 6 feet as a picket fence with vertical pickets. that the stairs will not project from the roof line, to create a curb far enough from the edge so the architecture can maintain its integrity, shade trees on both sides of the wall within the property line and no gates, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

#### **F. 8866 Carlyle Avenue – Garage Conversion**

**Background:** This application is a request to convert an existing garage to living space and install a pool with a deck in the front yard. The application also includes a new concrete driveway with grass inlay. The garage door will be replaced by a solid exterior wall with two windows. The interior lot is zoned H30B totaling 5,600 square feet (SF) per MDCPA.

Figure 1 on the next page is an aerial view of the property. In addition to this Memorandum, a package of a floor plan and survey was submitted by the applicant.

**Governing Codes:** The December 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 40% 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 may be 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.

**Applicant Package:** A package of the survey and floor plan was submitted by the Applicant dated 6/21/21. An update of the plans which includes the pool was submitted 1/4/22.

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

- Provide calculations, worksheet and information to determine pervious area requirements for the total lot, front and rear setback requirements:
  - o 35% of total lot must be pervious/landscaping
  - o 40% of total landscaping must be Florida-Friendly
- One street tree is required for every 20 linear feet of street frontage, therefore a total of two street trees are required along the right-of-way per **Sec. 90-89.4(6)**.
- Mechanical equipment must be screened per **Sec. 90-95 (3) (b)**.
- A tree removal permit is obtained for the removal of existing trees in the location of the proposed pool per **Sec. 90-97**.

Note, this report may be updated prior to the meeting.

Jose Garazo, applicant stated he accepts all recommendations.

Vice Chair Landsman asked if there are two applicants.

Town Planner Keller stated that the owner must have contracted two different parties.

Building Official McGuinness provided recommendations.

Board Member MacKenzie stated that part of the guidelines speaks about context that additions look as part of the home. He suggested making it look like the rest of the house.

Mr. Garazo stated that is something that they can consider.

A motion was made by Board Member MacKenzie to approve the application with staff recommendations and replicate the windows like the rest of the house, seconded by Vice Chair Landsman. The motion carried with a 5-0 vote.

#### **G. 9340 Harding Avenue – Garage Conversion**



**Background:** This application is a request to legalize a garage conversion. The applicant is also proposing to relocate the front door to the previous garage space area and replace the current front door with a window. Additionally, the previous garage door is to be replaced by a solid exterior wall with one window. The plans also show the replacement of the existing window near the existing front door. The interior lot is zoned H30B totaling 5,600 square feet (SF) per MDCPA.

An aerial is provided on the following page and a Google Street View is located on page 3. The proposed conversion and changes will not increase the buildings footprint or setbacks. In addition to this Memorandum, a package of a floor plan, elevations, and survey was submitted by the Applicant.

**Governing Codes:** The December 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 40% 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.

**Applicant Package:** A package of the survey, floor plan and elevation plans were submitted by the Applicant on 1/6/2022

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

- Proposed garage conversion is missing landscaping at the base of the new wall, provide details per requirements.

Note, this report may be updated prior to the meeting.

Jorge Martinez, representing the applicant provided an overview of the project.

Building Official McGuinness provided recommendations.

Vice Chair Landsman asked what they meant by putting it back.

Town Planner Keller stated that it was an agreement and provided a history of the application.

Vice Chair Landsman asked what the applicant will do now, if they will tear it down and redo it to code.

Town Planner Keller stated that it will be up to the Building Official to resolve it to their liking.

Vice Chair Landsman has a problem with retroactive projects.

Board Member MacKenzie asked regarding the front façade and if the picket fence was always there or was it put without permits.

Mr. Martinez stated that he does not know if the picket fence was already there.

Board Member MacKenzie asked if the Board members like the fence and if they do, they could make it part of the approval. He does not think it goes with the house and believes it is a brand-new element of the façade.

Chair Frankel stated that since the homeowner is not here, we do not know how they feel on the picket railing.

Town Planner Keller stated that he does not have an issue if part of the approval is removing the picket.

Chair Frankel asked if there are stairs going on the front.

Town Planner Keller stated that it is a front porch.

A motion was made by Board Member MacKenzie to approve the application with staff recommendations and the removal of the picket guard, seconded by Vice Chair Landsman. The motion carried with a 5-0 vote.

A motion was made by Vice Chair Landsman to extend the meeting 15 minutes to 11:00 p.m., seconded by Board Member MacKenzie. The motion carried with a 5-0 vote.

#### **H. 9281 Byron Avenue – Remodeling & Addition**

**Background:** This application is a request to demolish the existing roof to build an addition in the rear and side of the first floor and add a second floor to the existing

single-family home. The additions will increase the living space by a total of 1,489 square feet. Additional improvements include a new pool with deck and patio in the rear, a fence with gates, relocation of mechanical equipment and architectural modifications. The parcel is located in the H30B Zoning District at 9281 Byron Avenue. The lot depth is 112.5 feet with a width of 50 feet. The site plan indicates the lot size is 5,625 square feet (SF).

The setback requirements for the H30B Zoning District are 20-foot front, 5-foot side, and 20-foot rear. The proposed alterations and additions will maintain the existing setbacks. Total lot pervious area is proposed at 2,012 SF or 35.7% where 35% is required. The front yard pervious area was not provided. The rear yard pervious area is proposed at 44%, where 40% is required. The proposed building lot coverage is 39.7% where 40% is the allowed maximum.

Architectural materials and details, roof height, fence details and patio/deck materials were not provided at this time. Table 1 on page 3 provides information on site characteristics and zoning requirements.

**Applicant Package:** A package of drawings and the application was submitted by the Applicant with a recent survey dated 10/28/2021.

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

- Per the **Zoning in Progress**, *Lot coverage* shall mean the percentage of the total area of a lot that, when viewed from above, would be covered by all principal and accessory buildings and structures (except swimming pools, fences, screen enclosures, and pergolas), or portions thereof, up to a maximum forty percent (40%) of the lot; provided however that the following shall not be included in determining the lot coverage:

1. Uncovered steps and exterior balconies;
2. Uncovered terraces, patios, breezeways, or porches which are open on two (2) sides; and
3. Covered terraces, patios, breezeways, or porches which are open on two (2) sides.

In no instance may the exemptions listed here exceed 15% of the total footprint of all principal and accessory buildings and structures. Please provide calculations and/or worksheets for the lot coverage.

- Per the **Zoning in Progress**, the H30B district, second story lot coverage is limited to 32% of the lot area, or 80% of the first-floor area, whichever is less. Provide calculations and/or worksheets verifying the second story addition meets code.

- Per the **Zoning in Progress**, only the following projections/encroachments shall be permitted:
  - In the H30A and H30B districts, and in H30C districts west of Harding Avenue, eaves of sloped roofs may project up to twenty-four (24) inches into any required yard. All other ornamental or screening features in the H30A and H30B districts, including cornices, sills, frames, and fins, may project no more than six (6) inches into any required yard.

Provide dimensions of the roof eaves and/or projection.

- Per **Design Guidelines for Single family residential properties, multifamily, and commercial properties**, the overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof. Particular care should be taken that building elevations and roof elements visible from streets and other public or adjacent spaces are stylistically consistent. Consistency should be determined by evaluating each of the building's elevations' components. Roof materials should be appropriate to the style of the house and, except for flat roofs or flat roof portions, should be the same product for the entire roof system.

- Per **Sec. 90-19.5**, the town has adopted design guidelines intended to provide direction and suggestions for all development. The purpose of the planning and zoning board when conducting design review is to interpret those guidelines and provide guidance to the applicants as to how the design should be revised to more closely approximate or reflect the town's adopted guidelines. The applicant shall then incorporate those suggestions prior to proceeding to building permit.

- **Sec. 90-45**, the development of new single-family structures and additions to existing single-family structures shall abide by height and massing regulations. Massing regulations are based on the height of the structure and are delineated between:

- A. Single and multi-story structures;
- B. New structures or additions to existing structures; and
- C. The ratio of area of the first story to the area of the upper stories.

The area of the upper stories (wall plane greater than 15 feet in height) for new structures and additions to existing single-story structures shall not exceed 80 percent of the area of the first story, **Sec. 90-45 (a)(1)**. Please refer to the setback tables and provide information on the architectural features being changed or added.

- Per **Sec. 90-47.3** air conditioning equipment, pool pump or other mechanical equipment shall maintain at least a five-foot setback from the rear and side yards and is not visible from any street or waterway. Shrubs shall be incorporated in a manner on the site so as to be a visual screen for mechanical equipment or other

accessories to the residence, **Sec. 90-95(3)**. Provide setbacks for the proposed mechanical equipment.

- Per **Sec. 90-54**, all accessory buildings and structures, swimming pools, and accompanying fences shall meet all applicable requirements of the Florida Building Code. Accessory swimming pools and decks may occupy a rear and side setback subject to the minimum 5-foot rear and side setback. The proposed deck and patio encroach the 5-foot required side setback, revise plans to show the deck will be outside the required 5-foot setback.
- Per **Sec. 90-56**, the maximum fence height is 6 feet. Provide fence/gate details and dimensions. The finished side must face outward and away from the property.
- Per **Sec. 90-95**, single-family homes must provide a minimum five (5) trees on site made of a minimum four (4) different species. Trees must meet the planting requirements of the code and be a mix of at least 30% shade trees, 30% small to intermediate trees and no more than 40% palm trees. Palm trees are counted on a 3:1 ratio and must have at least 6-foot of clear or grey wood to be counted towards the requirement.
- Per **Sec. 90-97**, any trees removed require a tree removal permit.

Note, this report may be updated prior to the meeting.

Building Official McGuinness provided his recommendations.

Lehy Karp, representing applicant provided an overview of the project.

Chair Frankel asked if they have to raise it to 10 feet.

Building Official McGuinness stated that yes, it has to be raised to 10 feet.

Chair Frankel stated that her concern is that the project would be undoable due to having to raise the home.

Architect for the applicant is aware that the home needs to be raised.

Board Member Bravo stated that it might make more sense to demolish and build a new home.

Board Member Baumel asked if they obtained a soil report.

Chair Frankel stated that from experience, this will be a great expense to raise the existing structure 1½ feet, it might make more sense financially to start from scratch.

Mr. Karp, stated that he understands and if the owner wants to maintain the front of the house and understands that they might have an issue later on and they understand.

Board Member Baumel does not know how they can make a decision without a soil report.

Town Planner Keller stated that is the responsibility of the applicant, they are here for the remodeling and addition.

Chair Frankel asked if they are maintaining the existing façade, the second floor in the back does not match the front and if they keep the front façade the second floor needs to match including the windows.

Mr. Karp agrees to keep the windows and façade the same as the front.

Board Member Bravo stated that as per the site plans, they are changing the façade.

Architect for the project addressed the comments made by the Board.

Board Member MacKenzie stated that the guidelines ask them to look at the context and the context is being completely destroyed.

Chair Frankel stated that they need to still consider it as a new design, she still believes the view from the front needs to be consistent. She stated that they need to treat this as a new home. She stated that they need to see what the front façade is going to look like.

Mr. Karp stated that they are aware that they might have to restart from scratch.

Chair Frankel feels they need to defer it because they do not have enough information since they feel this should be considered a new home.

After a lengthy discussion regarding the application and the concerns by the Board, and if the preference is denial or deferral, the following motion was made.

A motion was made by Board Member Bravo to defer the item to March 31, 2022 meeting, seconded by Vice Chair Landsman. The motion carried with a 5-0 vote.

#### **I. 9463 Harding Avenue – Sign**

**Background:** This application is a request to install one (1) permanent wall sign at 9463 Harding Avenue. The property is located within the SD-B40 zoning district.

The proposed wall sign is an illuminated channel letter with back return and trim, total sign area is proposed at 22.95 SF where 25 SF is the maximum allowable sign area.

**Governing Codes:**

**Current Municode:**

**Sec 90-73.a(3)(b)(1-3)**– Provides 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 22.95 SF sign is allowed. This store has 12 feet 6 inches of frontage. The maximum size of any one sign is 45 SF. The Code has further restrictions including requiring a 1/4 inch to 2-inch offset from the wall to allow rainwater to drain and limits illumination to white LEDs. All signage to be lit with white illumination from dusk to dawn.

**Applicant Package:** A building sign permit was submitted by the Applicant.

**Staff Recommendation:** Approval of the proposed sign as per the attached plans. The Planning and Zoning Board needs to give design approval for the wall sign.

Note, this report may be updated prior to the meeting.

Board Member Baumel left the meeting at 11:09 p.m.

Steven Zeller, representing the applicant is available for questions.

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

**J. 9491 Harding Avenue – Sign**

**Background** The application is a request to install one (1) permanent wall sign at 9491 Harding Avenue. The property is located within the SD-B40 zoning district. The proposed wall sign is an illuminated halolit channel letter. The total sign area is proposed at 26.7 SF where 25 SF is the maximum allowable sign area.

**Governing Codes:**

**Current Municode:**

**Sec 90-73.a(3)(b)(1-3)**– Provides 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 This store has 26.01 feet of frontage according to the provided survey. The maximum size of any one sign is 45 SF. The Code has further restrictions including requiring a 1/4 inch to 2-inch offset from the wall to allow rainwater to drain and limits illumination to white LEDs. All signage to be lit with white illumination from dusk to dawn.

**Applicant Package:** A building permit for the sign was submitted by the Applicant. Sign details are attached.

**Staff Recommendation:** Approval of the application.

The Planning and Zoning Board needs to give design approval for wall signs.

Note, this report may be updated prior to the meeting.

Board Member MacKenzie asked if they are off the wall and requested it to be in his comments.

Fela Morales, applicant stated it is separated from the wall.

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

#### **K. 9441 Harding Avenue – Sign**

**Background:** This application is a request to install one (1) permanent wall sign at 9441 Harding Avenue. The property is located within the SD-B40 zoning district. The proposed wall sign does not provide mounting details or the type of sign being proposed at this time, but is proposing a sign area of 17.17 SF, where 25 SF is the maximum allowable wall sign permitted.

#### **Governing Codes:**

##### **Current Municode:**

**Sec 90-73. a(3)(b)(1-3)**– Provides 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 17.17 SF sign is allowed. This store has 24 feet of frontage. The Code has further restrictions including requiring a 1/4 inch to 2-inch offset from the wall to allow rainwater to drain and limits illumination to white LEDs. All signage to be lit with white illumination from dusk to dawn.

**Applicant Package:** A building sign permit was submitted by the Applicant. A copy of the Applicant's site plan is attached.



**Staff Recommendation:** Approval subject to the sign packet stating the type of sign, illumination details, and offset details for the proposed sign. Type, illumination and offset must meet the requirements set forth in the code of ordinances. The Planning and Zoning Board needs to give design approval for the wall sign.

Note, this report may be updated prior to the meeting.

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

**5. Ordinance - Marine Structure Ordinance addressing docks – Town Attorney**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-57. - "MARINE STRUCTURES", TO PROVIDE FOR REGULATIONS FOR CONSTRUCTION OF DOCKS, PIERS AND MOORINGS ON WATERFRONT LOTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

Deputy Town Clerk Herbello read the title of the ordinance into the record.

Town Attorney Recio introduced the item and explained after the Board's recommendation it would go before the Commission at their next Town Commission meeting. He stated that this rewrites the marine structure ordinance and explained what the ordinance entails. He went over the lots identified on Point Lake and provided a slide of the lot map.

Board Member MacKenzie asked what happens to lots 7, 8 and 9.

Town Attorney Recio stated that there is no boat traffic that affects those lots. He stated the limitation for those lots on the waterway. He stated it is to keep vessels able to get to lots 8 and 9.

Board Member MacBride asked what is under the bridge.

Town Attorney Recio stated that water is able to get through but no boats.

Board Member MacBride asked if there is something that would prevent a kayak to go through there.

Town Attorney Recio stated that he is unable to answer that question. He stated that they have been advised that there is no vessel traffic.

Town Attorney Recio continued explaining the different types of lots and what they are permitted to have. He explained the setback requirements. He also went over the notice requirements and they must provide it in order to obtain a permit.

Board Member Bravo asked within how many days does the neighbors have to be noticed.

Town Attorney Recio stated 15 days.

Board Member MacBride asked if the Town has anything in the code as it relates to the size of the vessel. She asked regarding the parking of a vessel.

Town Attorney Recio addressed the comments made by Board Member MacBride.

Board Member Baumel stated that the County will require you to fill out an application.

The following individuals from the public spoke:

Anthony Blade asked what is the maximum dock projection the Town allows.

Jeff Rose stated that there are utilities underneath 88<sup>th</sup> street and it is totally closed off. He stated that on 88<sup>th</sup> Street it is very shallow and is a wider bay there and he has seen docks project out more than 10 feet because how shallow the water is.

Town Attorney Recio addressed the comment made by Mr. Blade.

Chair Frankel asked if there is a separate language for the dock.

Town Attorney Recio stated that it is limited to 10% of the width of that waterway.

Board Member Baumel stated that this conversation has been going on for months.

Building Official McGuinness spoke regarding the navigability of the waterway.

Chair Frankel spoke regarding the navigability on the waterway.

Vice Chair Landsman stated that the primary reason of this ordinance is the navigability of north canal for those that are on Point Lake.

Building Official McGuinness stated that this ordinance has been worked on and is an improvement.

Chair Frankel stated that if the channel is wide enough there will be no issue navigating the Indian Creek waterway.

Board Member MacKenzie stated that according to Dade County all plans have to go through Dade County and DERM and the rule is if your property is 100 feet and there is a 45-degree angle on both sides of your seawall, it will limit how far out your property goes out. He stated that they send out individuals to survey the ground underneath. He explained the requirements from DERM. He asked Town Attorney Recio if the Town takes a risk of allowing the 10% of the width of the waterway, without additional factual information. He believes the Town is taking a risk. He asked if they can carve out Bay Drive and not include the properties on 88<sup>th</sup> Street and Bay Drive, which are the waterways that are not having this problem. He commented that things should be simple.

Town Attorney Recio addressed the question by Board Member MacKenzie and explained the ramifications and currently there are conflicting language in the code and read the section. He stated that the reason they addressed everything is to resolve the ambiguity.

A motion was made by Vice Chair Landsman to recommend approval of this Ordinance as written to the Town Commission for approval on second reading at their February 8, 2022 Town Commission Meeting, seconded by Board Member Bravo. The motion carried with a 4-1 vote with Board Member MacBride voting in opposition.

- 6. Draft Proposed Zoning Code**
- 7. Next Meeting Date: February 24, 2022**

Consensus was reached to hold the next meeting on February 24, 2022.

**8. Discussion Items:**

- A. Pools**
- B. Future Agenda Items**

**9. Adjournment.**

A motion was made Vice Chair Landsman to adjourn the meeting without objection at 11:15 p.m. The motion received a second from Board Member Bravo. The motion carried with a 5-0 vote.

Respectfully submitted,

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
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:** February 15, 2022  
**RE:** 9165 Collins Avenue – Hillcrest by the Sea – Site Plan Approval (Revised Review)

---

**Background:** This application is a request for Site Plan Approval for a proposed development for the property commonly known as the Hillcrest by the Sea Co-op Apartments. The existing two 2-story buildings with 24 units will be demolished. The developable portion of the site is located from the Collins Avenue east right of way line to the Town of Surfside Bulkhead Line and totals 0.54 acres. The area east of the Bulkhead line to the Erosion Control Line (ECL) is a private recreation area totaling 0.33 acres. A 11 story structure with 14 apartments units and 33 parking spaces in an underground garage is proposed.

The project site is located on the north side of the Seaway Villas and on the south side of the Carlisle on the Ocean. The project frontage on Collins Avenue is 100 feet. The project is proposing to utilize Ordinance 21-1716 which was adopted on second reading on November 9, 2021. The Ordinance provides an additional option to address side setbacks in the H120 Zoning district when lots are 100 feet or wider. The new option allows a 20 foot setback on each side with an additional 5 foot average setback. The average setback may be applied at any point along the floor of the building, mixed and matched among floors, and /or joined with setbacks taken from the opposite side elevation. The option requires determination of the aggregate volume of the average setback. The resulting building envelope under this option produces a building with less volume than that derived from the Inclined Side Setback option where a 10 foot side setback increases 1 foot for each 3 feet of height above 30 feet.

The use of the new setback option allows the building design to provide large balconies on the east, south and west while minimizing the balconies on the north. The first floor of the building provides for a lobby, stairwells and non-habitable spaces, cabanas, pool for a majority of the residents and beach access. Additionally, a large cabana space is provided for the apartment above on Level 2 with private garden spaces, large deck area, private pool and beach access.

Level 2 includes a fitness center and one apartment (6,086 SF). The building is designed to provide very large apartments with the possibility that on floors which have two apartments (5,484 SF & 2,7891 SF), a purchaser may combine the two units into a larger apartment. This could occur on Levels 3 through 7.

Level 8 provides for one large apartment with approximately 12,438 SF including the balconies. Levels 9 and 10 are considered penthouses with apartments with approximately 12, 500 SF including the balconies.



# Town of Surfside, Florida Development Review

The rooftop is Level 11 with mechanical equipment in an enclosed area and private decks and pool for the penthouse(s). Table 1 below, summarizes site characteristics and zoning requirements.

**Table 1 - 9165 Collins Site Characteristics and Zoning Requirements**

|                                  |  |
|----------------------------------|--|
| <b>Address</b>                   | 9165 Collins Avenue  |
| <b>General Location</b>          | East side of Collins Avenue and south of 92 <sup>nd</sup> Street                             |
| <b>Property Size</b>             | 23,522 SF or 0.54 Net Acres (37,807 SF or 0.87 Ac w/Private Rec Area)                        |
| <b>Zoning District</b>           | H120   |
| <b>Adjacent Zoning Districts</b> | H120 north and south, H40 to the west  |
| <b>Future Land Use</b>           | High Density Residential/Tourist   |
| <b>Units Permitted</b>           | 109 Dwelling Units (DUs) per Acre x 0.54 acres = 58 DUs                                      |
| <b>Units Proposed</b>            | 14 Apartment Units (may end up less with SF expansion of units)                              |
| <b>Proposed Parking Spaces</b>   | 33 parking spaces - Located in an underground garage with 21,932 SF                          |
| <b>Floor Area Detail</b>         |  |
| Apartments                       | 13 (95,347 SF includes stairwells and non-habitable but not balconies)                       |
| Level 1                          | 7 Cabanas (885 SF), Cabana (Deck and Pool for Level 2)<br>Lobby, Mechanical and Outdoor Pool |
| Level 2                          | 3 BR w/Cabana on Level 1 (6,086 SF w/3,263 SF Cabana)  |
| Levels 3-7                       | 4+ BR (5,484 SF) and 3 BR (2,791 SF)   |
| Level 8                          | 4+ BR (8,531 SF)   |
| Level 9                          | Penthouse Unit (8,401 SF)  |
| Level 10                         | Penthouse Unit (8,571 SF w/Access to Rooftop Decks/Pool)                                     |
| Level 11                         | Rooftop (2 Decks, Pool and Enclosed Interior & Mechanical)                                   |
| <b>Maximum Building Height</b>   | 120 Feet (from Wave Crest at 18.25 NGVD to the Floor of the Rooftop)                         |
| <b>Modification of Height</b>    | 20 Feet (from the floor of the Rooftop to top of the enclosed space)                         |
| <b>Setbacks</b>                  |  |
| Front (40 Feet)                  | 40 Feet.   |
| Side South (20 Feet)             | 25 Feet Averaged   |
| Side North (10 Feet)             | 25 Feet Averaged   |
| Rear Beach (30 Feet)             | 30 Feet  |
| Platted Bulkhead (20 Feet)       | 20 Feet  |
| Pervious Area (20% Min)          | 25.6%  |



## Town of Surfside, Florida Development Review

Ordinance 21-1716 also allowed for open and unenclosed balcony encroachments on side yards of 10 feet for 50% of the setback and up to 5 feet for the remaining 50 percent of the balcony length. Additional information needs to be provided by the Applicant to support the balcony encroachments and the average setback adjustments.

A traffic study was provided by the Applicant prepared by KBP Consulting dated January 2022. The traffic study was based on 14 dwelling units for a mid-rise multifamily land use. The estimated daily traffic is 64 trips per day with 5 trips in the morning peak hour and 5 trips in the afternoon peak hour. The estimated traffic associated with the existing 24 dwelling unit 2-story apartment buildings was 162 trips be day.

The proposed development will be accessed from northbound Collins Avenue at a southerly one-way inbound driveway which quickly turns north providing a drop-off lane at the front steps of the building and further connecting to a 2-way drive along the north side of the building. Vehicles can turn left and exit with a westbound right turn on Collins Avenue or turn right proceeding easterly along the north side of the building sloping downward to entering the underground parking garage. A 12 foot wide by 30 foot long loading space with 14.5 feet of height is located at the end of the northside drive in the underground garage.

While the traffic impacts of the development are not expected to be significant, some clarifications are needed. The traffic study is predicated on a typical mid-rise apartment buildings from 11 – 31 studies where the average number of dwelling units varied between 169 – 201 units. This proposed project is 13 non-typical very large square foot units. There are no dimensions on the project driveways or drives. Florida Department of Transportation (FDOT) access approval is required.

A landscape review was performed. Differences were noted between the Architectural Site Plan (Sheet A3.00) and the Landscape Site Plan (L-100). Pervious area requirements for H120 are 20% and 25.6% is provided with the majority of the previous area occurring in the private recreation area east of the Bulkhead Line. The landscape plan utilizes the landscape treatment provided by the Seaway project on the south side of the property. The landscape plans did not include the required irrigation plan. Dimensions of the landscape buffers need to be provided between properties. A landscape calculation table needs to be provided indicating the minimum required and provided comparisons of the proposed plant material. Provide percentages of landscaping in VUA, street lengths, buffer lengths, percentages of Florida Friendly material and native/drought tolerance material. Proposed Green Buttonwood trees exceeds 30% of the same species and should be reduced in number. Oleander can be used as an accent but does not qualify as a required tree or Palm. The percentage of required trees being proposed as Palm trees should be provided.

The Design Review Group (DRG) met on Friday, January 14, 2022 to discuss and review the proposed site plan request. The DRG was satisfied the impacts of the proposed site plan on public services do not negatively impact the Town. A copy of the draft minutes of the DRG meeting are attached to this report.

**Applicant Submitted Package:** The Applicant submitted the following items relative to the Site Plan Application: Letter of intent, Site Plan Application, Architectural Plan Set (22 Sheets), Landscape Plan (9 Sheets), Civil Engineering Plans (5 Sheets), survey and Ground Level Lighting Plan.



## Town of Surfside, Florida Development Review

**Staff Recommendation:** Development review requirements for this type of project follows **Sec 90-20(2)(a)** of the Zoning Code which requires:

- The development, as proposed, conforms to the comprehensive plan and the zoning code;
- The development, as proposed, will have a favorable or unfavorable impact on the environment and natural resources, including a consideration of the means and estimated cost necessary to minimize the adverse impacts, if any;
- The development, as proposed, will have a favorable or unfavorable impact on the economy of the Town of Surfside;
- The development, as proposed, will efficiently use or unduly burden water, sewer, solid waste disposal, education, recreation or other necessary public facilities which have been constructed or planned and budgeted for construction in the area;
- The development, as proposed, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, public streets, and roads, which have been planned and budgeted for construction in the area, and if the development is or will be accessible by private or public roads or streets;
- The development, as proposed, is consistent with the community character of the immediate neighborhood. In addition to consistency there must be congruity between the subject development and neighboring improvements and surroundings including but not limited to form, spacing, heights, setbacks, materials, color, rhythm and pattern of architectural or aesthetic interest or value as well as with any overlays and other development schemes or legislation; and,
- In the event of redevelopment, the applicant shall also submit a detailed plan for demolition.

Staff finds the proposal complies with the Town's Comprehensive Plan in that the developable portion of the parcel is west of the bulkhead line with a density lower than the maximum allowed and the portion of the parcel which is east of the bulkhead line is private recreation. Staff also finds that the proposal generally complies with the Zoning Code, the Town's Zoning in Progress and with the intent of Ordinance 21-1716 although there are concerns which are noted on page 5 and in the comments section.

The project has minimal impacts on the environment and natural resources. The lower unit density and the combination of the new side setback/average setback option has significantly reduced the volume of the building thereby, minimizing construction impacts and providing greater air flow and light. Impacts to public facilities and transportation impacts will be reduced with improved access to Collins Avenue and more efficient passenger access to the building with on-site service deliveries.

Redevelopment of the parcel will have a favorable impact on the economy of the Town and the design of the building will be consistent the community character of the beach side neighborhood. With the demolition of the existing structure and the construction of this site, the developer will implement a vibration monitoring program.





## Town of Surfside, Florida Development Review

While **Sec 90-81.9** of Municode allows for extensions of the underground parking to be extended into the side and rear yards to the property lines provided the top surface of such extensions is not more than five feet above grade, little to no side setback is provided on this Site Plan for the ground floor (Level 1). A 3 foot setback is noted on the north property line and for a majority of the south property line there is no setback.

The balconies setbacks and average setback adjustments provided in Ordinance 21-1716 limit the primary front extension to not more than 8 feet and the rear of the building to 12 feet west of the bulkhead line. For the interior side setbacks, no more than 50% balcony length at 10 feet or less with the remaining balcony length at no more than 5 feet. The balconies also include a decorative extension of approximately 30 inches, this extension needs to be located within the above noted extensions, not an increased extension.

It is recommended the Applicant's Site Plan package be recommended to the Town Commission for approval subject to the resolution of the following comments.

- Address the side setback issue in relation to the upward extension of the underground garage
- Revise the balcony widths to not extend beyond the maximum allowed extension
- Resolve the differences between the Architectural Site Plan and the Landscape Site Plan
- Provide additional dimensional information to verify and substantiate average setback adjustments and balcony encroachments
- Provide dimensional information for the access drives, driveways and parking ramp
- FDOT Access Connection Approval
- Clarify flood criteria requirements raised during the DRG meeting on Level 1 with respect to the cabana bathrooms, the large cabana for Level 2 and flood venting
- Address landscape comments noted on page 3, paragraph 5
- Verify whether the landscape areas over the underground garage are included in the pervious area calculations

Note, this report will be updated prior to the Planning and Zoning Board meeting.



|                         |              |
|-------------------------|--------------|
| 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                 | 9165 Surfside LLC  |
| PHONE / FAX                  | 305-381-6060 / 305-381-9457  |
| AGENT'S NAME                 | c/o John K. Shubin, Esq. and Ian E. DeMello, Esq.                  |
| ADDRESS                      | Shubin & Bass, P.A. 46 SW 1st Street, Third Floor, Miami, FL 33130 |
| PHONE / FAX                  | 305-381-6060 / 305-381-9457  |
| PROPERTY ADDRESS             | 9165 Collins Ave. Surfside, FL 33154                               |
| ZONING CATEGORY              | H-120  |
| DESCRIPTION OF PROPOSED WORK | Site Plan Application  |
|                              |  |

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

| <b>ZONING STANDARDS</b> | Required     |     |          | Provided        |           |                |
|-------------------------|--------------|-----|----------|-----------------|-----------|----------------|
| Plot Size               | N/A          |     |          | [ ] Gross Acres |           |                |
| Setbacks (F/R/S)        | 40'          | 30' | 20'/ 10' | [ ]'            | [ ]' [ ]" | [ ]' [ ]' [ ]" |
| Lot Coverage            | N/A          |     |          | [ ] sqft / [ ]% |           |                |
| Height                  | 120 Feet Max |     |          | [X] Feet        |           |                |
| Pervious Area           | 20%          |     |          | [X]%            |           |                |

|   |       |  |          |
|---|-------|--|----------|
|  | _____ |  | 08/06/21 |
| SIGNATURE OF OWNER  | DATE  | SIGNATURE OF AGENT   | DATE     |



**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:**

|   |             |
|---|-------------|
| John K. Shubin, Esq. and Ian E. DeMello, Esq. | 8/6/21      |
| <u>NAME OF REPRESENTATIVE</u>                 | <u>DATE</u> |



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

Project Name \_\_\_\_\_ Project Number \_\_\_\_\_

**SUBMITTAL REQUIREMENTS FOR REVIEW:**

- Completed "Multi-Family and Non-Residential Site Plan Application" form
- Application fee: \$12,000 made out to "Town of Surfside"
- Ownership Affidavit
- Recent photographs of the subject property and all abutting, diagonal and fronting properties visible from the street (to be provided prior to Design Review Board Meeting)

**FOR THE FOLLOWING PLEASE PROVIDE:**

- Two (2) full sized sets (24" x 36" sheets) of complete design development drawings signed and sealed
- One (1) flash drive, with site plan in PDF format, or other common windows based format.
- Provided prior to Design Review Board Meeting - Fifteen (15) reduced sized sets (11" x 17" sheets) of the complete design development drawings
- Site Plan (Minimum scale of 1" = 20').  
Please show / provide the following:
  - A legal description, including the section, township, and range or subdivision lot and block.
  - Site boundaries clearly identified, and ties-to-section corners
  - Proposed uses
  - Location and height of all structures and total floor area with dimensions to lot lines, and designations of use
  - Building separations
  - Vehicular circulation system for cars, bicycles, and other required vehicle types, with indication of connection to public rights-of-way
  - Location of all parking and loading areas
  - All adjacent rights-of-way, with indication of ultimate right-of-way line, center line, width, paving width, existing median cuts and intersections, street light poles, and other utility facilities and easements
  - Location of all cross streets and driveways within three hundred fifty (350) feet of property limits
  - Pedestrian circulation system
  - Provider of water and wastewater facilities
  - Existing and proposed fire hydrant location
  - The following computations:
    - Gross acreage
    - Net acreage

Cont.

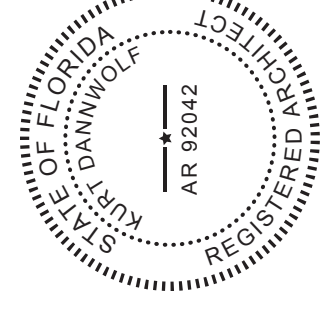


- Gross acreage covered by the property excluding road easements and rights-of-way, if any
  - Number of dwelling units and density for residential uses only
  - Square footage of ground covered by buildings or structures and designation of use.
  - Required number of parking spaces
  - Number of parking spaces provided
  - Pervious, impervious and paved surface, in square footage and percentage
  - Site Plan location sketch, including section, township, and range, showing adjacent property owners
  - Geometry of all paved areas including centerlines, dimensions, radii, and elevations
  - Location of trash and garbage disposal system and provisions for accessibility to garbage trucks
  - Loading areas and provisions for accessibility to vehicles of the required type
  - Areas for emergency vehicles and fire engines, and provisions for accessibility to vehicles of the required type
  - Number of sets required shall be determined by Town Staff.
  - Other such information as required by the Town.
- Survey. A survey less than one (1) year old (including owner's affidavit that no changes have occurred since the date of the survey). The survey shall be prepared by a Florida registered land surveyor, certified as to meeting the requirements of the applicable Section of the Florida Administrative Code, reflecting existing natural features, such as topography, vegetation, existing paving, existing structures, and water bodies
- Landscape Plan and Irrigation Plan  
Please show / provide the following:
- landscape calculations (required and provided)
  - existing tree survey with indication of existing native vegetation that will be preserved
  - proposed and existing landscaping
- Lighting Plan  
Please show / provide the following:
- photometric measurements
  - Lighting details and spillage onto adjacent properties and rights-of-way
- Sign Plan for all signs which will be on site  
Please show / provide the following:
- Show dimensioned locations and mounting details of signs on building elevations and locations of signs on site plan
  - Note colors, materials, lighting and dimensions
  - Show dimensions and square footages (proposed and existing)
  - Identify materials and colors – background, trim/border, and copy
  - Show fonts and graphics
- Pavement markings and traffic signing plan
- Schematic water and sewer plan  
Please show / provide the following:
- Location and size of all mains and lift stations



Cont.

- Paving and drainage plans  
Please show / provide the following:
  - location of all drainage features and retention areas, if any
  
- Architectural Elevations (Minimum scale of 1/8" = 1')  
Please show / provide the following:
  - Separate elevations of all sides of existing and proposed buildings with all dimensions, including height.
  - Label exterior materials, color, texture and trim, roof material, Roof color and pitch, windows, doors, screens, skylights and all exposed mechanical equipment and screening
  - Provide color elevations, showing all material finishes, textures and landscaping for all elevations of the proposed building(s) and structure(s), which should include at a minimum:
    - All exterior materials, colors and finishes, keyed to samples provided
    - Roof slopes and materials including specifications and color
    - Detail of doors, windows, garage doors
    - 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
  
- 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



HILLCREST  
9165 COLLINS AVE  
SURFSIDE, FL 33154

MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION SUBMISSION  
FEBRUARY 15, 2022



































CLIENT  
 THE UNIVERSITY OF  
 MIAMI  
 801 COLLINS AVE  
 SUITE 500  
 MIAMI, FL 33139

ARCHITECT OF RECORD  
 GONNELL DANNOFF AND PARTNERS ARCHITECTS INC.  
 242 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020  
 T. 954.518.8300

CIVIL, TRAFFIC & PARKING ENGINEER  
 GONNELL DANNOFF AND PARTNERS ARCHITECTS INC.  
 242 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020  
 T. 954.518.8300

LANDSCAPE ARCHITECT  
 GONNELL DANNOFF AND PARTNERS ARCHITECTS INC.  
 242 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020  
 T. 954.518.8300

ARCHITECTURE AND DESIGN  
 GONNELL DANNOFF AND PARTNERS ARCHITECTS INC.  
 242 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020  
 T. 954.518.8300

REGISTERED PROFESSIONAL ARCHITECT  
 KURT DANNOFF  
 F.L. ARCH. REG. NO. 14000  
 AR 92042

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND  
 SEALED BY USING A DIGITAL SIGNATURE AND DATE  
 CONSIDERED SIGNED AND SEALED AND SIGNATURE  
 MUST BE TYPED IN ANY ELECTRONIC COPIES.

PROJECT

REVISIONS

KEY PLAN

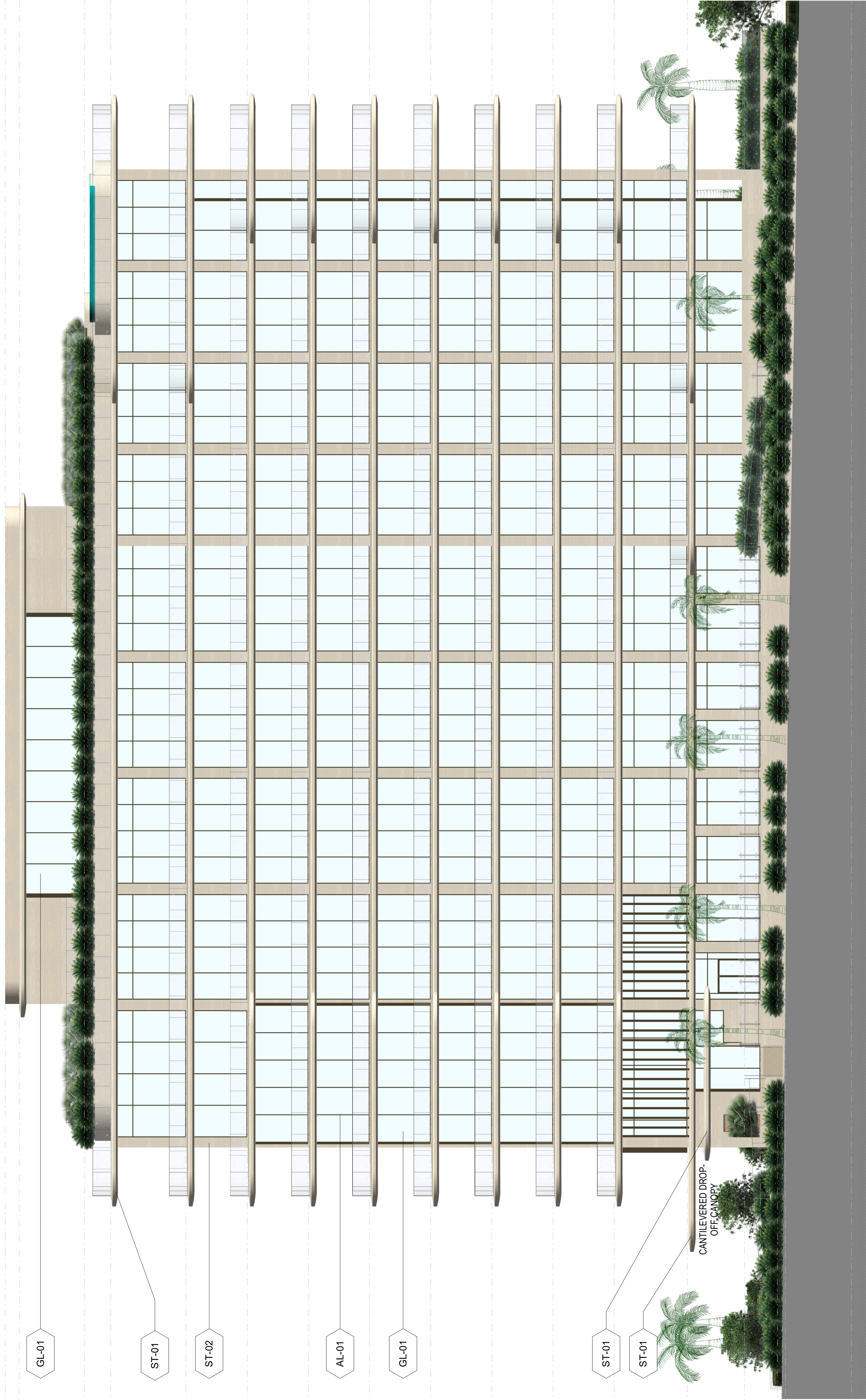
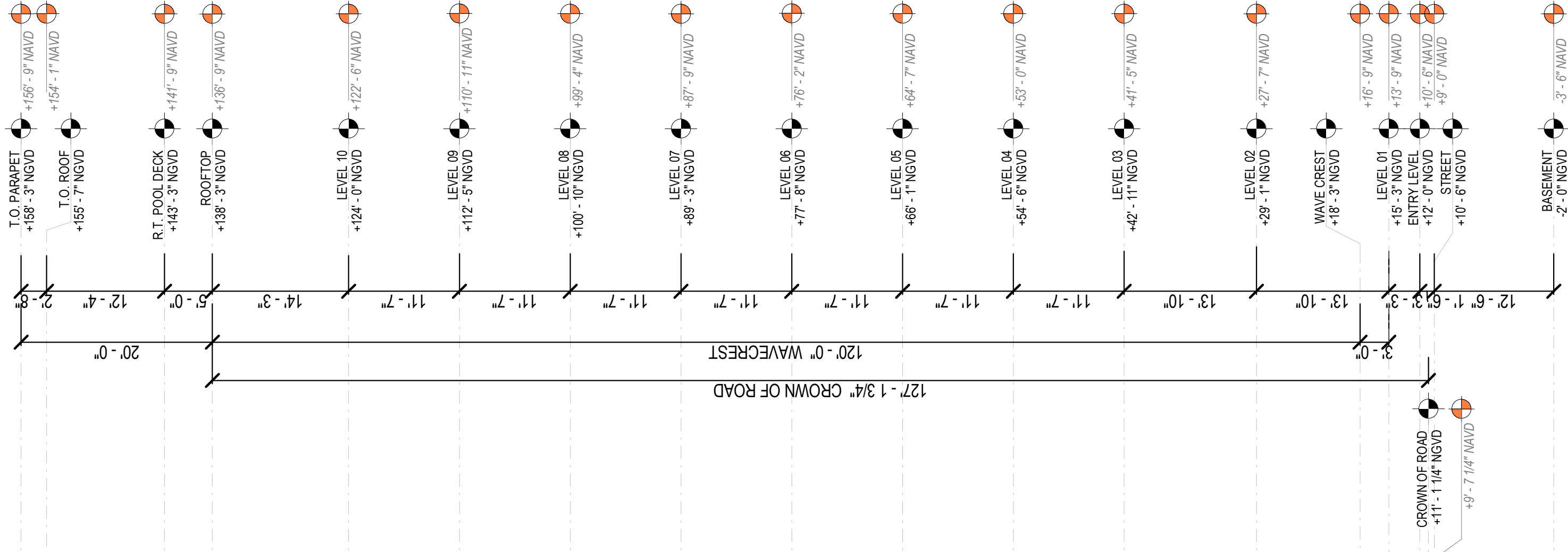
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 DATE: 03/20/20  
 DRAWING TITLE: SOUTH ELEVATION

SOUTH ELEVATION

SHEET NO. A5.02

**MATERIAL LEGEND**

|       |   |
|-------|---|
| AL-01 | ANODIZED ALUM. FRAME (LIGHT CHAMPAGNE GRAY OR SIM.)                     |
| GL-01 | ULTRA CLEAR LAMINATED GLASS WITH NEUTRAL COATING                        |
| GL-02 | LAMINATED SPANDREL GLASS WITH NEUTRAL COATING                           |
| GL-03 | ULTRA CLEAR LAMINATED GLASS W/ DARK WOOD-LIKE HANDRAIL                  |
| ST-01 | STONE-LIKE NOSING & CEILING FINISH (TO MATCH LA PERLA)                  |
| ST-02 | LA PERLA-STONE FINISH ON COLUMNS / CMU / CONCRETE / METAL FRAMED SYSTEM |



1 SOUTH ELEVATION  
 3/62" = 1'-0"





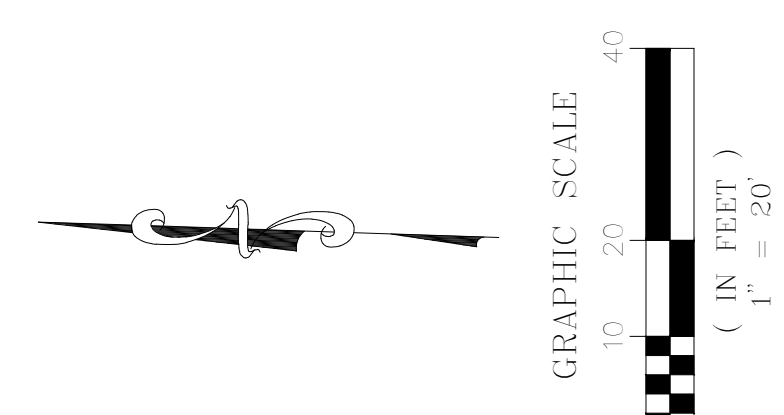
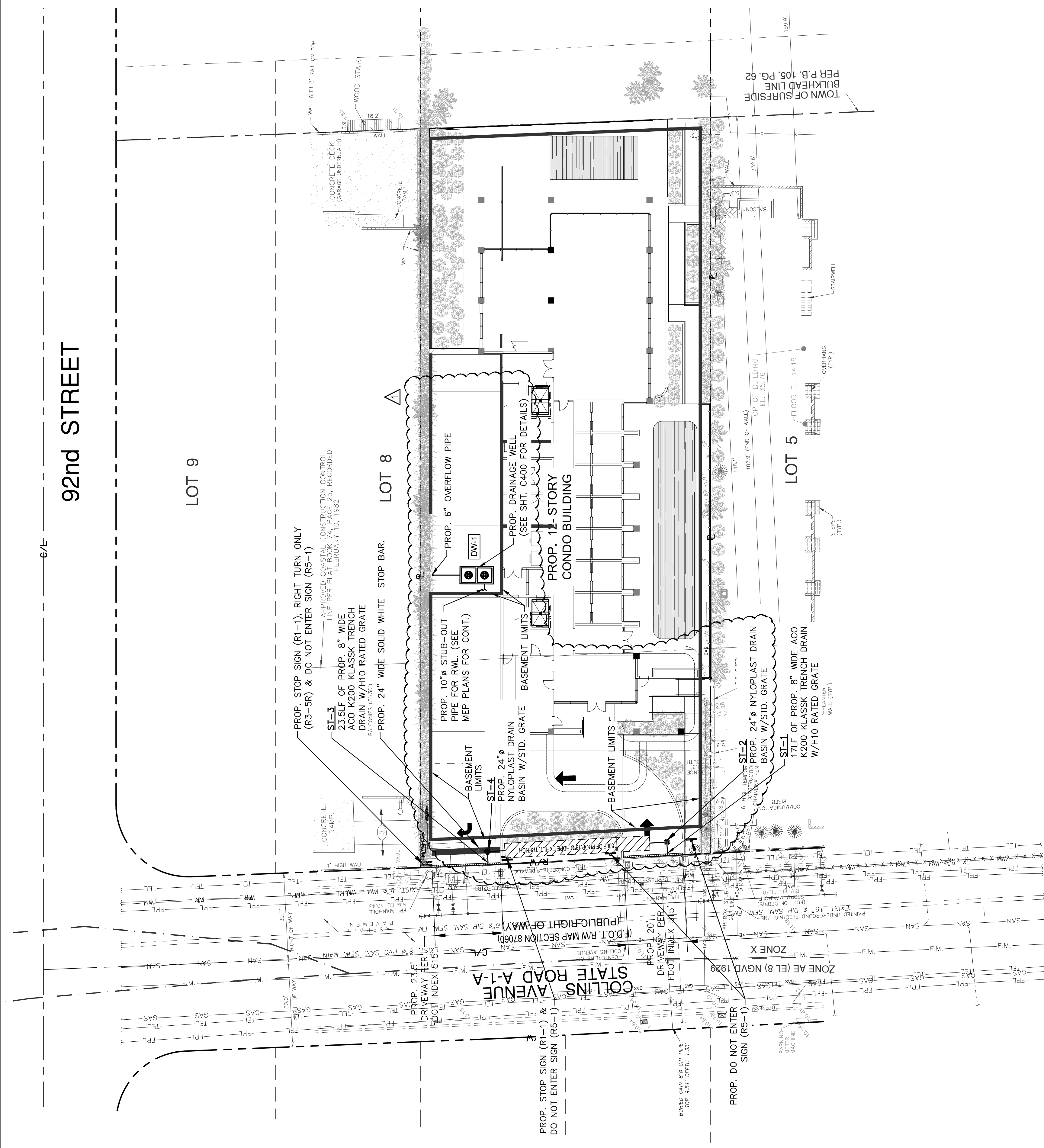












- LEGEND:**
- R/W LINE / PROPERTY LINE
  - CENTER LINE
  - EXISTING CURBING
  - EXISTING ELEVATIONS (NGVD)
  - PROP. DRAINAGE WELL (REFER TO FOR SHEET C400 FOR DETAILS)
  - DW-1
  - SI-1
  - ST-1

- NOTES:**
- EXISTING OFFSITE SIDEWALKS AND CURB RAMPS TO BE RECONSTRUCTED OR REPLACED WHERE NON-COMPLIANT TO CITY OF SURFSIDE AND/OR FLORIDA DEPARTMENT OF TRANSPORTATION REGULATIONS. ALL CEMENTS MUST BE MECHANICALLY RESTRAINED W/MEGA LOGS OR APPROVED EQUAL.

**HILLCREST**  
9317 Collins Ave Surfside, FL

**Basin Information for Prop. Drainage System**

Storm frequency, T = 5 Years  
 Minimum time of Concentration, t<sub>c</sub> = 10 Min.  
 The IDF relation used by DERM, I = 308.5(48.6t<sup>0.11</sup> + 10)0.5895 + t<sup>0.65</sup>  
 Intensity, I = 6.17 (inches/hour)

**RATIONAL METHOD PEAK RUNOFF CALCULATIONS**

| Drainage Basin ID | Total Drainage Basin Area (AC) | Impervious Area (AC) | Pervious Area (AC) | Weighted "C" Value | Contributing Drainage Area (CA) | Peak Runoff (Q-CMA) (cfs) |
|-------------------|--------------------------------|----------------------|--------------------|--------------------|---------------------------------|---------------------------|
| Building          | 0.37                           | 0.37                 | 0.00               | 0.95               | 0.35                            | 6.17                      |

**Drainage Well Design**

Well Discharge Capacity: 375 gpm (ft of head)  
 Well Discharge Rate: 0.84 cfs  
 Cell Diameter: 80 inches  
 Drainage Well Capacity: 80 cfs  
 Well Wounding: 1.76 ft.  
 Ground Water Table: 2.07 ft. N.G.V.D.  
 Provided Well Structures Min. Top Elevation: 8.00 ft. N.G.V.D.

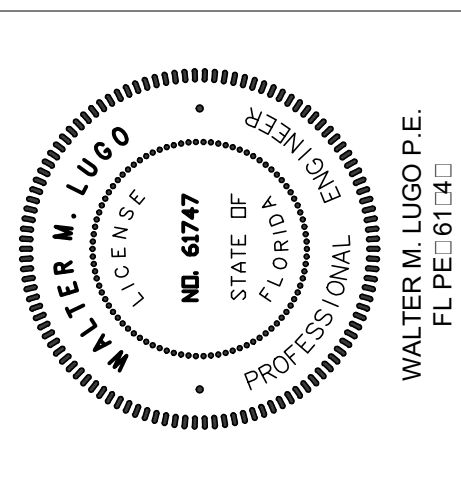
| Drainage Basin ID | Available Effective Head (ft NGVD) | Well Capacity (cfs/well) | Drainage Basin Area (AC) | Peak Runoff (cfs) | Number of Wells Proposed | Total Wells Capacity (cfs) | Safety Factor |
|-------------------|------------------------------------|--------------------------|--------------------------|-------------------|--------------------------|----------------------------|---------------|
| Building          | 4.17                               | 3.48                     | 0.370                    | 2.17              | 1.00                     | 3.48                       | 1.61          |

**CLIENT**  
9317 COLLINS AVE  
SURFSIDE, FLORIDA 33154

**ARCHITECT OF RECORD**  
CONNELL DANNOLO AND PARTNERS ARCHITECTS  
242 HOLLYWOOD BL. W. HOLLYWOOD, FL 33020  
T: 305.973.8333  
WWW.CONNELL-DANNOLO.COM

**CIVIL TRAFFIC & PARKING ENGINEER**  
810 BISCAYNE BLVD UNIT 308, MIAMI, FL 33139  
T: 786.292.952

**LANDSCAPE ARCHITECT**  
FERNANDO VINDO - OUTDOOR LIVING DESIGN  
652 ADRIANA SUITE 101, MIAMI, FL 33139  
T: 305.696.0000



**ARCHITECTURE AND DESIGN**  
242 HOLLYWOOD BL. W. HOLLYWOOD, FL 33020  
WWW.DDPADESIGN.COM

**PROJECT**  
WALTER M. LUGO P.E.  
FL PE 01141

**REVISIONS**

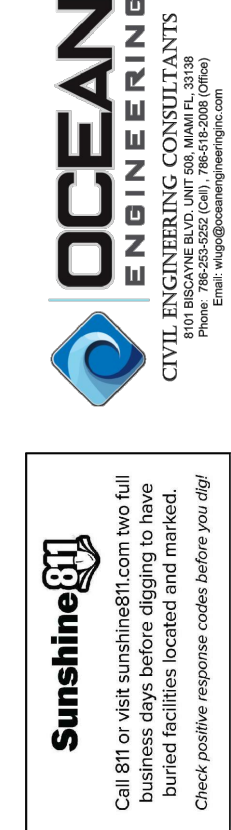
| NO. | DATE       | DESCRIPTION   |
|-----|------------|---------------|
| 1   | 02-24-2022 | CITY COMMENTS |

**KEY PLAN**

**SCALE:**  
NOTE: THIS DRAWING IS SHOWN. DO NOT SCALE DRAWINGS.  
DRAWN BY: GPP  
DRAWING TITLE:

**PAVING, GRADING AND DRAINAGE PLAN**

**SHEET NO.**  
**C200**





**DRAINAGE STRUCTURES STRUCTURAL NOTES:**

DESIGN CRITERIA: DESIGN, FABRICATION AND ERECTION OF PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-99 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND PCI DESIGN HANDBOOK. DESIGN OF CAST-IN-PLACE CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-99.

DESIGN LIVE LOADS: THE TOP SLAB OF DRAINAGE STRUCTURE WITHIN TRAFFIC AREAS SHALL BE DESIGNED TO CARRY TRAFFIC LOADS (HS 20 LOADING).

GEOTECHNICAL CRITERIA: SOIL BEARING PRESSURE UNDER STRUCTURE ASSUMED TO BE AT MINIMUM 2000 PSF. FOUNDATION DESIGN SHALL BE IN ACCORDANCE WITH ACI 318-99. FOUNDATION DESIGN OF THE FOUNDATION MUST BE CONFIRMED BY THE CONTRACTOR, THROUGH A CERTIFIED GEOTECHNICAL LABORATORY.

CONCRETE: CONCRETE SHALL BE NORMAL WEIGHT, AND SHALL ATTAIN A 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI AND SHALL MEET THE REQUIREMENT OF ASTM C478. CONCRETE COVER FOR REINFORCEMENT SHALL BE 2 INCHES EXCEPT FOOTING BOTTOM BARS SHALL HAVE 3" COVER.

REINFORCING: REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, AND SHALL BE OF U.S. MANUFACTURE.

MORTAR: MORTAR GROUT TO SEAL THE PIPE, TOP SLABS, AND LEVELING COURSE SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF THE UNIT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR MORTAR FOR ENGINEER REVIEW AND APPROVAL.

SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER, FOR PRECAST STRUCTURES TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE CONSTRUCTION OF STRUCTURE.

MANHOLE RING & COVER: ALL MANHOLE RINGS AND COVERS, WITHIN PRIVATE PROPERTY, SHALL HAVE THE WORD "STORM SEWER" CAST ON COVER.

SLAB AND WALL THICKNESS: ALL DRAINAGE WELLS LOCATED WITHIN THE DESIGNATED FIRE TRUCK STAGING AREAS WILL BE DESIGNED WITH 12-INCH THICK TOP AND BOTTOM SLABS AND 8-INCH THICK WALLS. ALL OTHER WELLS OUTSIDE OF THE DESIGNATED FIRE TRUCK STAGING AREAS WILL BE DESIGNED WITH 8-INCH TOP AND BOTTOM SLABS AND 6-INCH WALLS. REFER TO ARCHITECTURAL SHEET A-2.00A FIRE TRUCK ACCESS SITE PLAN TO LOCATE THESE AREAS.

**NOTES FOR DRAINAGE WELL:**

1. INJECTION WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDEP CHAPTER 52.528 UNDERGROUND INJECTION CONTROL PROGRAM RULES, AND MUST PROVIDE THE OPTIMUM RECHARGE FLOW RATE INTO THE G-III AQUIFER; FDEP CHAPTER 520.410 DEFINES THE G-III AQUIFER AS NON-POTABLE WATER UNCONFINED AQUIFER WITH A DISSOLVED SOLID CONTENT EQUAL TO OR GREATER THAN 10,000 MG/L...

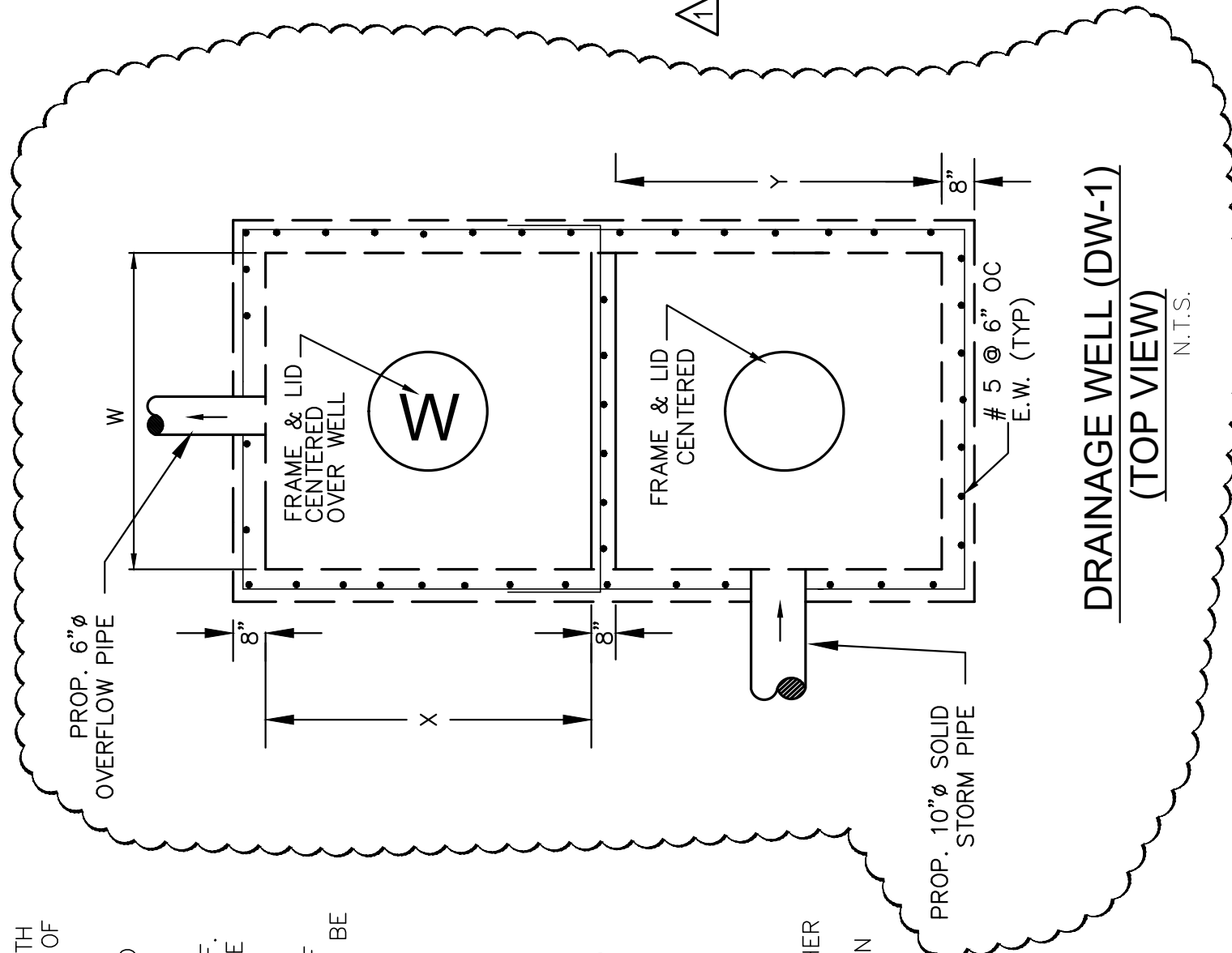
2. BOTTOM OF WELL CASING SHALL BE PLACED NO SHALLOWER THAN THE 10,000 MG/L INTERFACIAL. THE INJECTION WELL SHALL HAVE A MINIMUM CASING LENGTH OF 60-FEET WITH MAXIMUM CASING LENGTH IMMEDIATELY ABOVE THE ENGINEER REVIEW OF THE FIELD CONDITIONS LOCATES THE 10,000 MG/L INTERFACIAL TO BE SHALLOWER OR DEEPER THAN THE LIMITS SET HEREIN. THE OPEN HOLE AREA OF THE WELL SHALL BE PLACED TO PROVIDE THE OPTIMUM FLOW THROUGH THE AQUIFER.

3. UPON COMPLETION OF THE INSTALLATION OF THE FIRST INJECTION WELL, THE CONTRACTOR SHALL PERFORM A RECHARGE CAPACITY FLOW TEST AND PROVIDE THE RESULTS OF SUCH FLOW TEST TO THE ENGINEER OF RECORD FOR REVIEW, PRIOR TO THE INSTALLATION OF ANY MORE WELLS. IF THE FIELD CONDITIONS DIFFER, AND THE REQUIRED WELL RECHARGE RATE OF 500 GPM/FEET OF HEAD CANNOT BE ACHIEVED WITH THE FOREMENTIONED CASING REQUIREMENTS, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A PLAN OF ACTION TO REMEDY THE DEFICIENT CAPACITY.

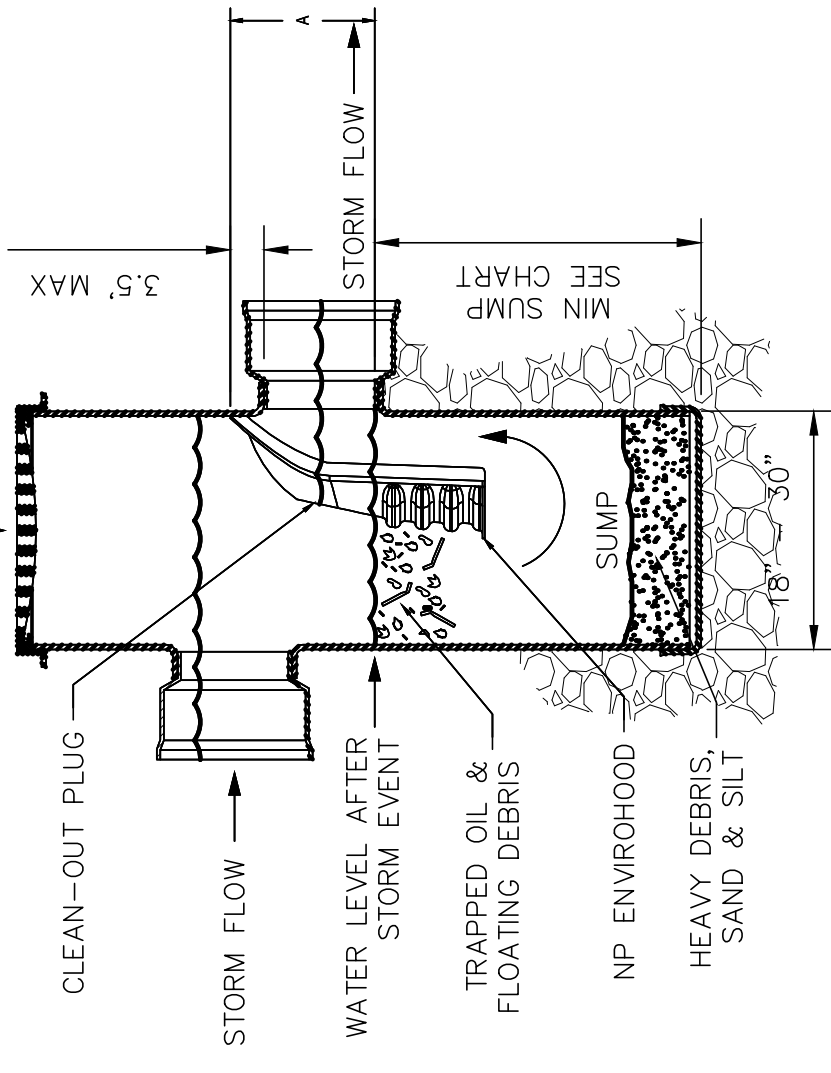
4. NOTE ANY INJECTION WELL INSTALLED BY THE CONTRACTOR THAT DOES NOT MEET THE REQUIRED FLOW AND CASING REQUIREMENTS WILL NOT BE ACCEPTED AND WOULD NEED TO BE IMMEDIATELY REPLACED WITH A NEW WELL MEETING THE FOREMENTIONED CASING AND FLOW REQUIREMENTS AT THE CONTRACTOR'S EXPENSE.

5. STEEL WELL GRATE TO BE INSTALLED OVER 24" DEEP WELL. STEEL GRATE TO BE HOT DIPPED GALVANIZED AFTER FABRICATION. COST TO BE INCLUDED IN THE PRICE OF CASING.

6. ALL WELL OVERFLOW PIPING SHALL LEAD DIRECTLY INTO THE RETENTION CHAMBER OF OVERFLOW PIPING SHALL BE DIRECTLY CONNECTED INTO THE WELL CHAMBER OF THE ADJACENT WELL BOX.



**DRAINAGE WELL (DW-1)**  
N.T.S.

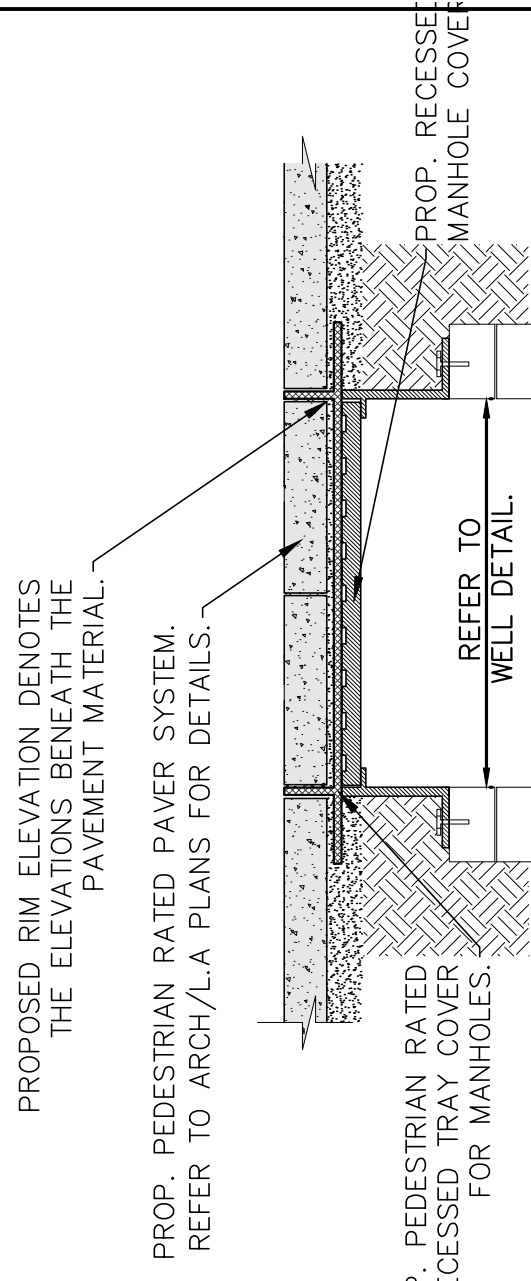


**STEEL WELL GRATE DETAIL**  
N.T.S.

**SECTION**

**STORM DRAINAGE WELL (DW-1)**

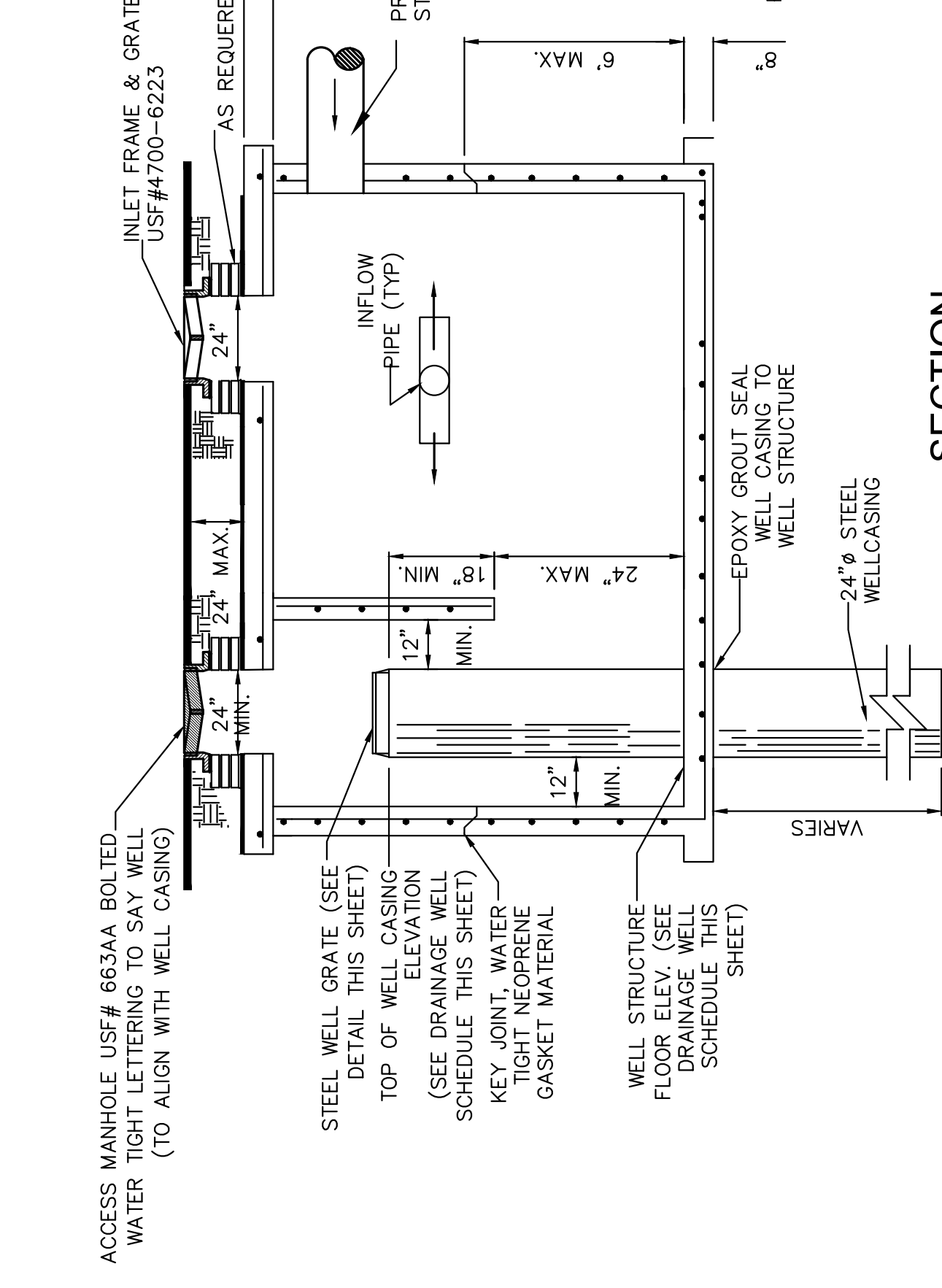
**CONCEALED RECESSED MANHOLE COVER FOR DRAINAGE WELL**  
N.T.S.



PROPOSED RIM ELEVATION DENOTES THE ELEVATIONS BENEATH THE PAVEMENT MATERIAL.

PROP. PEDESTRIAN RATED PAVEMENT SYSTEM. REFER TO ARCH/LA PLANS FOR DETAILS.

PROP. PEDESTRIAN RATED RECESSED TRAY COVER FOR MANHOLES. REFER TO WELL DETAIL.



**SECTION**

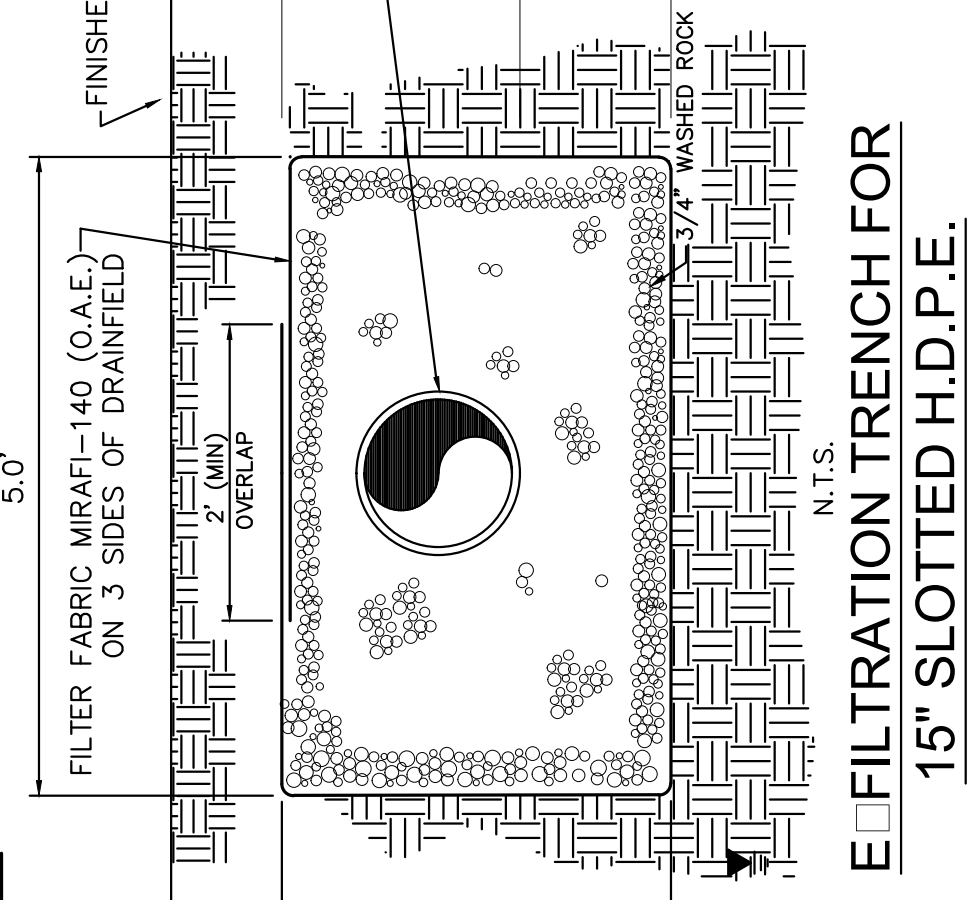
**STORM DRAINAGE WELL (DW-1)**

- ENVIROHOOD SHALL BE INSTALLED IN ALL DRAIN BASINS DESIGNED WITH AT LEAST ONE LEADING PIPE DRAINING INTO AN EXFILTRATION TRENCH.
- FRAMES, GRATES, COVERS, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 18").
- ALL BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF ASTM D2321. ALL BACKFILL SHALL BE PLACED IN UNIFORM LAYERS OF 6 INCHES OR LESS. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.
- THE STRUCTURE SHOULD BE INSPECTED AT LEAST ONCE PER MONTH FOR THE FIRST YEAR, OR UNTIL THE SITE HAS BEEN STABILIZED.
- THE STRUCTURE SHALL BE CLEANED IF ACCUMULATED DEBRIS IS EQUAL OR GREATER TO THE FOLLOWING:
  - DEBRIS IN SUMP - 18" MAX
  - FLOATABLE DEBRIS - 6" MAX
- THE PROPOSED DRAIN BASIN SHOULD BE INSPECTED ONCE PER MONTH FOR THE FIRST YEAR TO DETERMINE A PROPER CLEANING CYCLE.
- CLEANING CYCLE SHALL INCLUDE REMOVAL OF DEBRIS AND RINSING OF BASIN.

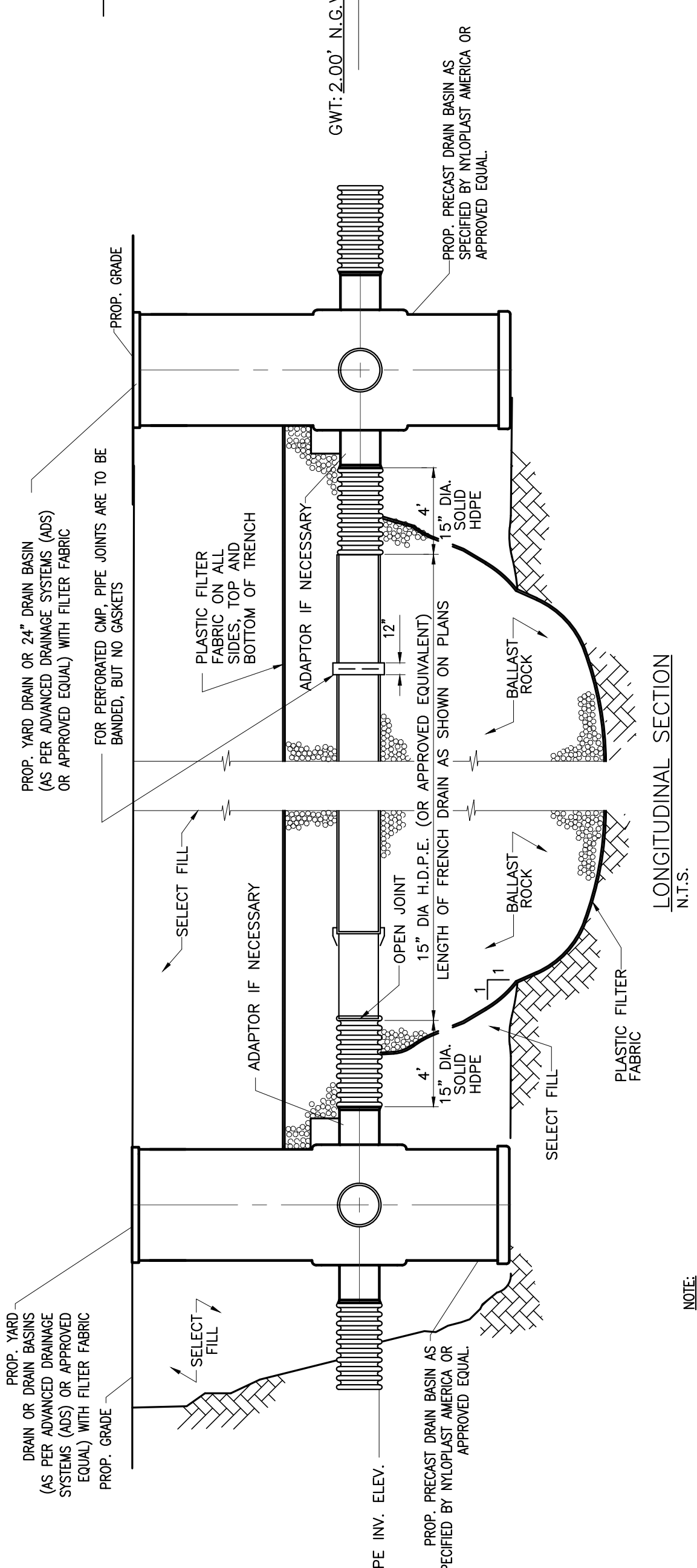
**NYLOPLAST DRAIN BASIN WITH ENVIROHOOD**

**DRAINAGE WELL SCHEDULE**

| STRUCT. NO. | FRAME & LID | INVERT (PIPE DESC.) |       |       | WELL CASING ELEV. (NGVD) | STRUC. FLOOR ELEV. (NGVD) | LATITUDE | LONGITUDE |
|-------------|-------------|---------------------|-------|-------|--------------------------|---------------------------|----------|-----------|
|             |             | NORTH               | SOUTH | WEST  |                          |                           |          |           |
| WELL #1     | USF E--BWTL | 5.00'               | 5.00' | 5.00' | 3.00'                    | (-70.50')                 |          |           |
|             |             | 3.10' (6" SDR35)    |       |       |                          |                           |          |           |
|             |             | 3.10' (10" SDR35)   |       |       |                          |                           |          |           |



**15" SLOTTED H.D.P.E. INFILTRATION TRENCH FOR**  
N.T.S.



**LONGITUDINAL SECTION**  
N.T.S.

NOTE: AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.

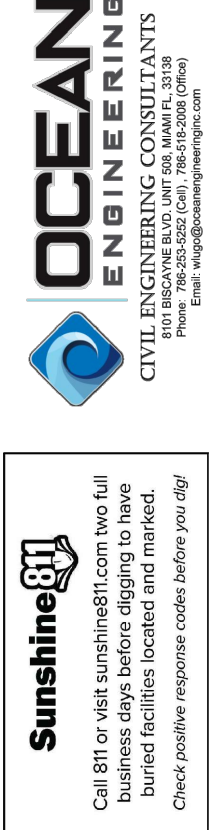
| REVISIONS | DATE       | CITY COMMENTS |
|-----------|------------|---------------|
| 1         | 02/05/2022 |               |

KEY PLAN

SCALE: THIS DRAWING IS SHOWN WITHOUT SCALE DRAWINGS  
DRAWN BY: COP  
DRAWING TITLE:

**DRAINAGE DETAILS**

SHEET NO. **C400**



Call Bill or Viki at Sunshine607.com. We are business days before 5:00 PM. All business facilities located and insured. Check positive response codes before pay-off.

**OCEAN ENGINEERING**  
CIVIL ENGINEERING CONSULTANTS  
1000 W. UNIVERSITY BLVD., SUITE 100  
FORT LAUDERDALE, FL 33304  
TEL: 754.341.1111  
WWW.SUNSHINE607.COM



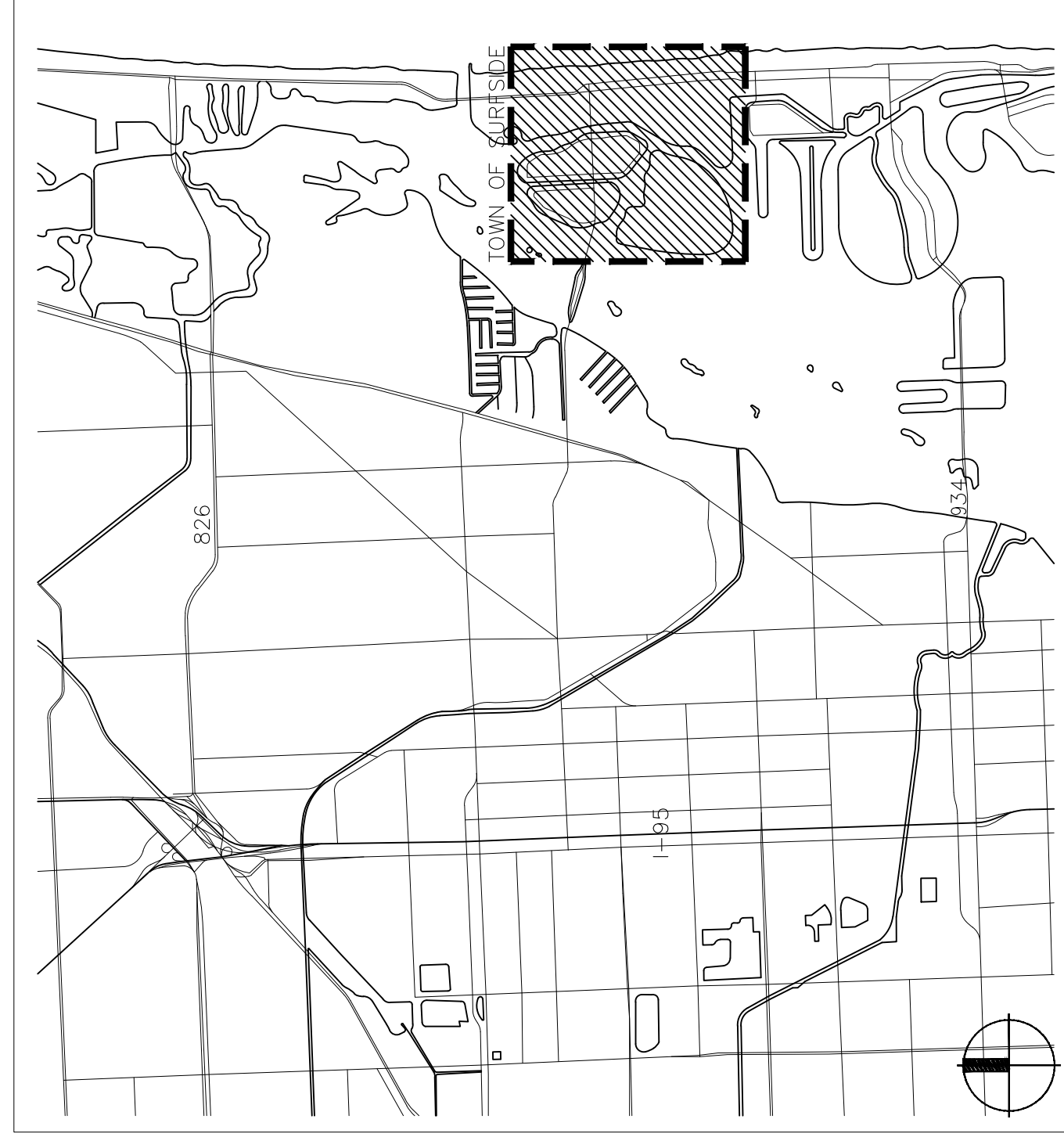
FEBRUARY 15, 2022  
 Submittal Set

# HILLCREST

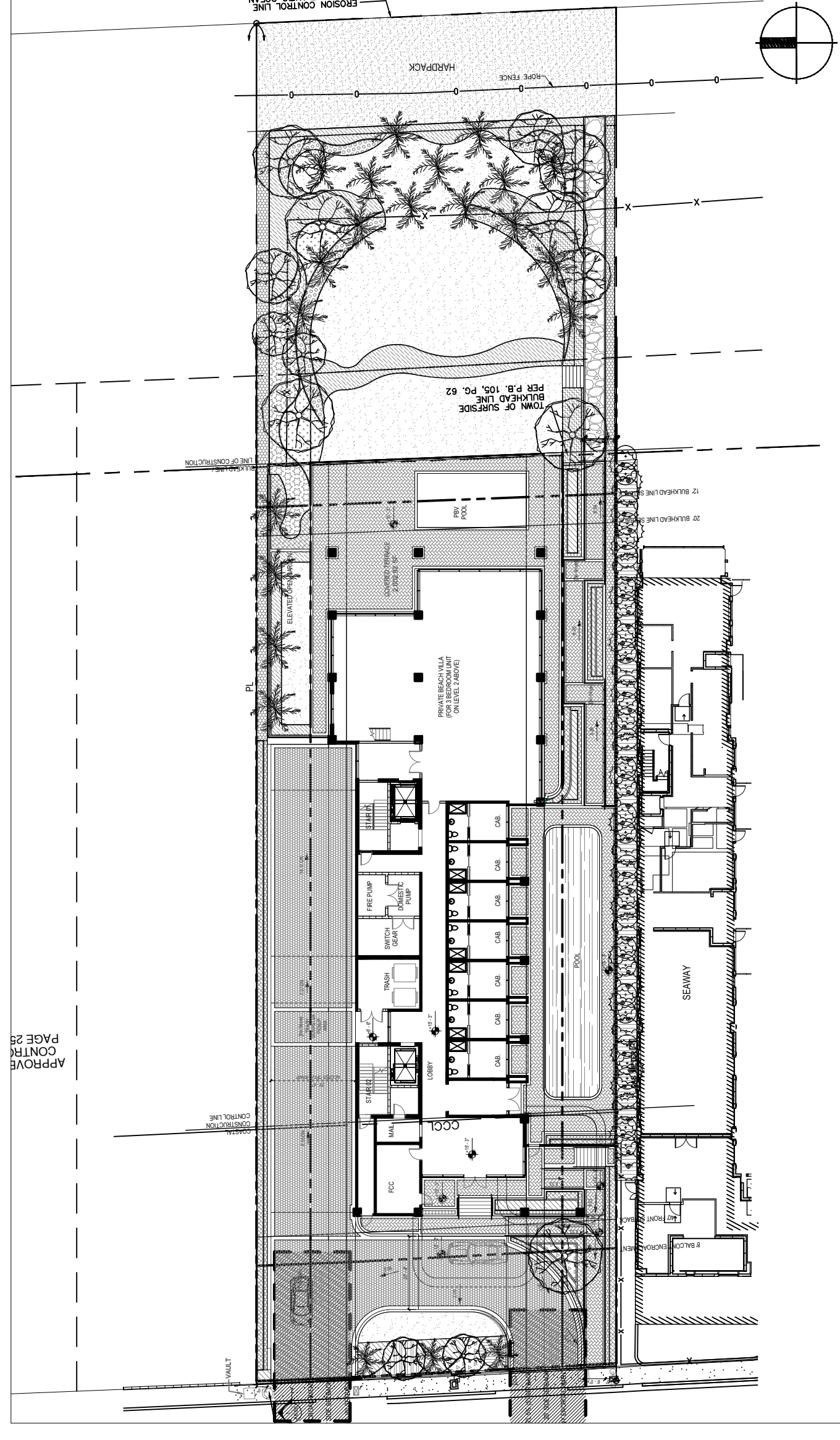
Condominium

Town of Surfside, FL

VICINITY MAP



PROJECT LOCATION



## DRAWING INDEX

Sheet No. Sheet Title

|       |                               |
|-------|-------------------------------|
| L-100 | OVERALL SITE PLAN             |
| L-200 | LANDSCAPE PLAN - GROUND FLOOR |
| L-201 | LANDSCAPE PLAN - ROOF LEVEL   |
| L-300 | LANDSCAPE NOTES               |
| L-301 | PLANTING DETAILS              |
| L-302 | PLANTING DETAILS              |
| L-303 | PLANTING DETAILS              |
| L-304 | PLANTING DETAILS              |
| L-305 | PLANTING DETAILS              |

REVISIONS

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KEY PLAN

SCALE: As Indicated  
 DATE: 02/15/22  
 DRAWN BY: PFDL  
 DRAWING TITLE: COVER SHEET

SHEET NO.  
**L-000**

CLIENT  
 CORE PARTNERS  
 10000 BAYVIEW BLVD  
 SUITE 1000  
 SURFSIDE, FL 33154  
 ARCHITECT OF RECORD  
 DONNELL DANWOLF AND PARTNERS ARCHITECTS INC.  
 300 N. W. 10TH ST. SUITE 1000  
 MIAMI, FL 33136  
 T: 305.441.8800  
 CIVIL, TRAFFIC & PARKING ENGINEER  
 LANDSCAPE ARCHITECT  
 8911 BISCAYNE BLVD SUITE 500, MIAMI, FL 33178  
 T: 305.441.8800

PROJECT  
 HILLCREST  
 91ST ST & COLLINS AVE  
 SURFSIDE, FL 33154  
 T: 305.441.8800  
 WWW.DDPARCHITECTS.COM

CONTRACT USE ONLY  
 PROJECT NO. 20220001  
 DRAWING NO. 20220001-001  
 DATE: 02/15/22  
 T: 305.441.8800 | F: 305.441.8801  
 WWW.DDPARCHITECTS.COM

PROJECT

REVISIONS

KEY PLAN

SCALE: As Indicated  
 DATE: 02/15/22  
 DRAWN BY: PFDL  
 DRAWING TITLE: COVER SHEET

SHEET NO.  
**L-000**











NOTES:  
 1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT.  
 2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.  
 3. CONTRACTOR TO VERIFY THAT ROYAL PALMS WERE GROWN IN MARL FIELDS.

REMOVE ALL FRONDS HANGING BELOW HORIZONTAL.  
 FOUR STEEL BANDS TO SECURE BATTONS.  
 EIGHT 2" X 4" X 18" WOOD BATTONS @ 45 DEGREES. WRAP BATTONS IN BURLAP, DO NOT WRAP TRUNK.  
 FOUR 4" X 4" WOOD BRACES. SCREW TO BATTONS AND FLAG AT MIDPOINT.  
 3" MULCH AS SPECIFIED  
 SOIL BERM TO HOLD WATER  
 FINISH GRADE (SEE GRADING PLAN)  
 4" X 4" X 30" WOOD STAKES BURIED 2" BELOW FINISHED GRADE  
 ROOTBALL SIZE. SEE SPECS. FOR MINIMUM DIMENSIONS PER PALM HEIGHTS.  
 PREPARED PLANTING SOIL AS SPECIFIED.

DO NOT PRUNE FROND LENGTHS. REMOVE ONLY DEAD FRONDS.  
 TIE FRONDS WITH HEMP TWINE. DO NOT CUT HEAD OPEN WITHOUT LANDSCAPE ARCHITECT APPROVAL.  
 SPRAY BUD WITH APPROVED PRODUCTS PER SCHEDULE (SEE SPECIFICATIONS).  
 TRUNKS TO BE FREE OF DAMAGE (IE: CHAIN MARKS, BURNS, GOUGES, ETC.) AND HAVE UNIFORM TAPER.  
 NOTE:  
 1. CONTRACTOR TO ASSURE DRAINAGE/PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.  
 2. CONTRACTOR TO STAKE LOCATION OF PALMS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.  
 3. STAKE PALMS (8+ C.W.) PER STAKING DETAIL.  
 SOIL BERM TO HOLD WATER.  
 FINISHED GRADE  
 ROOTBALL SIZE. SEE SPECS. FOR MINIMUM DIMENSIONS PER PALM HEIGHTS.  
 PREPARED PLANTING SOIL AS SPECIFIED.

3" MULCH SEE DETAIL SHRUB / GROUND COVER  
 SOD PLANTING 1" BELOW TOP OF CURB (SEE PLANS FOR TYPE)  
 CONCRETE CURB SEE CIVIL DRAWINGS  
 ASPHALT PAVING SEE CIVIL DRAWINGS  
 PREPARED SOIL - SEE SPECIFICATIONS  
 EXISTING SUBGRADE  
 COMPACTED SUBGRADE

CONDITION @ PAVEMENT  
 FINISH GRADE  
 3" BELOW HARDSCAPE EDGE TYP.  
 SCARIFY EXISTING SUBSOIL  
 NOTE:  
 CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.  
 3" MULCH TRIBAL APPROVED PINE BARK MULCH ONLY  
 EXCAVATE 24" MINIMUM FOR ALL BEDS  
 FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN)  
 PREPARED PLANTING SOIL AS SPECIFIED. WHEN GROUNDCOVERS AND SHRUBS ARE PLANTED, ENTIRE BED AREA SHALL BE EXCAVATED TO RECEIVE PLANTING SOIL TO 30" DEPTH.

NOTES:  
 1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT.  
 2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

PRUNE AND TIE FRONDS WITH HEMP TWINE.  
 TWO LAYERS OF BURLAP TO PROTECT TRUNK.  
 TWO STEEL BANDS TO SECURE BATTONS.  
 THREE 2" X 4" X 18" WOOD BATTONS.  
 3-2" X 4" LUMBER POLE BRACES. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTONS & 2" X 4" STAKES. FLAG AT MIDPOINT.  
 3" MIN. MULCH- SEE SPECIFICATIONS  
 SOIL BERM TO HOLD WATER  
 FINISH GRADE  
 2" X 4" X 3" STAKES BURIED 3" BELOW FINISHED GRADE.  
 PREPARED PLANTING SOIL AS SPECIFIED. PALMS SHALL BE PLANTED WITH THE TOP OF ROOTBALL AT FINISHED GRADE.

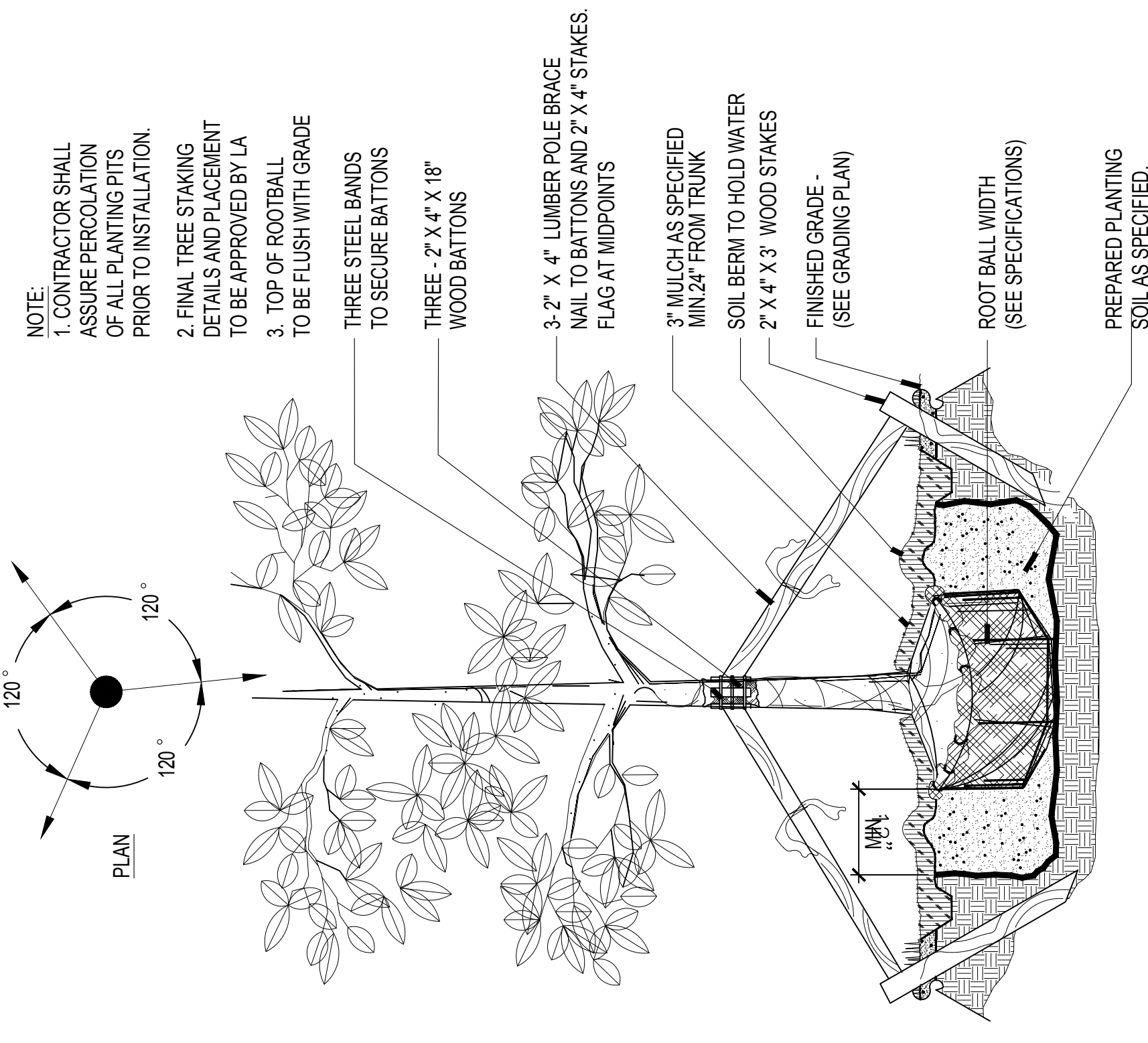
3" MULCH SEE DETAIL SHRUB / GROUND COVER  
 SOD PLANTING 1" BELOW TOP OF CURB (SEE PLANS FOR TYPE)  
 CONCRETE CURB SEE CIVIL DRAWINGS  
 ASPHALT PAVING SEE CIVIL DRAWINGS  
 PREPARED SOIL - SEE SPECIFICATIONS  
 EXISTING SUBGRADE  
 COMPACTED SUBGRADE

3" MULCH SEE DETAIL SHRUB / GROUND COVER  
 SOD PLANTING 1" BELOW TOP OF CURB (SEE PLANS FOR TYPE)  
 CONCRETE CURB SEE CIVIL DRAWINGS  
 ASPHALT PAVING SEE CIVIL DRAWINGS  
 PREPARED SOIL - SEE SPECIFICATIONS  
 EXISTING SUBGRADE  
 COMPACTED SUBGRADE

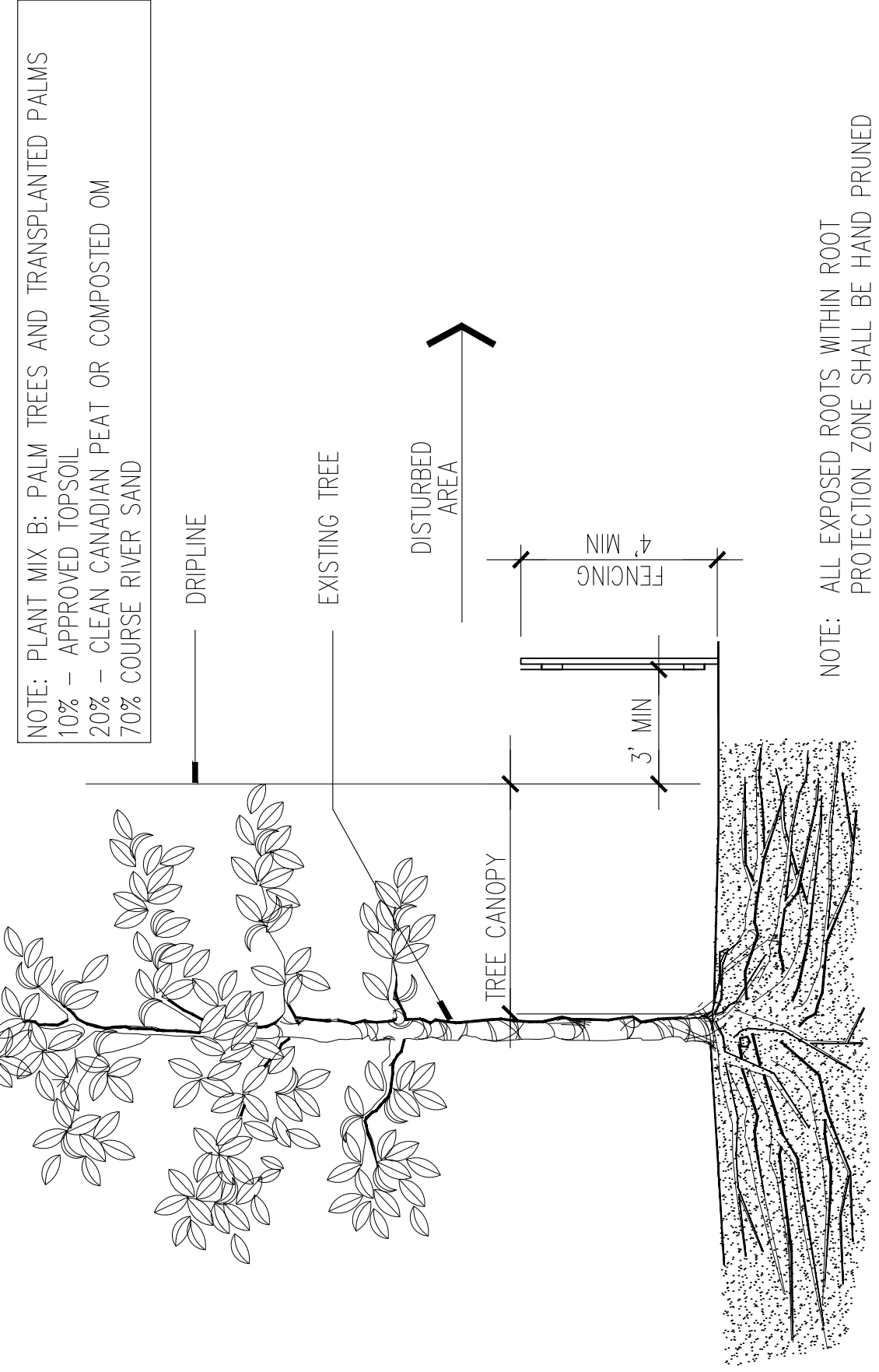




NOTE: PLANT MIX B: PALM TREES AND TRANSPLANTED PALMS  
 10% - APPROVED TOPSOIL  
 20% - CLEAN CANADIAN PEAT OR COMPOSTED OM  
 70% COURSE RIVER SAND

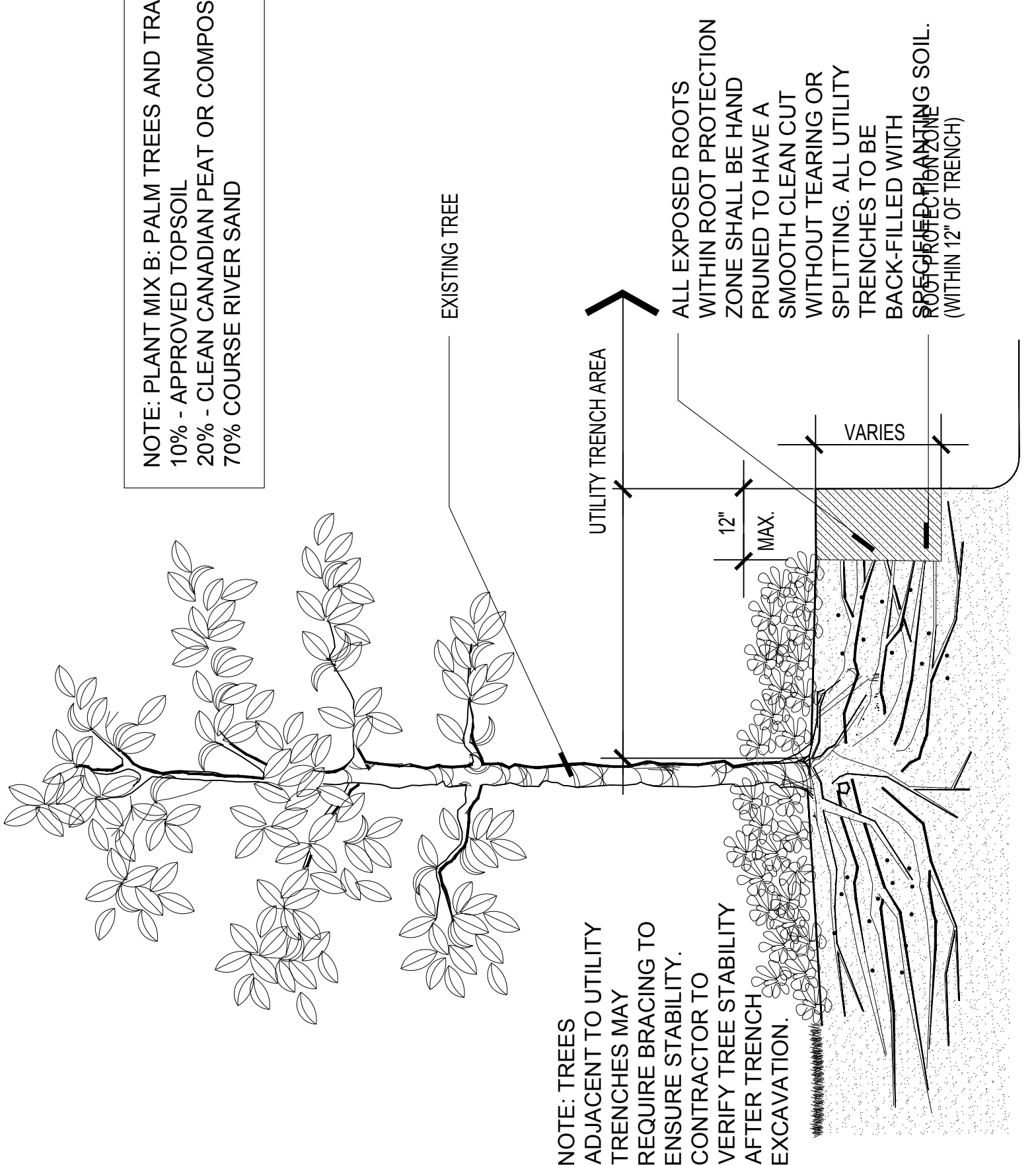


**1** SECTION  
 RELOCATED TREE  
 d-4327-028  
 SCALE: 1"=1'-0"



**3** SECTION  
 EXISTING TREE PROTECTION  
 pl-4327-092.dwg  
 SCALE: 1/4"=1'-0"

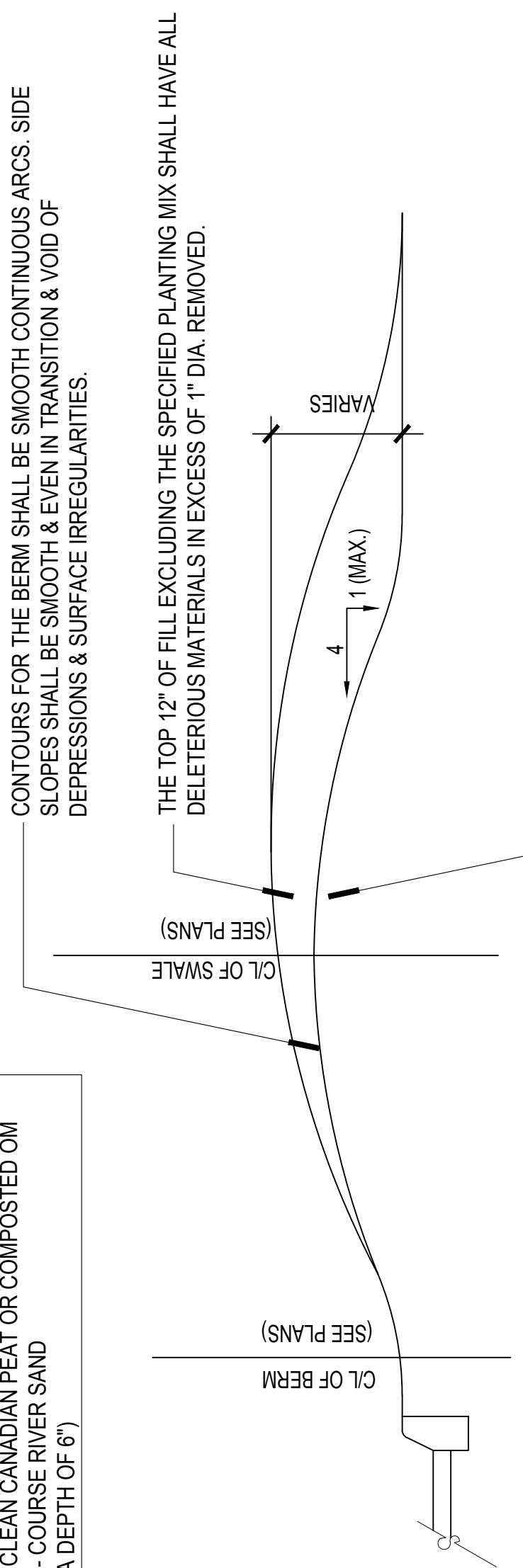
NOTE: PLANT MIX B: PALM TREES AND TRANSPLANTED PALMS  
 10% - APPROVED TOPSOIL  
 20% - CLEAN CANADIAN PEAT OR COMPOSTED OM  
 70% COURSE RIVER SAND



**2** SECTION  
 EXISTING TREE ROOT PROTECTION  
 d-4327-024  
 SCALE: 1"=1'-0"

- CONTRACTOR SHALL NOT SUBSTANTIALLY VARY GRADING FROM GRADING PLAN WITHOUT THE APPROVAL OF DESIGNER. ALL SITE GRADING IS SUBJECT TO REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTOURS FOR EARTH MOUNDS SHALL BE SMOOTH, CONTINUOUS ARCS. SIDE SLOPES SHALL BE SMOOTH AND EVEN IN TRANSITION AND VOID OF DEPRESSIONS AND SURFACE IRREGULARITIES SHALL BLEND INTO THE SURROUNDING TERRAIN IN A NATURAL MANNER. CAREFUL ATTENTION SHOULD BE GIVEN TO THE GRADING PLANS CONCERNING THE SHAPES AND FORMATIONS OF PROPOSED SLOPES.
- ALL GRADED AREAS SHALL BE DRAGGED WITH A DRAG MAT TO BLEND IN. SMALL IMPERFECTIONS AND ROUND OFF ANY SHARP LINES THAT MAY HAVE BEEN CONSTRUCTED BY EQUIPMENT. ALL AREAS TO BE PLANTED SHALL HAVE NO WATER HOLDING POCKETS.
- ONCE THE SUBGRADED HAS BEEN SHAPED AND HAS RECEIVED THE APPROVAL OF THE LANDSCAPE ARCHITECT, THE TOPSOIL SHALL BE REPLACED IN A SMOOTH AND EVEN LAYER CONFORMING TO THE GRADED CONTOUR AND BLENDING INTO EXISTING GRADE.
- MAXIMUM SIDE SLOPES THROUGHOUT SHALL BE FOUR FEET (4') HORIZONTAL TO ONE FOOT (1') VERTICAL (I.E., 4 TO 1), UNLESS OTHERWISE NOTED.
- ALL CUT AREAS SHALL BE SCARIFIED TO A DEPTH OF SIX INCHES (6") MINIMUM TO LOOSEN SOIL. ALL DEBRIS, ROOTS, TRASH, CLUMPS OF SOD, ROCKS, ECT., SHALL BE REMOVED FROM THE SOIL. TO THE SATISFACTION OF DESIGNER, IN ORDER TO MAKE A CLEAN SEEDBED FOR CAPPING AND PLANTING. 10. PLANTING SOIL SHOULD BE SPREAD SMOOTHLY TO ENSURE ALL SHAPING IS PRESERVED.
- ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM TRAVERSABLE SLOPE OF 5%.

NOTE: PLANT MIX D: TURF AREAS  
 9% - CLEAN CANADIAN PEAT OR COMPOSTED OM  
 91% - COURSE RIVER SAND  
 (TO A DEPTH OF 6")



**4** TEXT  
 TYPICAL LANDSCAPE BERM  
 d-4327-025  
 SCALE: 1/2"=1'-0"

CLIENT  
 FORT PARTNERS  
 10000 W. BOCA RATON BLVD  
 SUITE 1000  
 BOCA RATON, FL 33433

ARCHITECT OF RECORD  
 OCONNELL, DANWOLF AND PARTNERS ARCHITECTS INC.  
 400 N. HIGHLAND AVE. SUITE 100  
 MIAMI, FL 33136  
 T: 305.441.8833

CIVIL, TRAFFIC & PARKING ENGINEER  
 897 BISCAYNE BLVD. SUITE 500  
 MIAMI, FL 33139  
 T: 305.441.8833

LANDSCAPE ARCHITECT  
 OCONNELL, DANWOLF AND PARTNERS ARCHITECTS INC.  
 400 N. HIGHLAND AVE. SUITE 100  
 MIAMI, FL 33136  
 T: 305.441.8833

DATE: 07/14/22  
 DRAWN BY: PWD  
 DRAWING TITLE: PLANTING DETAILS

PROJECT

REVISIONS

KEY PLAN

SCALE: 1"=1'-0"

DATE: 07/14/22

DRAWN BY: PWD

DRAWING TITLE: PLANTING DETAILS

SHEET NO. L-304

PROJECT

REVISIONS

KEY PLAN

SCALE: 1"=1'-0"

DATE: 07/14/22

DRAWN BY: PWD

DRAWING TITLE: PLANTING DETAILS

SHEET NO. L-304

PROJECT

REVISIONS

KEY PLAN

SCALE: 1"=1'-0"

DATE: 07/14/22

DRAWN BY: PWD

DRAWING TITLE: PLANTING DETAILS

SHEET NO. L-304

PROJECT

REVISIONS

KEY PLAN

SCALE: 1"=1'-0"

DATE: 07/14/22

DRAWN BY: PWD

DRAWING TITLE: PLANTING DETAILS

SHEET NO. L-304



This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of the Public Records of Miami-Dade County, Florida. It is to be Reproduced in Whole or in Part without the Express Written Permission of Some.

| No. | O.N. | Revision Description |
|-----|------|----------------------|
|     |      |                      |
|     |      |                      |
|     |      |                      |

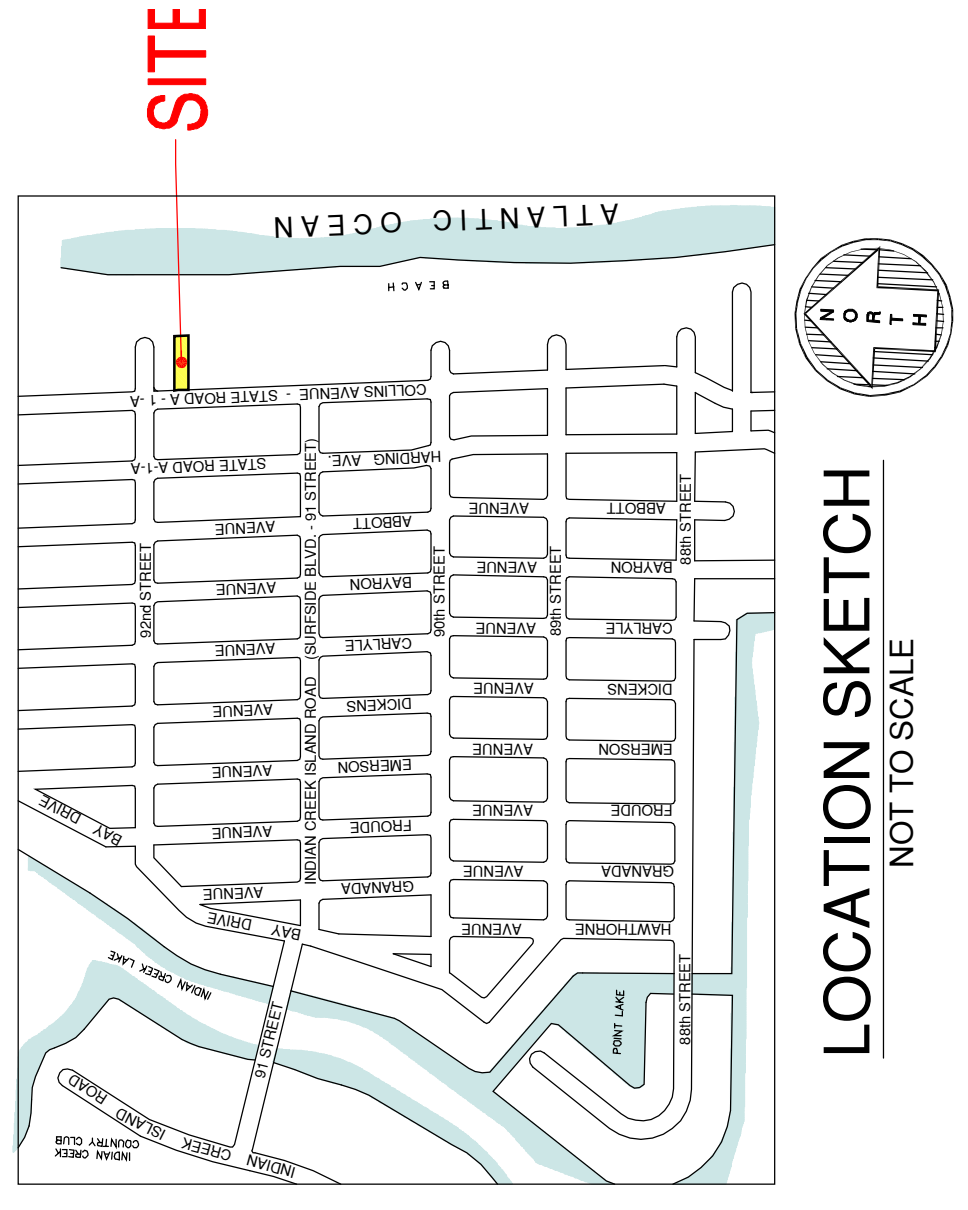
**FORTIN, LEAVY, SKILES, INC.**  
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0006353  
 180 Northeast 168th Street / North Miami Beach, Florida 33162  
 Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

# BOUNDARY & TOPOGRAPHIC SURVEY

## 9165 COLLINS AVENUE

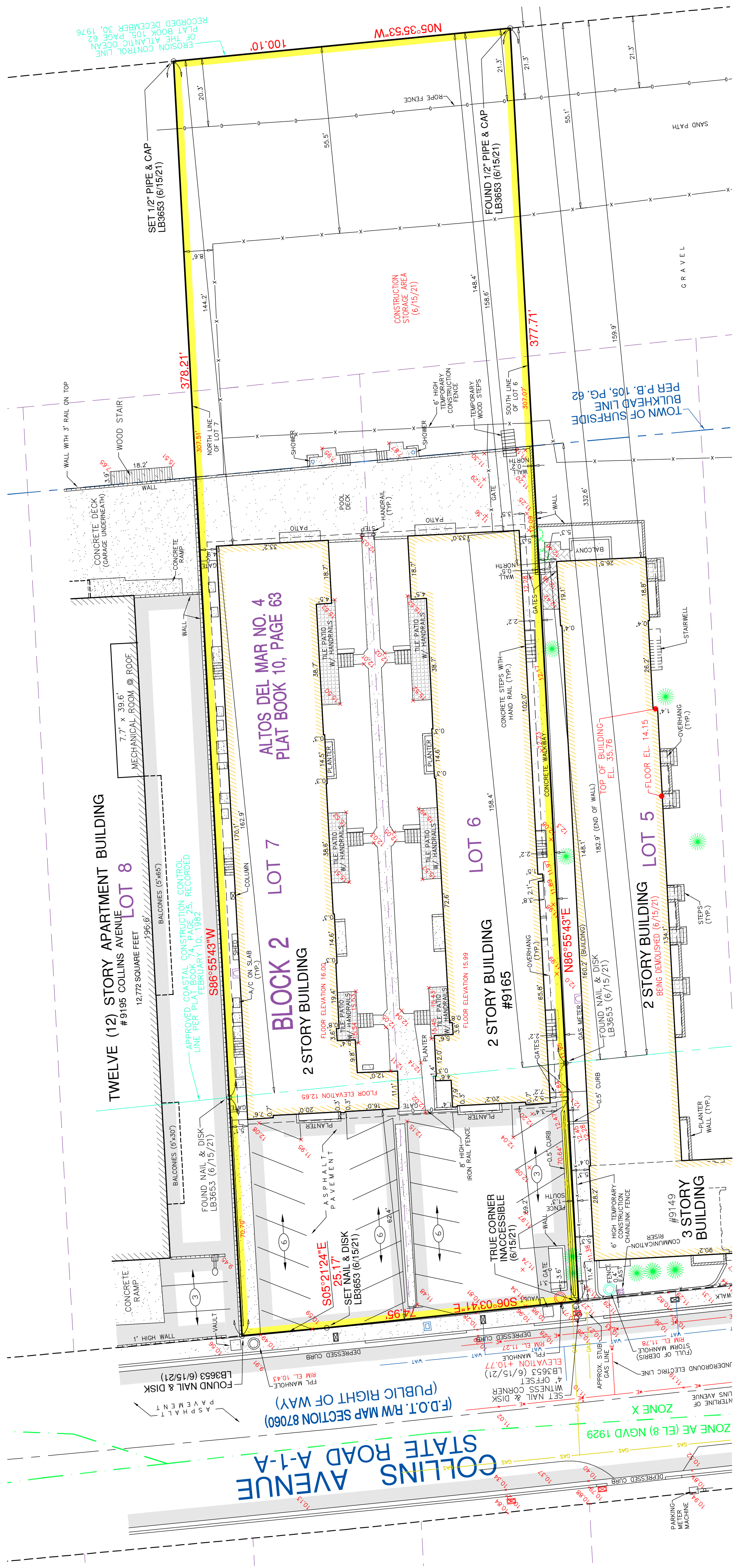
### TOWN OF SURFSIDE, MIAMI-DADE COUNTY, FLORIDA

|                     |                |
|---------------------|----------------|
| Original Date       | 6/15/21        |
| Scale               | 1"=20'         |
| Drawn By            | MAP            |
| CAD No.             | 120595         |
| Platted             | 6/22/21 9:57a  |
| Rec. Dwg.           | 2015-032-NGVD  |
| Field Book FLD.SHT. | 64926 & 80 SJD |
| Job No.             | 210595         |
| Dwg. No.            | 2021-046-NGVD  |
| Sheet               | 1 of 1         |



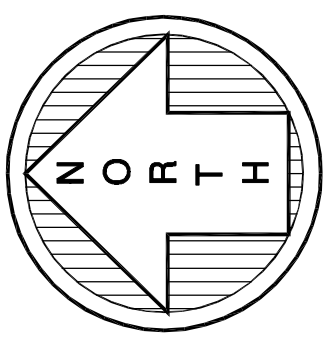
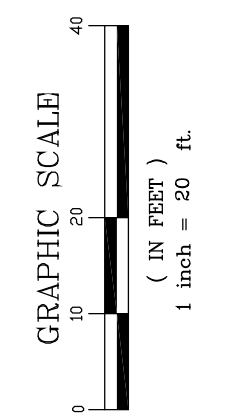
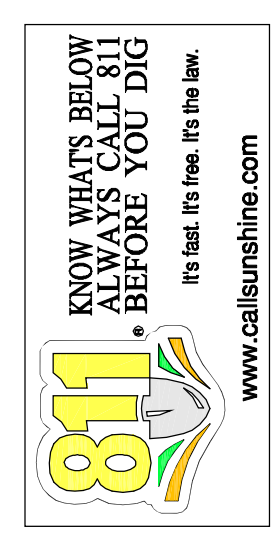
**LEGAL DESCRIPTION:**  
 Lots 6 and 7, of Block 2, of ALTOS DEL MAR NO. 4, according to the plat thereof, as recorded in Plat Book 10, Page 63, of the Public Records of Miami-Dade County, Florida.  
 TOGETHER WITH that portion of land lying East of said Lots 6 and 7, of Block 2, of ALTOS DEL MAR NO. 4, according to the plat thereof, as recorded in Plat Book 10, Page 63, of the Public Records of Miami-Dade County, Florida; bounded on the North by the Eastern extension of the North line of said Lot 7, bounded on the East by the EROSION CONTROL LINE, according to the plat thereof, as recorded in Plat Book 105, Page 62, of the Public Records of Miami-Dade County, Florida; bounded on the South by the South line of said Lot 6; and bounded on the West by the East line of said Block 2.  
**SURVEYOR'S NOTES:**  
 - This site lies in Section 35, Township 52 South, Range 42 East, Town of Surfside, Miami-Dade County, Florida.  
 - All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.  
 - Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.  
 - Bearings hereon are referred to an assumed value of S 06°03'41" E for the East right of way line of Collins Avenue, and evidenced by two (2) nails & disks, one being on a four foot offset, and the other being on line.  
 - Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, unless otherwise noted.  
 - Surveys shown hereon are relative to the National Geodetic Vertical Datum of 1929, unless otherwise noted.  
 - Lands shown hereon are located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 1206C0163L, for Community No. 120659, dated September 11, 2009, and index map of 1929.  
 - Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.  
 - Lands shown hereon containing 37,807 square feet, or 0.869 acres, more or less.  
 - All horizontal control measurements are within a precision of 1:10,000.  
 - This map is intended to be displayed at the graphic scale shown hereon or smaller.  
 - Roof overhang not located unless otherwise shown.  
 - Underground improvements and/or underground encroachments not shown unless otherwise indicated.  
 - The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.  
 - Legal description shown hereon furnished by client and no claims as to ownership are made or implied.  
 - Tax Folio Number: 14-2235-021-0001 per Miami-Dade County Property Appraiser website.  
**SURVEYOR'S CERTIFICATION:**  
 I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on June 15, 2021, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on June 15, 2021.  
 \*Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below\*

By: Daniel C. Fortin, Jr. For The Firm  
 Surveyor and Mapper, L56435  
 State of Florida.



**LEGEND**

|          |                                |
|----------|--------------------------------|
| [Symbol] | = CATCH BASIN                  |
| [Symbol] | = MANHOLE                      |
| [Symbol] | = WATER METER                  |
| [Symbol] | = WATER VALVE                  |
| [Symbol] | = CATCH BASIN INLET            |
| [Symbol] | = UTILITY POLE                 |
| [Symbol] | = PERMANENT REFERENCE MONUMENT |
| [Symbol] | = FIRE HYDRANT                 |
| [Symbol] | = HANDHOLE                     |
| [Symbol] | = SIGN                         |
| [Symbol] | = 0.5' CURB                    |
| [Symbol] | = 2.00' CURB & GUTTER          |
| [Symbol] | = CHAIN LINK FENCE             |
| [Symbol] | = IDENTIFICATION               |
| [Symbol] | = ELEVATION                    |
| [Symbol] | = SANITARY                     |
| [Symbol] | = PERMANENT REFERENCE MONUMENT |
| [Symbol] | = CONCRETE                     |
| [Symbol] | = ASPHALT PAVEMENT             |





# 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:** February 15, 2022  
**RE:** 9488 Byron Avenue – New 2-story Single-Family Residence

---

**Background:** This application is a request to demolish the existing one-story single-family residence and construct a new 2-story single family residence with a pool and deck. The plans also include a Pergola, three (3) outdoor terraces, and a new concrete driveway with grass inlay. The parcel is located in the H30B Zoning District at 9488 Byron Avenue. The lot depth is 112.5 feet with a width of 55 feet. The site plan indicates the lot size is 6,060 square feet (SF).

The setback requirements for the H30B Zoning District for a corner lot are 20-foot front, 20-foot rear, 10-foot secondary frontage, and a minimum of 10% frontage for lots over 50 feet in width. The Applicant is proposing a 20-foot front setback, a 20-foot rear setback, 10-foot secondary setback, and a 5-foot 5 inches side setback. Total lot pervious area is 39% (2,379 SF) where 35% of 6,060 SF is required. The front yard setback pervious area is 62% (606 SF) where 50% of 978 SF is required. The rear yard setback pervious area is 50% (548 SF) where 40% of 1,100 SF is required. The second floor under A/C is proposed at 1,549 SF or 69% of the first floor where 80% is the maximum. A flat roof is proposed with a 1-foot parapet where the maximum roof height is 30 feet with a maximum height modification of 3 feet. Table 1 on page 2 provides information on site characteristics and zoning requirements.

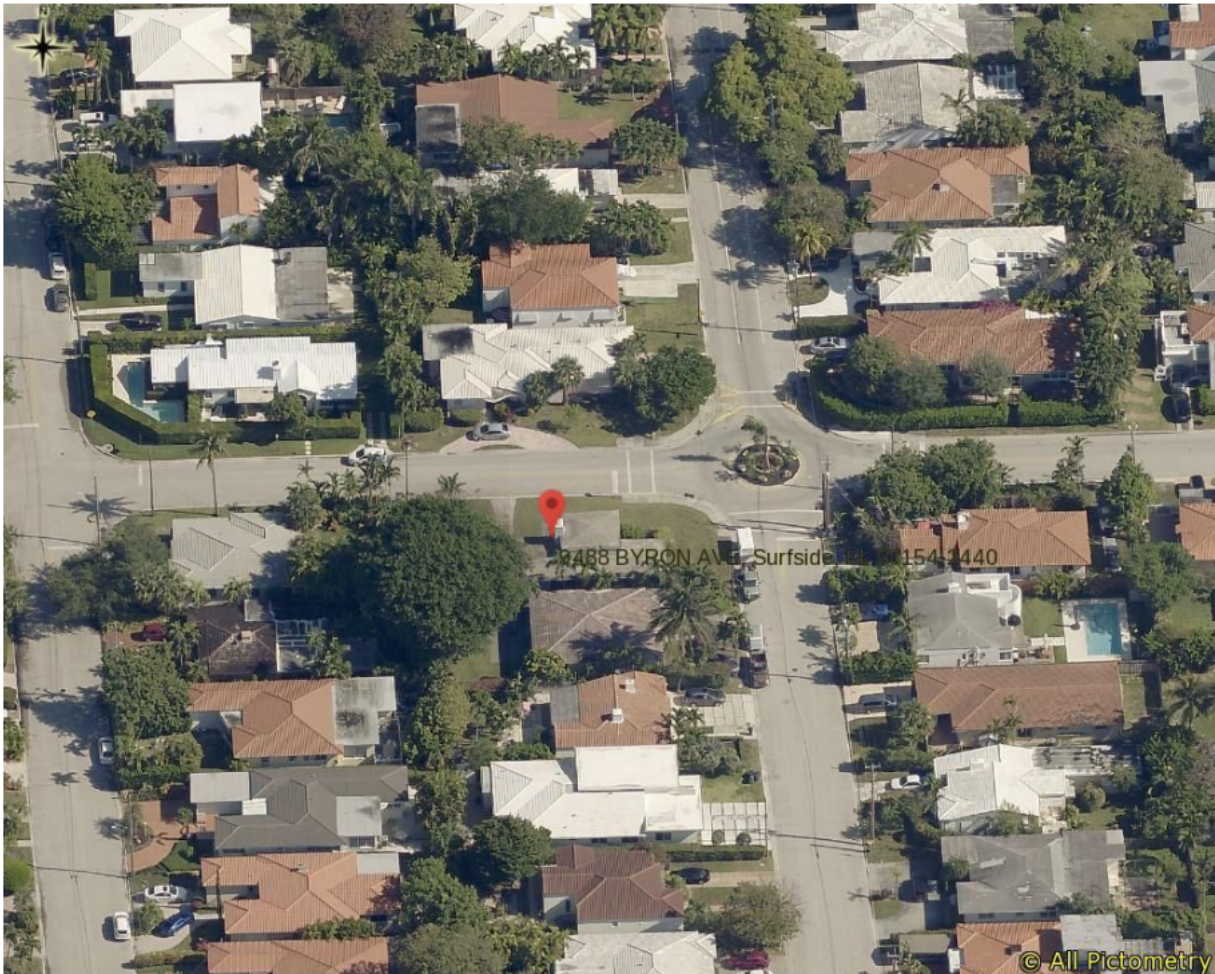
A variety of architectural enhancements are proposed, and include 2 front exterior doors, the primary entrance door is glazed with dark gray and the other door will be the entry to the storage area and is proposed to be a glass door. Other architectural elements include 'Jerusalem Stone' tile on portions of the exterior, simulated wood cladding and soffits, glass guards with black framing, impact windows and doors with black framing, black exterior lighting, and skylights. The house is to be stucco smooth and painted white. Detailed drawings were provided by the Applicant with limited information on the pool.

The Applicant is proposing 7 street trees where 8 street trees are required (Palm Trees are counted 3:1). It is unclear how many trees and shrubs are being proposed for the lot, where 5 trees of two different species and 25 shrubs are required for single-family homes. The site plan shows 3 species of palm trees proposed and 2 species of shade tree, where there must be a total of 4 different tree species. A total of 20% of all landscaping is proposed to be Florida-Friendly where the zoning in progress requires 40%. Figure 1 is an aerial view of the existing property.



## Miami-Dade Property Appraiser

Property Address: 9488 BYRON AVE, Surfside, FL 33154-2440



Date Printed: 02/11/2022

Figure 1: Aerial View of 9488 Byron Avenue



## Town of Surfside, Florida Development Review

**Table 1 – Site Characteristics and Zoning Requirements**

|                                       |   |                                      |
|---------------------------------------|---|--------------------------------------|
| <b>Address</b>                        | 9488 Byron Avenue                               |                                      |
| <b>General Location</b>               | North   |                                      |
| <b>Property Size</b>                  | 6,060 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. (2,424 SF)                             | 37.2% (2,253 SF)                     |
| Exempt Accessory Uses                 | 15% or Less                                     | N/A                                  |
| 2 <sup>nd</sup> Story Lot Coverage    | 32% of the Lot or<br>80% of First Floor         | 25.6% (1,549 SF)<br>68.8% (1,549 SF) |
| Pervious Area Total Lot               | 35% w/40% FL Friendly                           | 39.3% (2,379 SF)                     |
| Pervious Area Front Yd                | 50% w/40% FL Friendly                           | 62% (606 SF)                         |
| Pervious Area Rear Yd                 | 40% w/40% FL Friendly                           | 50% (548 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                        | 1 foot                               |
| Trellis/Pergola Structure             | 12 Feet Max. Height                             | 12 Feet 3 Inches                     |
| <b>Setbacks</b>                       |   |                                      |
| Primary Frontage                      | 20 Feet Min.                                    | 20 Feet (to be verified)             |
| Secondary Corner                      | 10 Feet Min.                                    | 10 Feet                              |
| Interior Side < or = 50 Ft            | 5 Feet Min.                                     | N/A                                  |
| Interior Side > 50 Ft                 | 10% Frontage Width                              | 5 Feet 6 Inches                      |
| Rear                                  | 20 Feet Min.                                    | 20 Feet                              |
| 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.                                     | Unknown                              |
| Pools & Decks                         |   | Not provided                         |
| Primary Front and<br>Secondary Corner | 10 Feet Min<br>10 Feet Min                      | N/A<br>10 Feet                       |
| Uncovered Patio                       | Rear & Side – 5 Feet<br>Front & Corner -10 Feet | 5 Feet Side, Unknown Rear<br>10 Feet |



## Town of Surfside, Florida Development Review

**Applicant Package:** A package of drawings and the application was submitted by the Applicant with a recent survey dated 1/5/2022.

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

- Per ***Design Guidelines for Single family residential properties, multifamily, and commercial properties***, the overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof. Particular care should be taken that building elevations and roof elements visible from streets and other public or adjacent spaces are stylistically consistent. Consistency should be determined by evaluating each of the building's elevations' components. Roof materials should be appropriate to the style of the house and, except for flat roofs or flat roof portions, should be the same product for the entire roof system.
- Verify the northeast portion of the residence provides the 20 foot setback from the street radius.
- Clarify and dimension the 2<sup>nd</sup> story bump out into the secondary frontage setback
- Per the ***Zoning in Progress***, all landscaped areas must include 40% of Florida-Friendly materials. Provide calculations to show this requirement is met. Please refer to **Sec. 90-95** for H30B landscape requirements. A total of four (4) different tree species are required: 30% shade trees, 30% small trees, and no more than 40% palm trees. Palm trees are counted on a 3:1 ratio and must meet the requirements set forth in the above referenced section.
- The future pool and deck should be defined to ensure rear setback requirements are met in addition to landscape/pervious area, see **Sec. 90-54.2**.
- Per **Sec. 90-47.3** air conditioning equipment, pool pump or other mechanical equipment shall maintain at least a five-foot setback from the rear and side yards and is not visible from any street or waterway. Shrubs shall be incorporated in a manner on the site so as to be a visual screen for mechanical equipment or other accessories to the residence, **Sec. 90-95(3)**. Provide setbacks for the proposed mechanical equipment.
- Per **Sec. 90-97**, any trees removed or relocated require a tree removal permit.

Note, this report may be updated prior to the Planning and Zoning Board meeting.







**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.

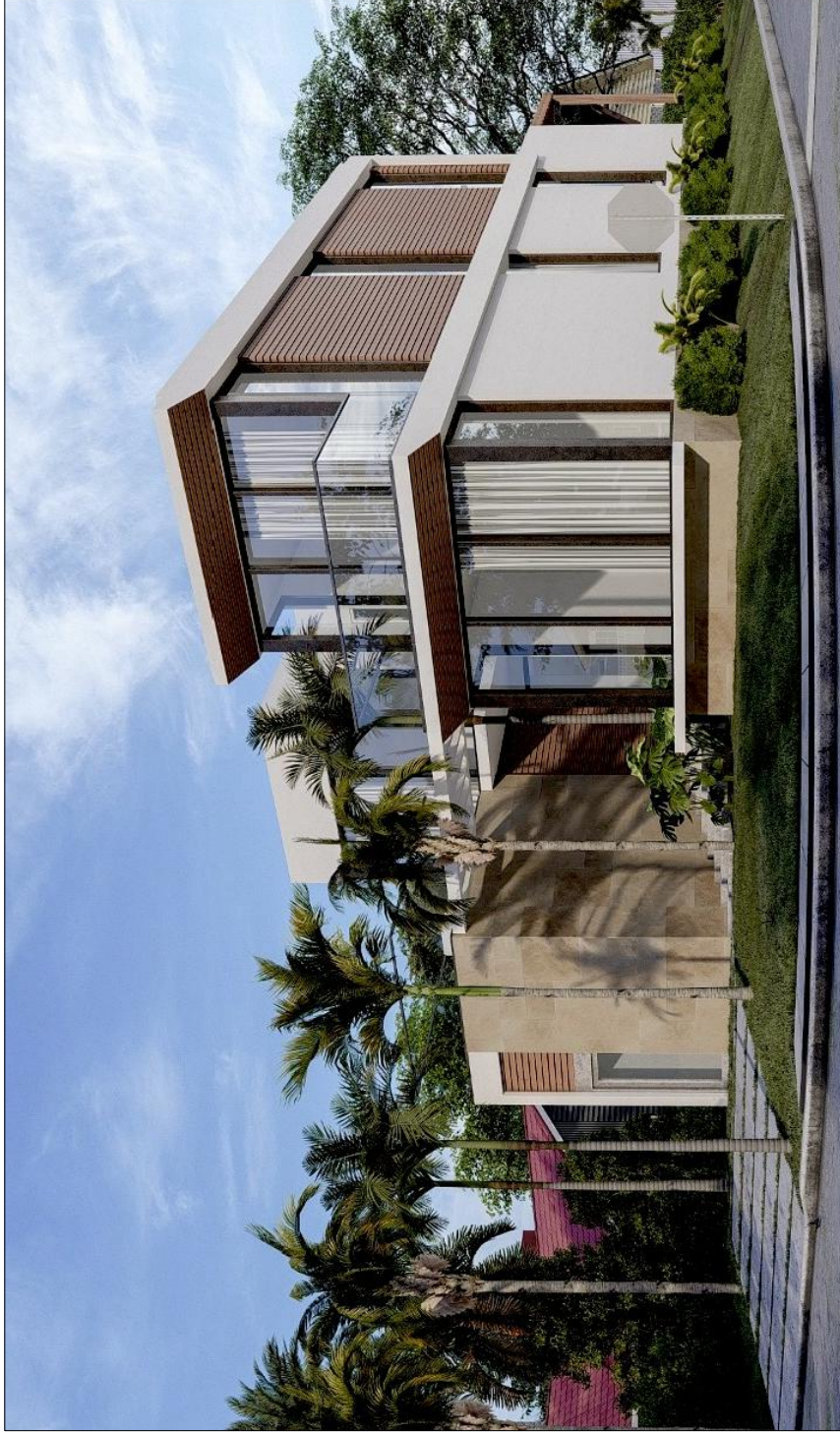
**Please advise the name of the Representative who will attend the hearing on behalf of this application:**

George Kouslous

1/31/2022

NAME OF REPRESENTATIVE

DATE



NEW SINGLE FAMILY HOME  
**SINGER-KANTT RESIDENCE**  
 9488 BYRON AVENUE  
 SURFSIDE, FLORIDA 33154

DRAWING LOG

|   |            |          |
|---|------------|----------|
| 1 | 08.11.2022 | PLANNING |
|   |            |          |
|   |            |          |
|   |            |          |
|   |            |          |
|   |            |          |
|   |            |          |
|   |            |          |
|   |            |          |
|   |            |          |

NEW SINGLE FAMILY HOME  
 SINGER-KANTT RESIDENCE  
 9488 BYRON AVENUE  
 SURFSIDE, FLORIDA 33154

FL LIC. N° 14320

JORGE D. MANTILLA  
 ARCHITECT  
 1901 SW 63RD COURT SOUTH MIAMI FLORIDA 33143  
 P: (305) 815-4688 E: jdm@mantilladecor.com

DRAWN BY: JAVIER  
 REVIEWED BY: JDM  
 SCALE: AS NOTED  
 RELEASE DATE:  
 JAN 18, 2022

A-001  
 COVER







|    |           |      |    |
|----|-----------|------|----|
| 1  | REVISIONS | DATE | BY |
| 1  | REVISED   |      |    |
| 2  | REVISED   |      |    |
| 3  | REVISED   |      |    |
| 4  | REVISED   |      |    |
| 5  | REVISED   |      |    |
| 6  | REVISED   |      |    |
| 7  | REVISED   |      |    |
| 8  | REVISED   |      |    |
| 9  | REVISED   |      |    |
| 10 | REVISED   |      |    |

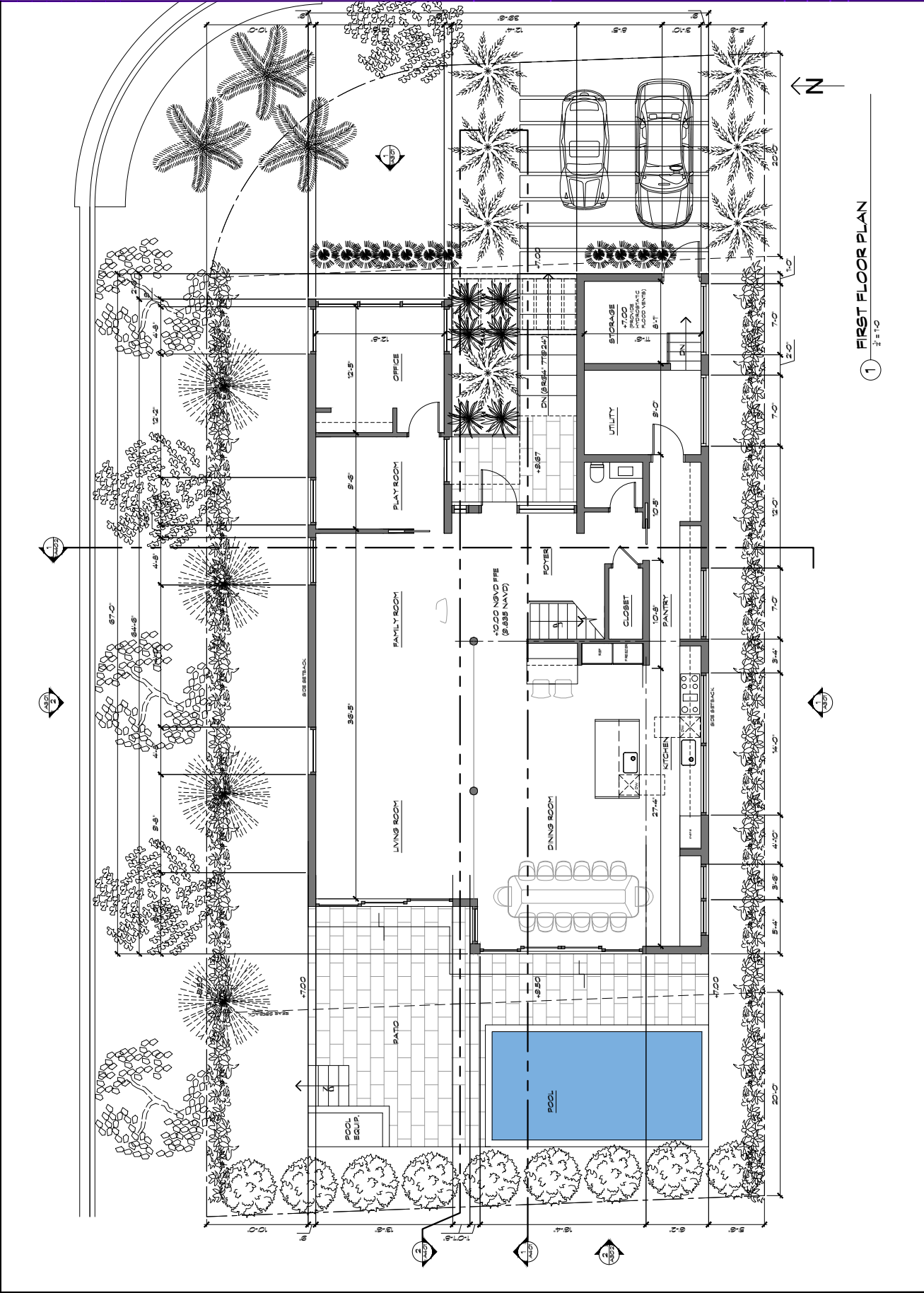
NEW SINGLE FAMILY HOME  
 9488 BYRON AVENUE  
 SURFSIDE, FLORIDA 33154  
 SINGER-KANTT RESIDENCE

FL LIC. N° 14320

JORGE D. MANTILLA  
 ARCHITECT  
 5901 SW 63RD COURT SOUTH MIAMI BEACH, FLORIDA 33143  
 STATE OF FLORIDA LICENSE NO. 14320  
 P: (305) 515-4668 E: JDM@jdmarchitect.com

DRAWN BY: V.A.L.  
 REVIEWED BY: J.D.M.  
 SCALE: AS NOTED  
 RELEASE DATE:  
 JAN 18, 2022

**A-201**  
 FIRST FLOOR  
 PLAN



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







DRAWING LOG  
 1 JAN 09 2022  
 1 FEB 04 2022  
 1 FEB 04 2022

BLOCK 53

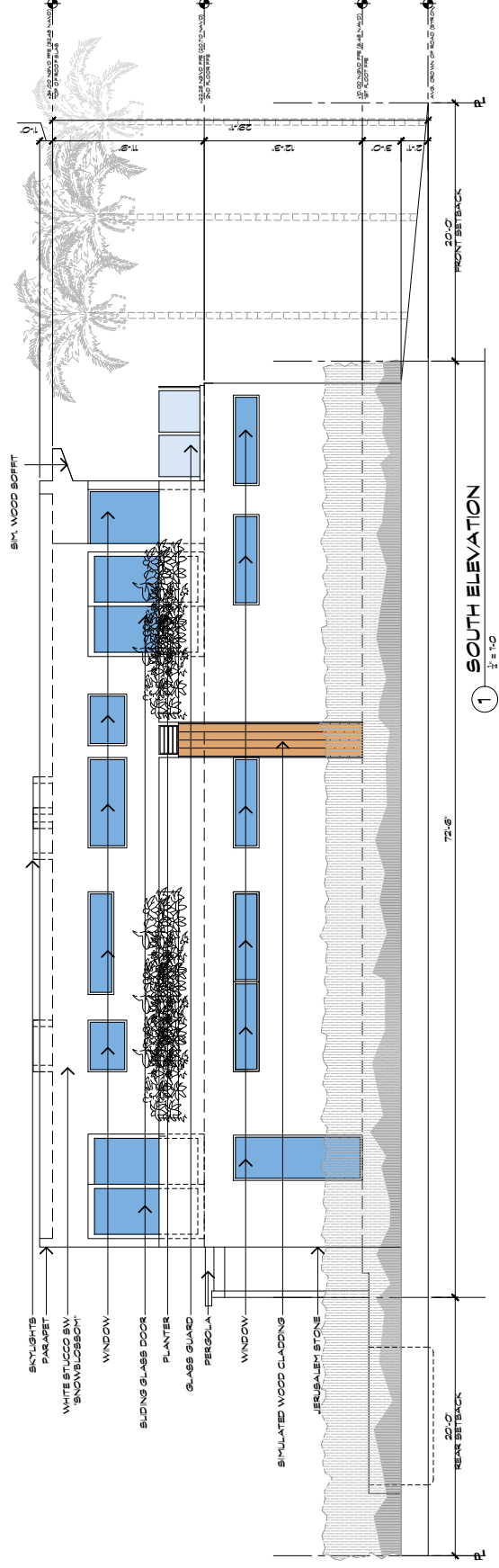
NEW SINGLE FAMILY HOME  
 SINGER-KANTT RESIDENCE  
 9488 BYRON AVENUE  
 SURFSIDE, FLORIDA 33154

FL. LIC. N° 14320

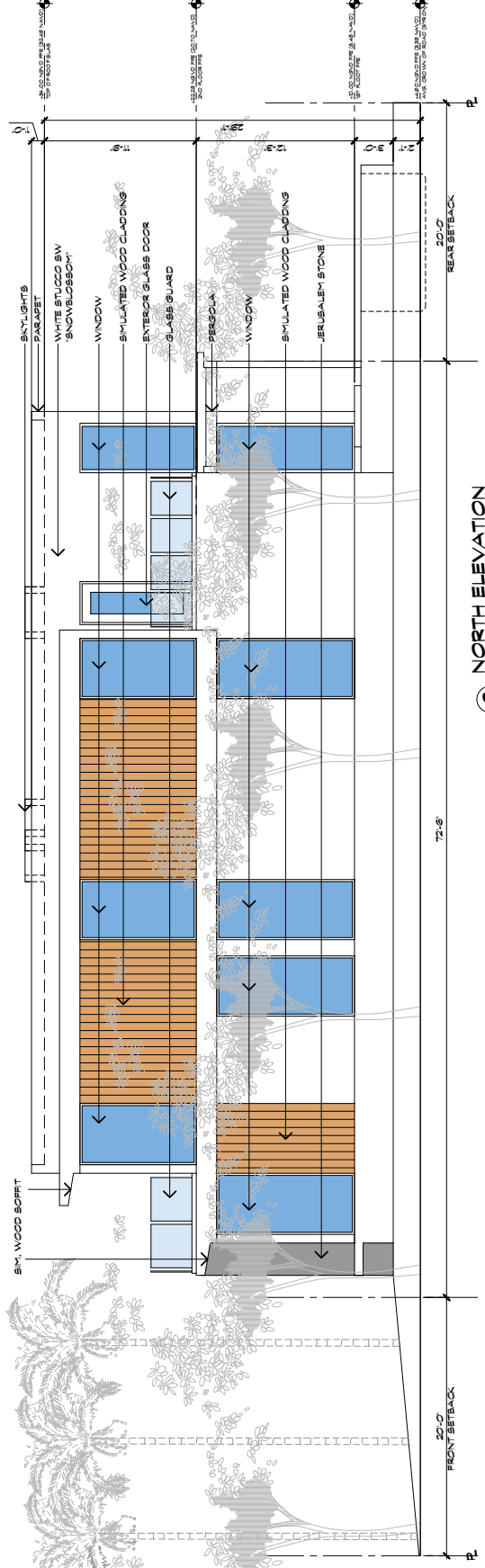
JORGE D. MANTILLA  
 ARCHITECT

DRAWN BY: V.A.L.  
 REVIEWED BY: J.D.M.  
 SCALE: AS NOTED  
 RELEASE DATE:  
 JAN 18, 2022

A-301  
 ELEVATIONS



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



2 NORTH ELEVATION  
 1/2" = 1'-0"

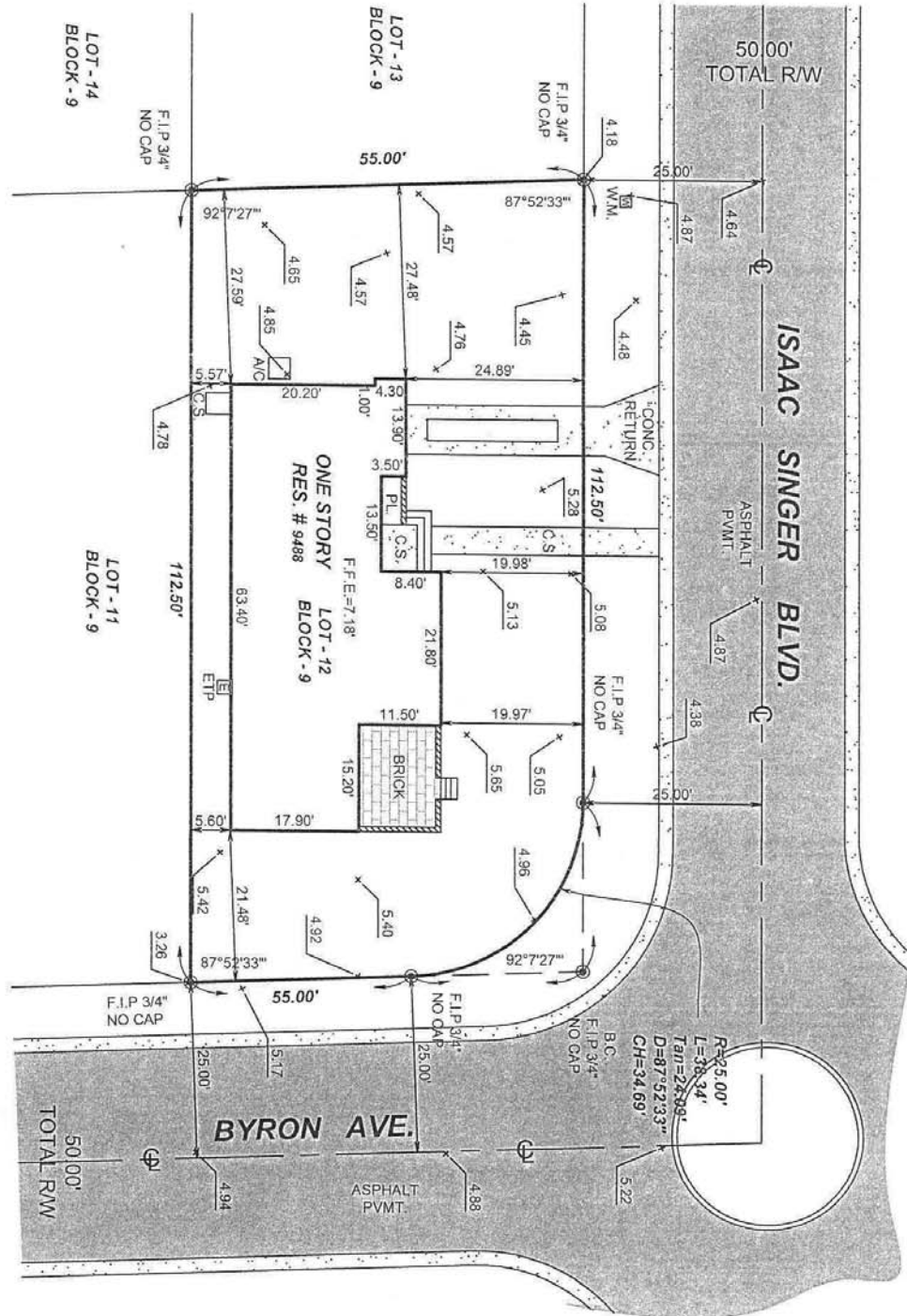




DRAWN BY: LG.

**BOUNDARY SURVEY**

SCALE = 1" = 20'



**SURVEYOR'S NOTE:**

- There may be Easements recorded in the Public Records not shown on this Survey.

**9488 Byron Avenue  
Surfside, FL 33154**

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

# Exterior doors, exterior tile



Wood Accent

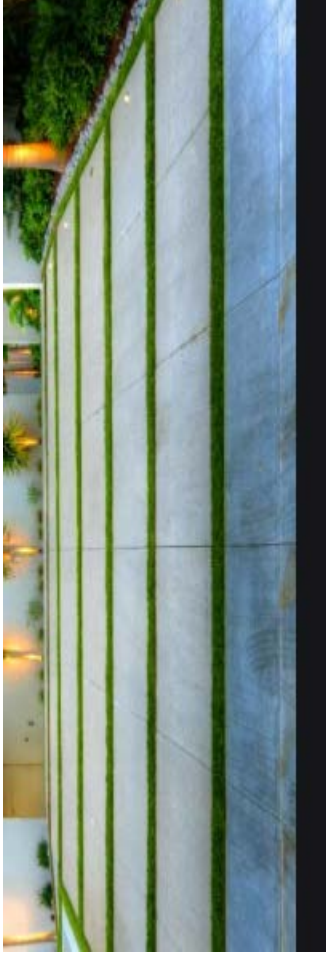
Exterior Jerusalem Tile



Exterior Impact windows and doors  
Black frame

# Driveway, lighting, railing

Concrete Driveway  
and grass inlay



Exterior lighting or similar  
Max kelvin 3,000 or less



Glass railing black frame

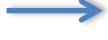


Rear/West  
9489 Carlyle Ave



# NEIGHBORS

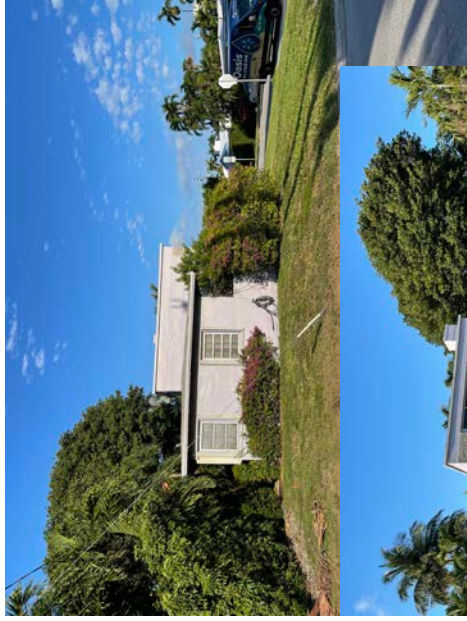
Front /East  
424 95<sup>th</sup> ST



Right/North  
501 95<sup>th</sup> St



Subject Property  
9488 Byron Ave



Left/South  
9480 Byron Ave







# Memorandum

**To:** Planning and Zoning Board  
**Thru:** Andrew Hyatt, Town Manager  
**Thru:** Walter Keller, PE, AICP, Town Consultant Planner  
Marlin Engineering, Inc.  
**From:** Christina Fermin, AICP, LEED Green Association  
Marlin Engineering, Inc.  
**CC:** Jason Greene, Assistant Town Manager  
Lillian Arango, Town Attorney  
James McGuinness, Town Building Official  
**Date** February 15, 2022  
**RE:** 524 89<sup>th</sup> ST – New 2-story single-family residence

---

**Background:** This application is a request to demolish the existing 1 story single family residence and construct a new 2-story single family residence with a pool (336 SQ. FT.) and uncovered patio (412 SQ.FT.) The plans also include an outdoor BBQ, a new concrete driveway with grass inlay, and a 30-inch-high retaining walk with a fence on top, not to exceed a total height of 6 feet and an outside staircase to access solar panels located on the roof. The parcel is located in the H30B Zoning District at 524 89<sup>th</sup> Street. The lot depth is 112.5 feet with a width of 61.25 feet. The site plan indicates the lot size is 6,860 square feet (SF).

The setback requirements for the H30B Zoning District for a corner lot are 20-foot front, 20-foot rear, 10-foot secondary frontage, and a minimum of 10% frontage for lots over 50 feet in width. The Applicant is proposing a 20-foot front setback with a rear setback of 20 feet, 10-foot secondary setback and a 6 foot 1 ½ inches side setback. Total lot pervious area is 2,855 SF where 35% of 6,860 SF is required. The front yard setback pervious area is 65.1% (766) SF where 50% of 1,176 SF is required. The rear yard setback pervious area is 57% (632 SF) where 40% of 1,224 is required. The second floor under A/C is proposed at 1,881 SF or 71.8% of the first floor where 80% is the maximum. A flat roof is proposed where the maximum roof height is 30 feet. Table 1 on page 2 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed. These items include a white aluminum garage door, wood entrance door with floating steps, black aluminum window frames, black sconce lights, wood tongue and groove ceiling at eyebrows, exterior cladding with porcelain tile in a beige natural color, glass railing, and white metal stairs to access solar panels. The plans also include a concrete driveway, a black metal fence on top of a retaining wall, while the rest of the house is to be stucco smooth and painted white. Detailed drawings were provided by the Applicant with limited information on the pool. The plans show the pool and patio to be raised above ground with a slope in the rear yard.



## Town of Surfside, Florida Development Review

The Applicant is proposing two (2) street trees where 8 street trees are required (Palm Trees are counted 3:1). The Applicant is proposing 6 lot trees and 35 shrubs for the lot, where 5 trees of two different species and 25 shrubs are required for single-family homes. The site plan shows one species of palm trees proposed and no species of shade tree, where there must be a total of 4 different tree species. A total of 20% of all landscaping is proposed to be Florida-Friendly where the zoning in progress requires 40%. Figure 1 is an aerial view of the existing property.

### Miami-Dade Property Appraiser

Property Address: 524 89 ST, Surfside, FL 33154-3345



Date Printed: 02/08/2022

Figure 1: Aerial View of 254 89<sup>th</sup> Street



# Town of Surfside, Florida Development Review

**Table 1 – Site Characteristics and Zoning Requirements**

|                                       |   |                             |
|---------------------------------------|---|-----------------------------|
| <b>Address</b>                        | 524 89 <sup>th</sup> Street                     |                             |
| <b>General Location</b>               | Center  |                             |
| <b>Property Size</b>                  | 6,860 SF (112.5 Feet x 61.25 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. (2,744 SF)                             | 39% (2,679 SF)              |
| Exempt Accessory Uses                 | 15% or Less                                     | N/A                         |
| 2 <sup>nd</sup> Story Lot Coverage    | 32% of the Lot or<br>80% of First Floor         | Unknown<br>71.8% (1,881 SF) |
| Pervious Area Total Lot               | 35% w/40% FL Friendly                           | 41.6%% (2,855 SF)           |
| Pervious Area Front Yd                | 50% w/40% FL Friendly                           | 65.1% (766 SF)              |
| Pervious Area Rear Yd                 | 40% w/40% FL Friendly                           | 51.6% (632 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                         |
| Trellis/Pergola Structure             | 12 Feet Max. Height                             | N/A                         |
| <b>Setbacks</b>                       |   |                             |
| Primary Frontage                      | 20 Feet Min.                                    | 37 Feet 10 Inches           |
| Secondary Corner                      | 10 Feet Min.                                    | 20 Feet 4 Inches            |
| Interior Side < or = 50 Ft            | 5 Feet Min.                                     | N/A                         |
| Interior Side > 50 Ft                 | 10% Frontage Width                              | 6 Feet 1 ½ Inches           |
| Rear                                  | 20 Feet Min.                                    | 20 Feet 4 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                                   | Unknown                     |
| 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.                                     | Unknown                     |
| Pools & Decks                         |   | 336 SF                      |
| Primary Front and<br>Secondary Corner | 10 Feet Min<br>10 Feet Min                      | N/A<br>10 Feet              |
| Uncovered Patio                       | Rear & Side – 5 Feet<br>Front & Corner -10 Feet | 5 Feet 1 inch<br>N/A        |



## Town of Surfside, Florida Development Review

**Applicant Package:** A package of drawings and the application was submitted by the Applicant with a recent survey dated 07/19/2021.

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

- Per ***Design Guidelines for Single family residential properties, multifamily, and commercial properties***, the overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof. Particular care should be taken that building elevations and roof elements visible from streets and other public or adjacent spaces are stylistically consistent. Consistency should be determined by evaluating each of the building elevation components. Roof materials should be appropriate to the style of the house and, except for flat roofs or flat roof portions, should be the same product for the entire roof system
- Verify the setback distance for the northwest corner of the residence to Carlyle Avenue
- Verify the equipment located adjacent to the 6 foot 2 inch side yard setback is 15 feet from the adjacent residence
- Per ***Sec. 90-95***, single-family homes must provide a minimum five (5) trees on site made of a minimum four (4) different species. Trees must meet the planting requirements of the code and be a mix of at least 30% shade trees, 30% small to intermediate trees and no more than 40% palm trees. Palm trees are counted on a 3:1 ratio and must have at least 6-foot of clear or grey wood to be counted towards the requirement
- Per ***Sec. 90-89.4 (6)*** Street trees shall be required at one shade tree/palm tree per 20 linear feet of street frontage along all public or private street rights-of-way in all zoning districts
- Per ***Sec. 90-97***, any trees removed require a tree removal permit

Note, this report may be updated prior to the meeting.



|                         |                                    |
|-------------------------|------------------------------------|
| DRB Meeting             | TOWN OF SURFSIDE<br>02 / 24 / 2022 |
| Application / Plans Due | 02 / 01 / 2022                     |



**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                 | MIKHAIL DAMIANI & DANNIELLE CORPORA DAMIANI           |
| PHONE / FAX                  | 917.364.0572  |
| AGENT'S NAME                 | XB ARCHITECTURE, PLLC - XIMENA SAN VICENTE, PRINCIPAL |
| ADDRESS                      | 2700 E OAKLAND PARK BLVD., FORT LAUDERDALE, FL 33306  |
| PHONE / FAX                  | 504.957.1922 - EMAIL OFFICE@XB-ARCHITECTURE.COM       |
| PROPERTY ADDRESS             | 524 89TH STREET. SURFSIDE, FL 33154                   |
| ZONING CATEGORY              | H30B  |
| DESCRIPTION OF PROPOSED WORK | NEW SINGLE-FAMILY RESIEDENCE                          |

|                          |                  |                |                 |
|--------------------------|------------------|----------------|-----------------|
| <b>INTERNAL USE ONLY</b> |                  |                |                 |
| Date Submitted           | <u>2/1/22</u>    | Project Number | <u>21-1660</u>  |
| Report Completed         | _____            | Date           | <u>2/1/2022</u> |
| Fee Paid                 | \$ <u>200.00</u> |                |                 |

|                         |                |          |         |                  |          |       |
|-------------------------|----------------|----------|---------|------------------|----------|-------|
| <b>ZONING STANDARDS</b> | Required       |          |         | Provided         |          |       |
|                         | Plot Size      | 5,600 SF |         |                  | 6,860 SF |       |
| Setbacks (F/R/S)        | 20'            | 20'      | 6'-1.5" | 20'- 1"          | 20'-4"   | 6'-2" |
| Lot Coverage            | 2,744 SF MAX.  |          |         | 2,679 SF         |          |       |
| Height                  | 30' MAX        |          |         | 30'              |          |       |
| Pervious Area           | 3,031 SF - 35% |          |         | 2,855 SF - 41.6% |          |       |

|  |                   |  |                   |
|--|-------------------|--|-------------------|
|  | <u>02-01-2022</u> |  | <u>01.31.2022</u> |
| SIGNATURE OF OWNER   | DATE              | SIGNATURE OF AGENT   | DATE              |



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

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

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

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

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

|   |                   |
|---|-------------------|
| <u>MIKHAIL DAMIANI and DANIELLE DAMIANI</u> | <u>02-01-2022</u> |
| NAME OF REPRESENTATIVE                      | DATE              |



- 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







**XBarchitecture, PLLC**  
 2700 E Oakland Park Suite C  
 Fort Lauderdale, FL 33306  
 office@xb-architecture.com

ISSUE FOR:  
 02.01.2022 - ZONING REVIEW

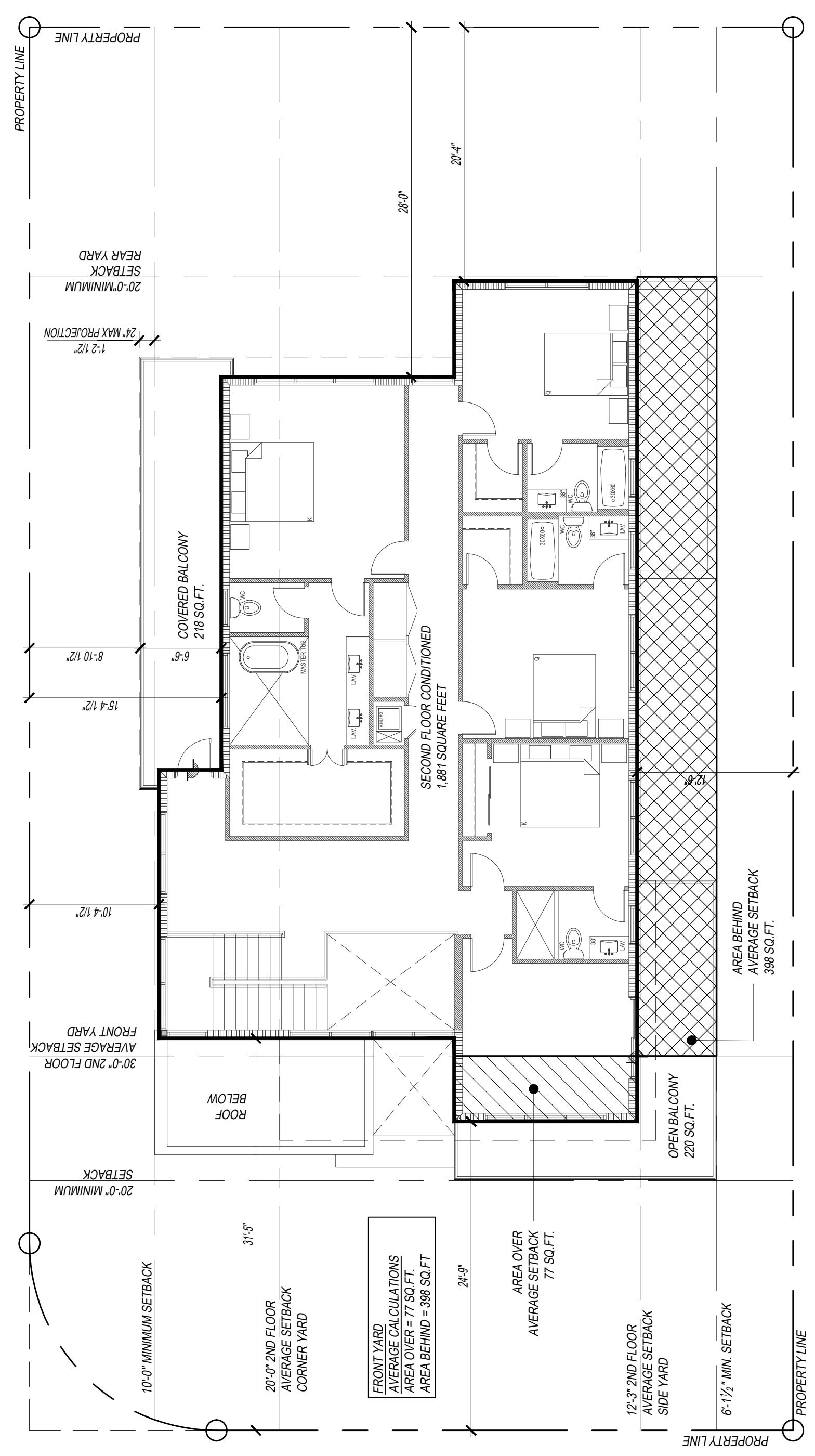
CLIENT:  
**MIKHAIL DAMIANI**  
**DANNIELLE DAMIANI**  
 524 89TH STREET  
 SURFSIDE, FL 33154

PROJECT:  
**NEW SINGLE-FAMILY RESIDENCE**  
 524 89TH ST.  
 SURFSIDE, FL 33154

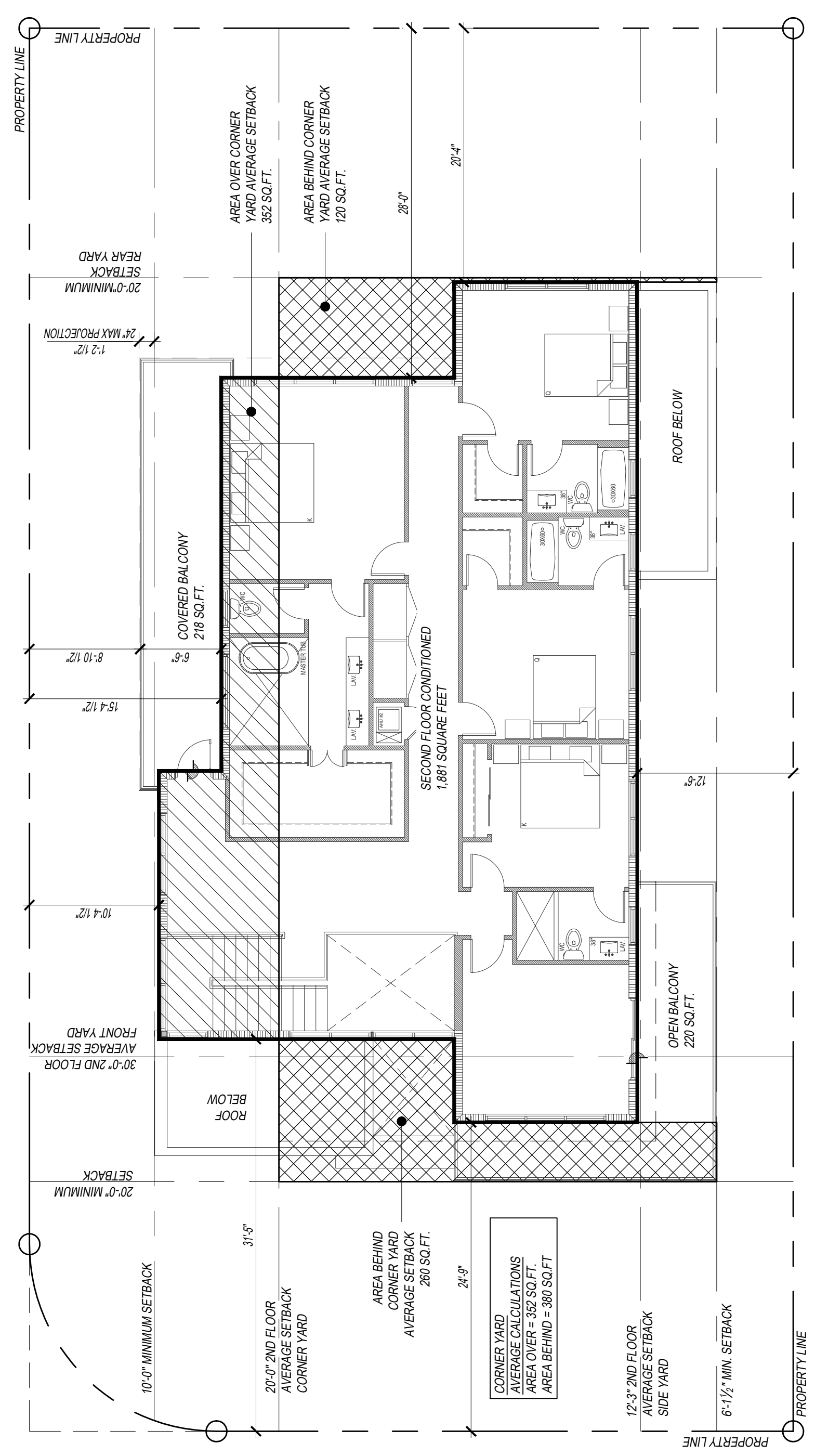
PROJECT NO.: 2127  
 DRAWN BY: JB/GC  
 DATE: 10.14.21

SHEET NAME:  
**SITE PLAN & SETBACK DIAGRAMS**

SHEET NUMBER:  
**A-1**



**SECOND FLOOR SETBACK DIAGRAM - FRONT YARD**  
 1/8" = 1'-0"

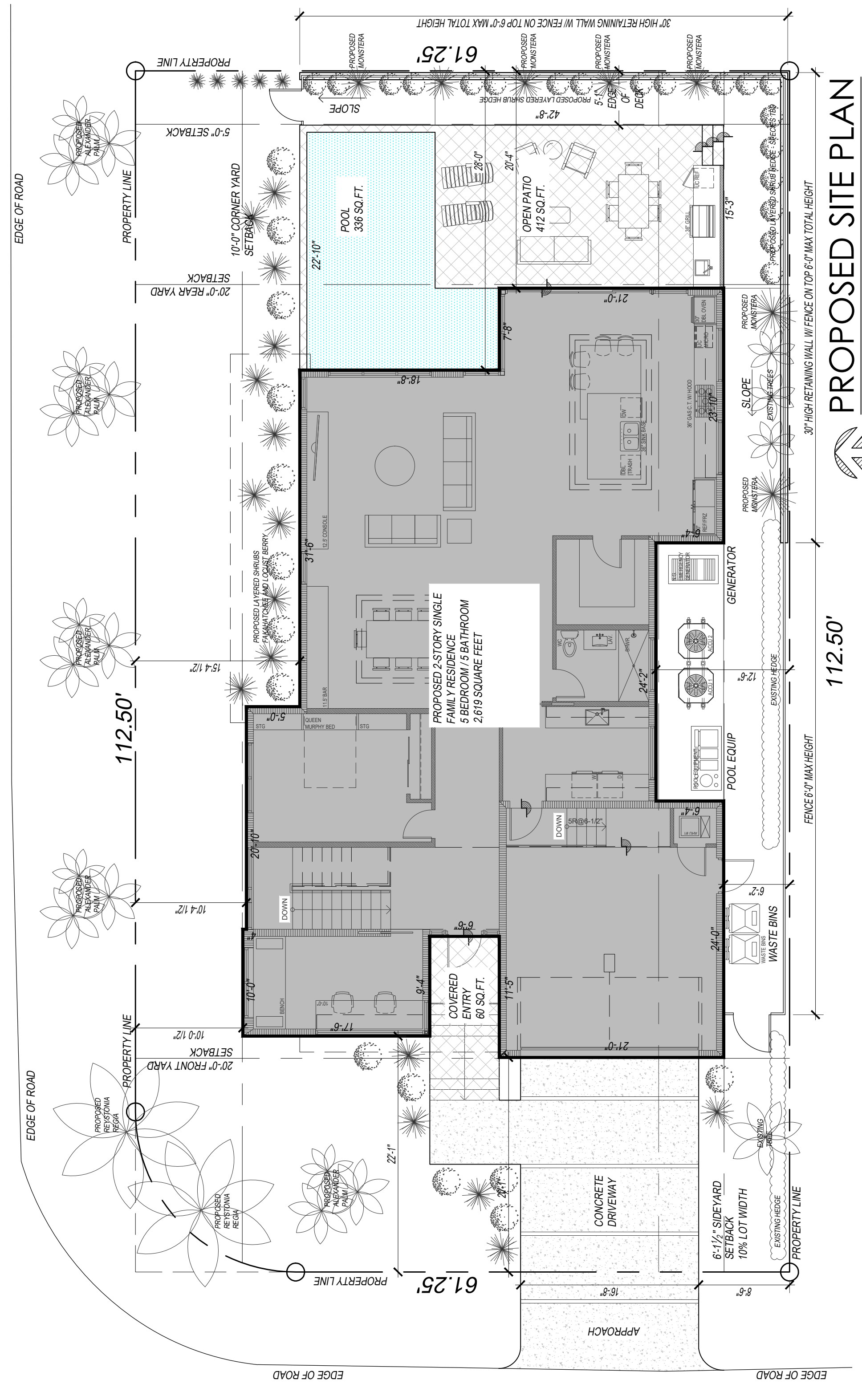


**SECOND FLOOR SETBACK DIAGRAM - CORNER YARD**  
 1/8" = 1'-0"

89TH ST  
 (50' R.O.W)

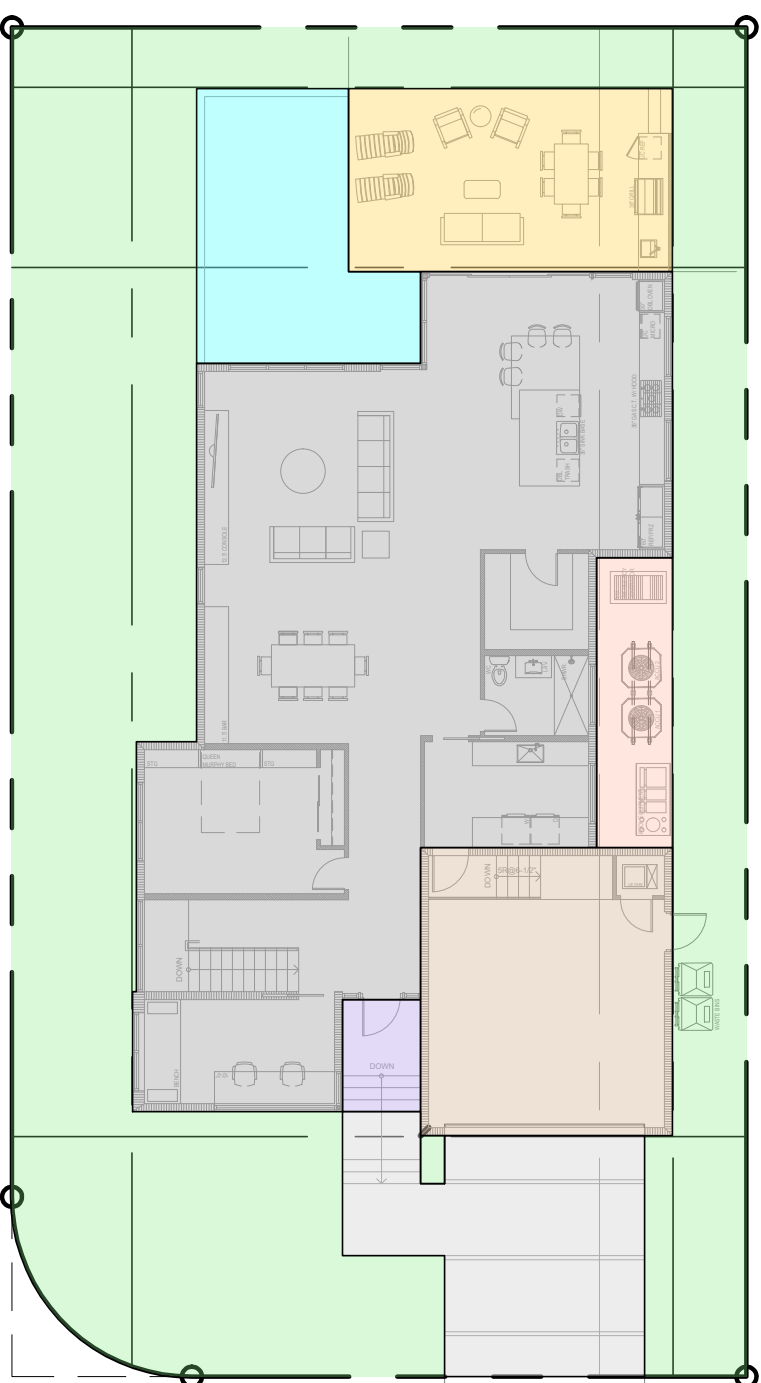
CARLYLE AVE  
 (50' R.O.W)

| ZONING REQUIREMENTS - H30B:   |                            |
|---|----------------------------|
| LOT SIZE  | 61.25 X 112.5              |
| MAX LOT COVERAGE  | 40% (6,860)                |
| <b>FIRST BUILDING SETBACKS AND LOT COVERAGE:</b>  |                            |
| FIRST FLOOR CONDITIONED   | PROPOSED 2,619             |
| FIRST FLOOR COVERED ENTRY   | 60                         |
| FIRST FLOOR LOT COVERAGE  | 2,744 SQ.FT. (2,619 + 60)  |
| <b>REQUIRED</b>   |                            |
| FRONT YARD SETBACK  | 20'-0"                     |
| CORNER YARD SETBACK   | 10'-0" / 1/2"              |
| REAR YARD SETBACK   | 20'-0"                     |
| SIDE YARD SETBACK   | 6'-1 1/2" (61.25 * 10%)    |
| <b>SECOND FLOOR BUILDING SETBACKS AND AREA:</b>   |                            |
| <b>REQUIRED</b>   |                            |
| FRONT YARD AVERAGE SETBACK  | 37'-10"                    |
| CORNER YARD AVERAGE SETBACK   | 20'-0"                     |
| REAR YARD MIN. SETBACK  | 20'-0"                     |
| SIDE YARD AVERAGE SETBACK   | 12'-3" (61.25 * 10%)(2)    |
| SECOND FLOOR CONDITIONED  | 2,095 SQ.FT. (2,619 * 80%) |
| <b>ADDITIONAL CALCULATIONS:</b>   |                            |
| <b>REQUIRED</b>   |                            |
| MAX HEIGHT FROM CROW OF ROAD  | 2-STORY / 30'-0"           |
| MIN. TOTAL PERVIOUS AREA  | 2,401 SQ.FT. (6,860 * 35%) |
| MIN. FRONT YARD PERVIOUS AREA   | 588 SQ.FT. (1,176 * 50%)   |
| MIN. REAR YARD PERVIOUS AREA  | 490 SQ.FT. (1,224 * 40%)   |
| MAXIMUM GARAGE WIDTH  | 21'-0"                     |
| <b>LANDSCAPE REQUIREMENTS - H30B:</b>   |                            |
| STREET TREES  | 2                          |
| LOT TREES   | 6                          |
| SHRUBS  | 35                         |
| NOTE: A MINIMUM OF 20% OF THE REQUIRED LANDSCAPE SHALL BE FLORIDA FRIENDLY STREET TREES PER 90-89.4 |                            |
| SEE SURVEY FOR INFO ON EXISTING RESIDENCE TO BE DEMOLISHED BY SEPARATE PERMIT                       |                            |
| SEE SURVEY FOR LOCATION OF UTILITIES  |                            |



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

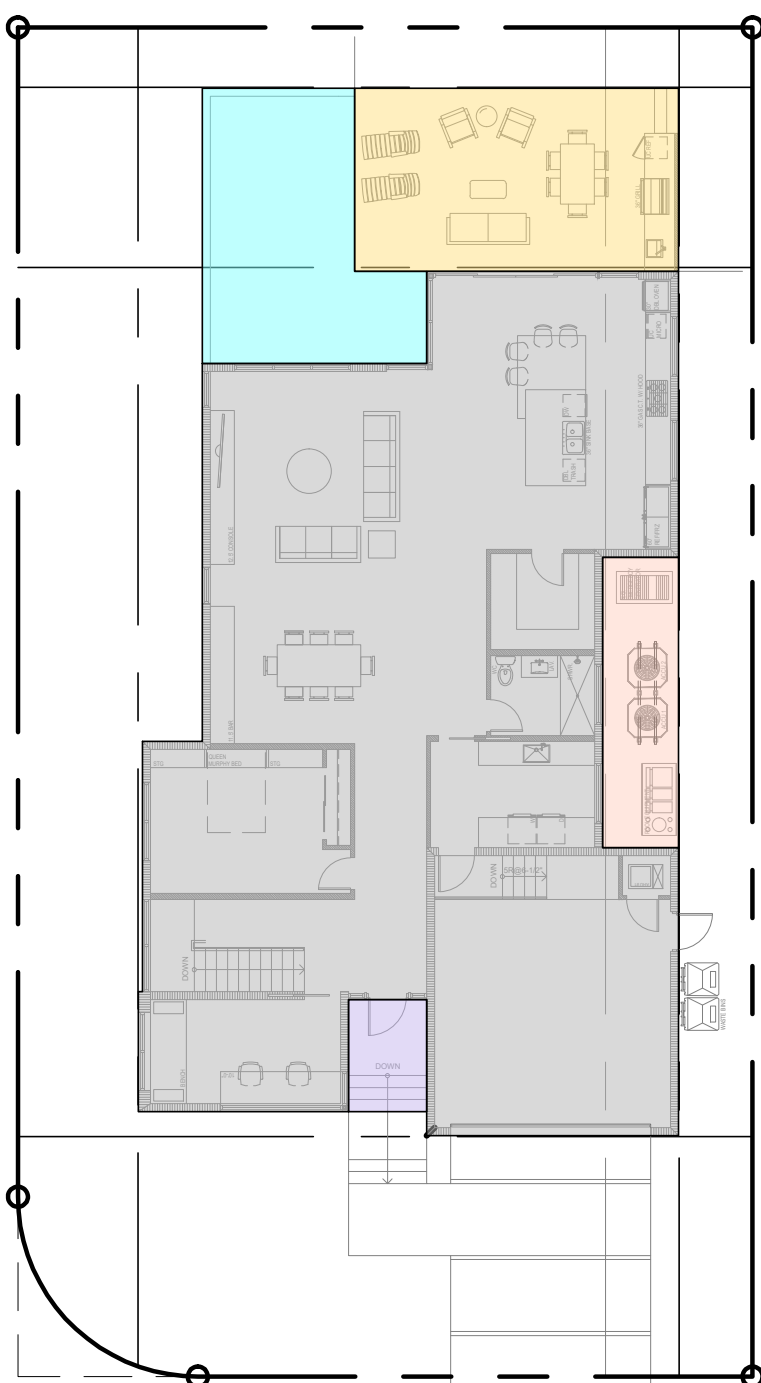
| 1ST FLOOR AREA BREAKDOWN  |               |
|---------------------------|---------------|
| TOTAL LOT AREA            | 6,860 SQ. FT. |
| PERVIOUS - LANDSCAPE AREA | 2,855 SQ. FT. |
| 1ST FLOOR AC              | 2,115 SQ. FT. |
| 2-CAR GARAGE              | 504 SQ. FT.   |
| COVERED ENTRY             | 60 SQ. FT.    |
| OPEN PATIO                | 412 SQ. FT.   |
| POOL                      | 336 SQ. FT.   |
| DRIVEWAY & WALKWAY        | 425 SQ. FT.   |
| SERVICE YARD              | 153 SQ. FT.   |



**1ST FLOOR AREA BREAKDOWN**

1/16" = 1'-0"

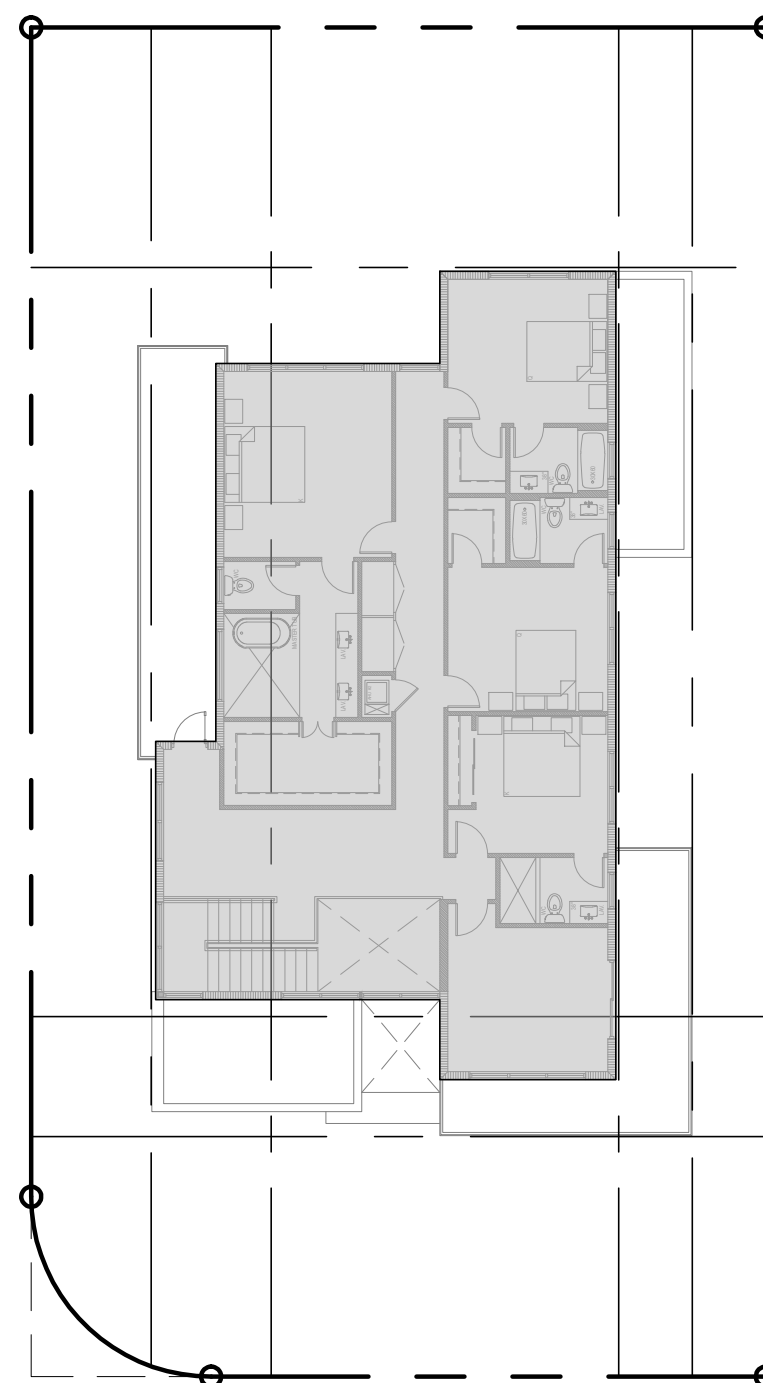
| 1ST FLOOR LOT COVERAGE |               |
|------------------------|---------------|
| ENCLOSED SPACE         | 2,619 SQ. FT. |
| COVERED ENTRY          | 60 SQ. FT.    |
| OPEN PATIO             | 412 SQ. FT.   |
| POOL                   | 336 SQ. FT.   |
| SERVICE YARD           | 153 SQ. FT.   |



**1ST FLOOR LOT COVERAGE**

1/16" = 1'-0"

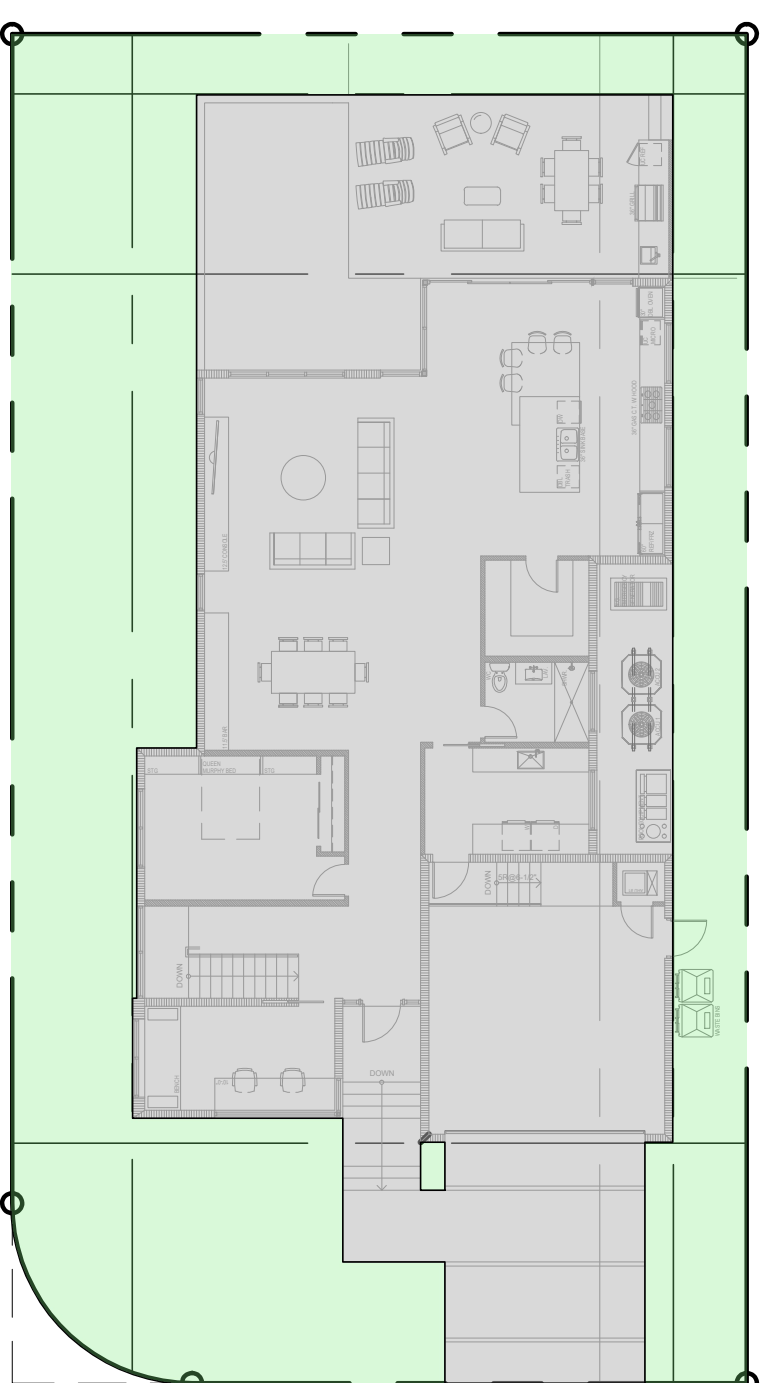
| 2ND FLOOR AREA                           |               |
|--|---------------|
| 80% OF FIRST FLOOR = MAX 2ND FLOOR AREA  | 1,883 SQ. FT. |
| 80% (2619) = 2,095 SQ. FT. MAX 2ND FLOOR |               |
| 2ND FLOOR AREA                           | 1,883 SQ. FT. |
| 1,883/2619 = 71.8%                       |               |



**2ND FLOOR AREA**

1/16" = 1'-0"

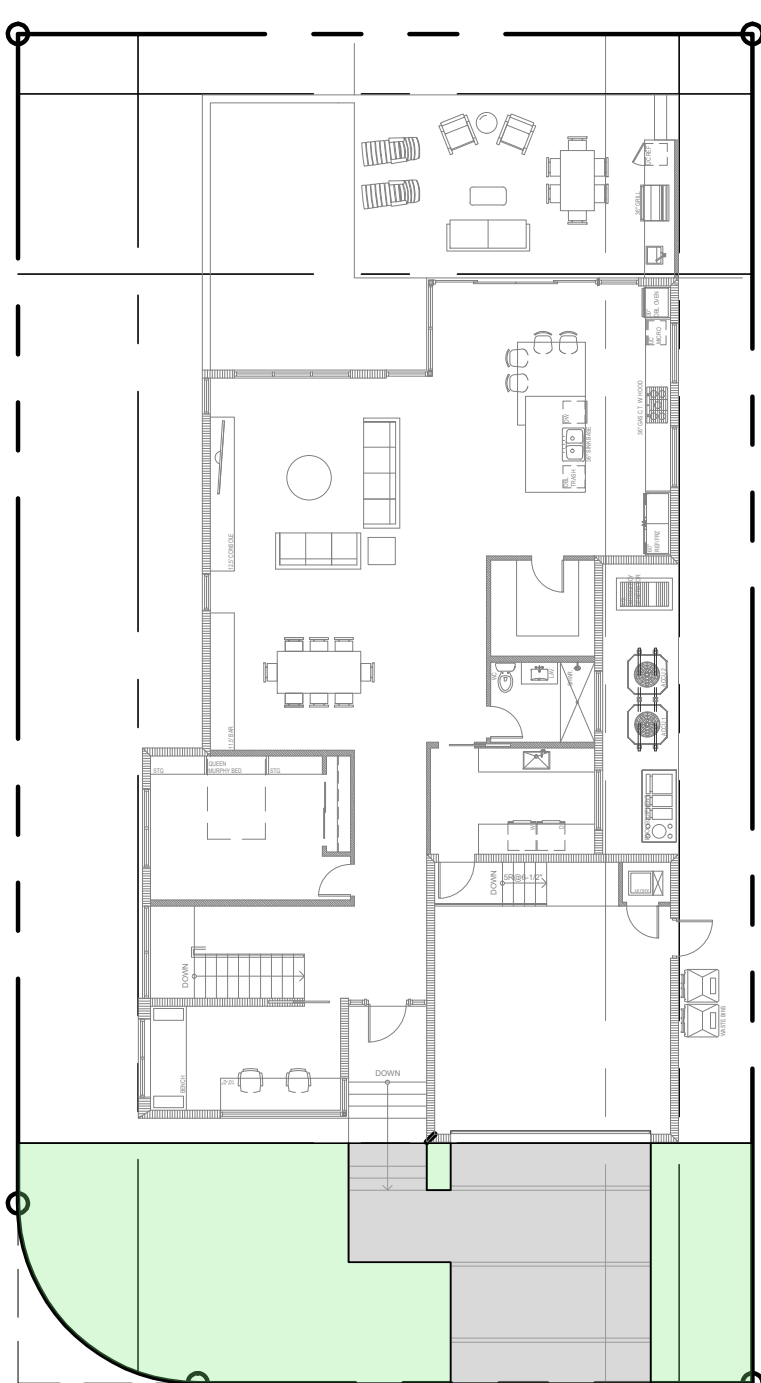
| TOTAL PERVIOUS / IMPERVIOUS AREA |               |
|----------------------------------|---------------|
| 35% MINIMUM PERVIOUS REQUIREMENT | 2,451 SQ. FT. |
| TOTAL LOT AREA                   | 6,860 SQ. FT. |
| PERVIOUS AREA                    | 2,855 SQ. FT. |
| IMPERVIOUS AREA                  | 4,005 SQ. FT. |
| 2855/6860 = 41.6%                |               |



**TOTAL PERVIOUS / IMPERVIOUS AREAS**

1/16" = 1'-0"

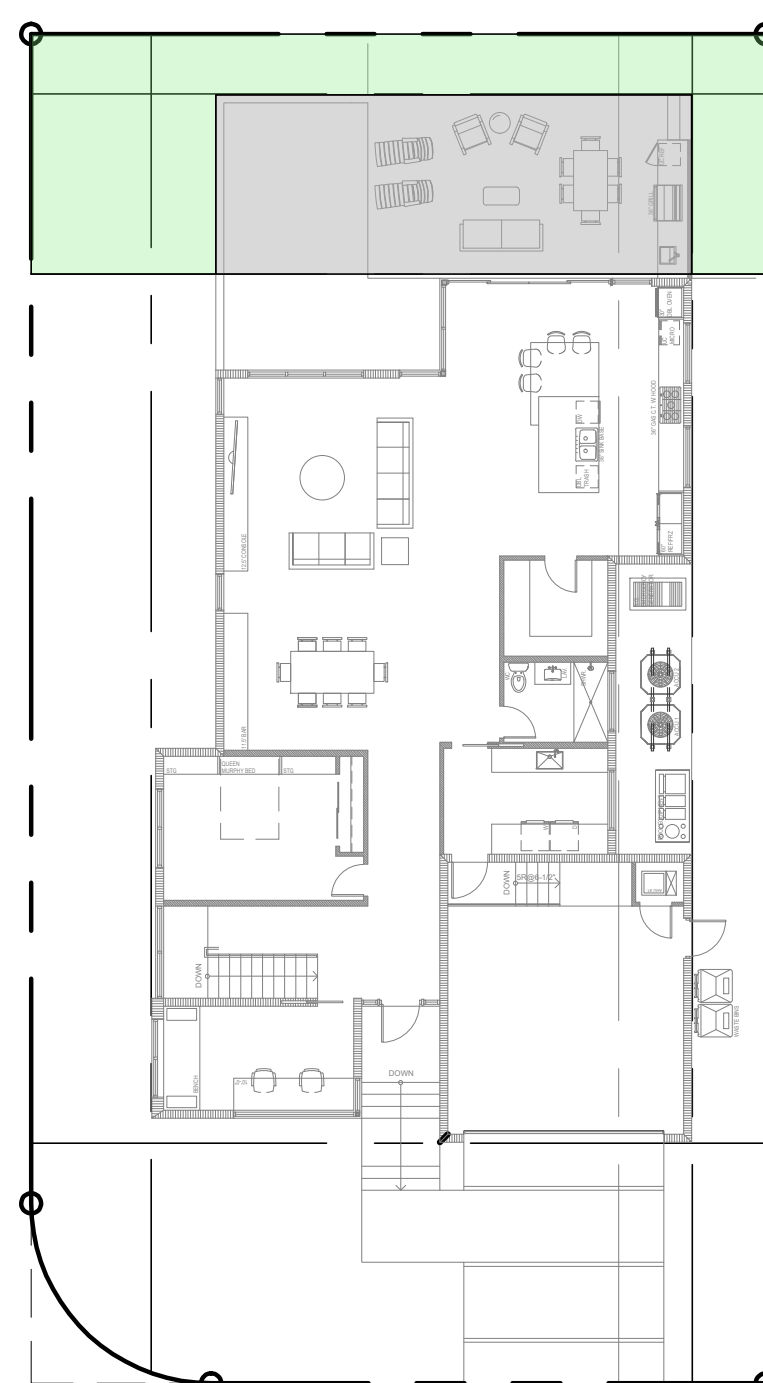
| FRONT YARD PERVIOUS / IMPERVIOUS AREA       |               |
|---|---------------|
| 50% MINIMUM FRONT YARD PERVIOUS REQUIREMENT | 1,176 SQ. FT. |
| TOTAL FRONT YARD AREA                       | 1,176 SQ. FT. |
| FRONT YARD PERVIOUS AREA                    | 766 SQ. FT.   |
| FRONT YARD IMPERVIOUS AREA                  | 410 SQ. FT.   |
| 766/1176 = 65.1%                            |               |



**FRONT YARD PERVIOUS / IMPERVIOUS AREAS**

1/16" = 1'-0"

| REAR YARD PERVIOUS / IMPERVIOUS AREA       |               |
|--|---------------|
| 40% MINIMUM REAR YARD PERVIOUS REQUIREMENT | 1,224 SQ. FT. |
| TOTAL REAR YARD AREA                       | 1,224 SQ. FT. |
| REAR YARD PERVIOUS AREA                    | 632 SQ. FT.   |
| REAR YARD IMPERVIOUS AREA                  | 592 SQ. FT.   |
| 632/1224 = 51.6%                           |               |



**REAR YARD PERVIOUS / IMPERVIOUS AREAS**

1/16" = 1'-0"



XBarchitecture, PLLC  
 2700 E Oakland Park Suite C  
 Fort Lauderdale, FL 33306  
 office@xb-architecture.com

ISSUE FOR:  
 02.01.2022 - ZONING REVIEW

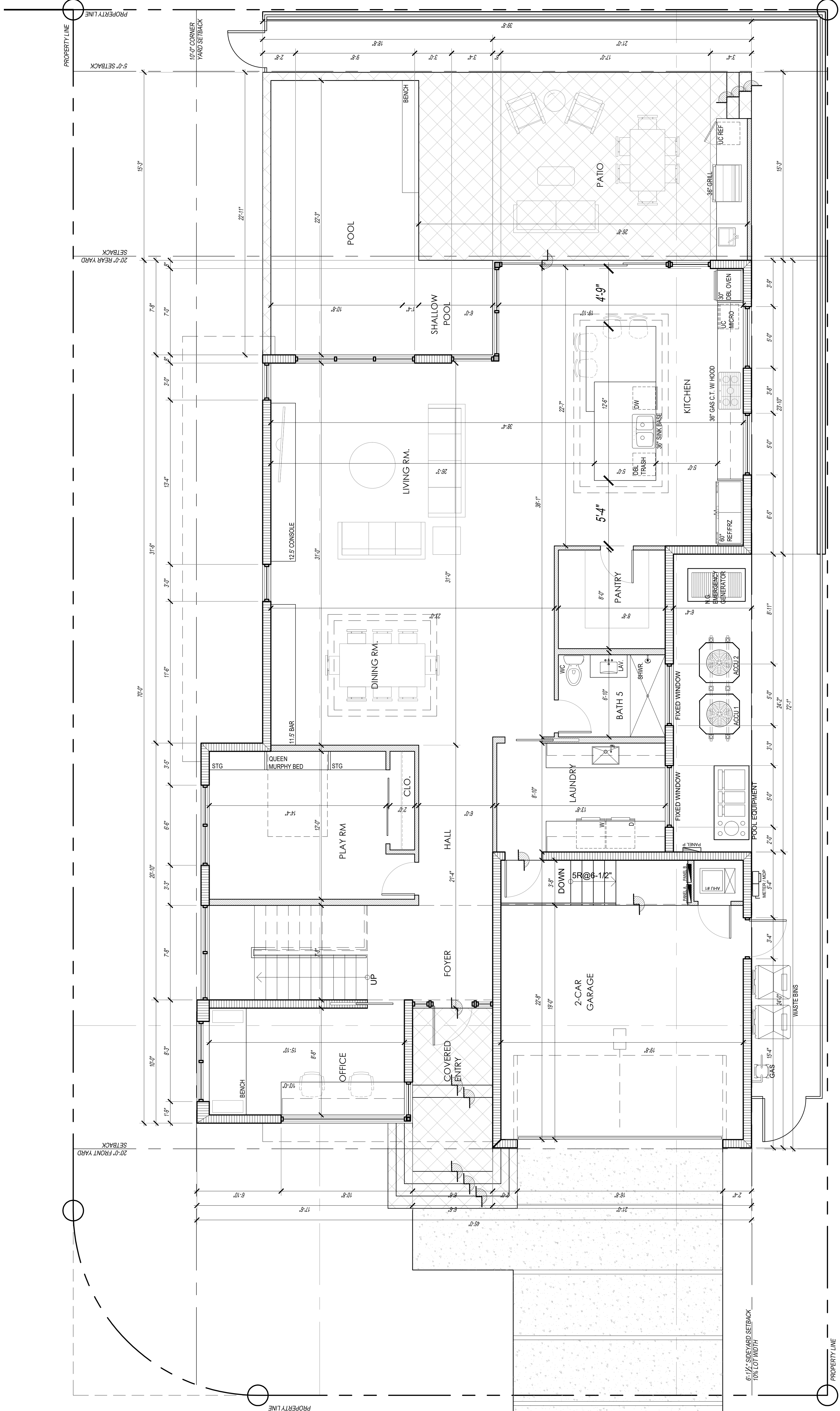
CLIENT:  
 MIKHAIL DAMIANI  
 DANNIELE DAMIANI  
 524 89TH STREET  
 SURFSIDE, FL 33154

PROJECT:  
 NEW SINGLE-FAMILY  
 RESIDENCE  
 524 89TH ST.  
 SURFSIDE, FL 33154

PROJECT NO.: 2127  
 DRAWN BY: JB/GC  
 DATE: 10.14.21  
 SHEET NAME:

1ST FLOOR  
 PLAN

SHEET NUMBER:  
 A-3



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



**XB**architecture, PLLC  
 2700 E Oakland Park Suite C  
 Fort Lauderdale, FL 33306  
 office@xb-architecture.com

ISSUE FOR:

02.01.2022 - ZONING REVIEW

CLIENT:

**MIKHAIL DAMIANI**  
**DANNIELE DAMIANI**  
 524 89TH STREET  
 SURFSIDE, FL 33154

PROJECT:

**NEW SINGLE-FAMILY**  
**RESIDENCE**  
 524 89TH ST.  
 SURFSIDE, FL 33154

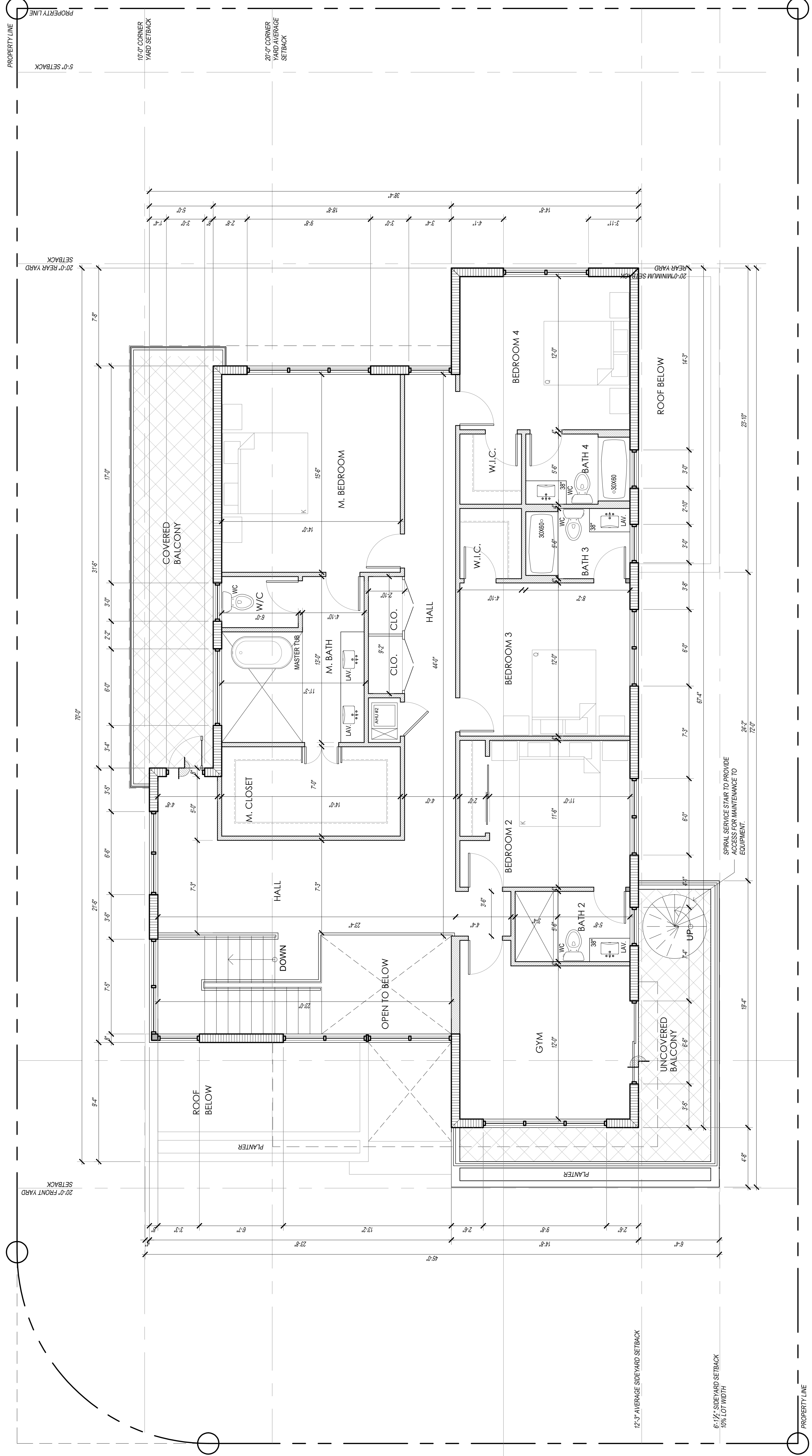
PROJECT NO.: 2127  
 DRAWN BY: JB/GC  
 DATE: 10.14.21

SHEET NAME:

**2ND FLOOR**  
**PLAN**

SHEET NUMBER:

**A-4**



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



**XB**architecture, PLLC  
 2700 E Oakland Park Suite C  
 Fort Lauderdale, FL 33306  
 office@xb-architecture.com

ISSUE FOR:  
 02.01.2022 - ZONING REVIEW

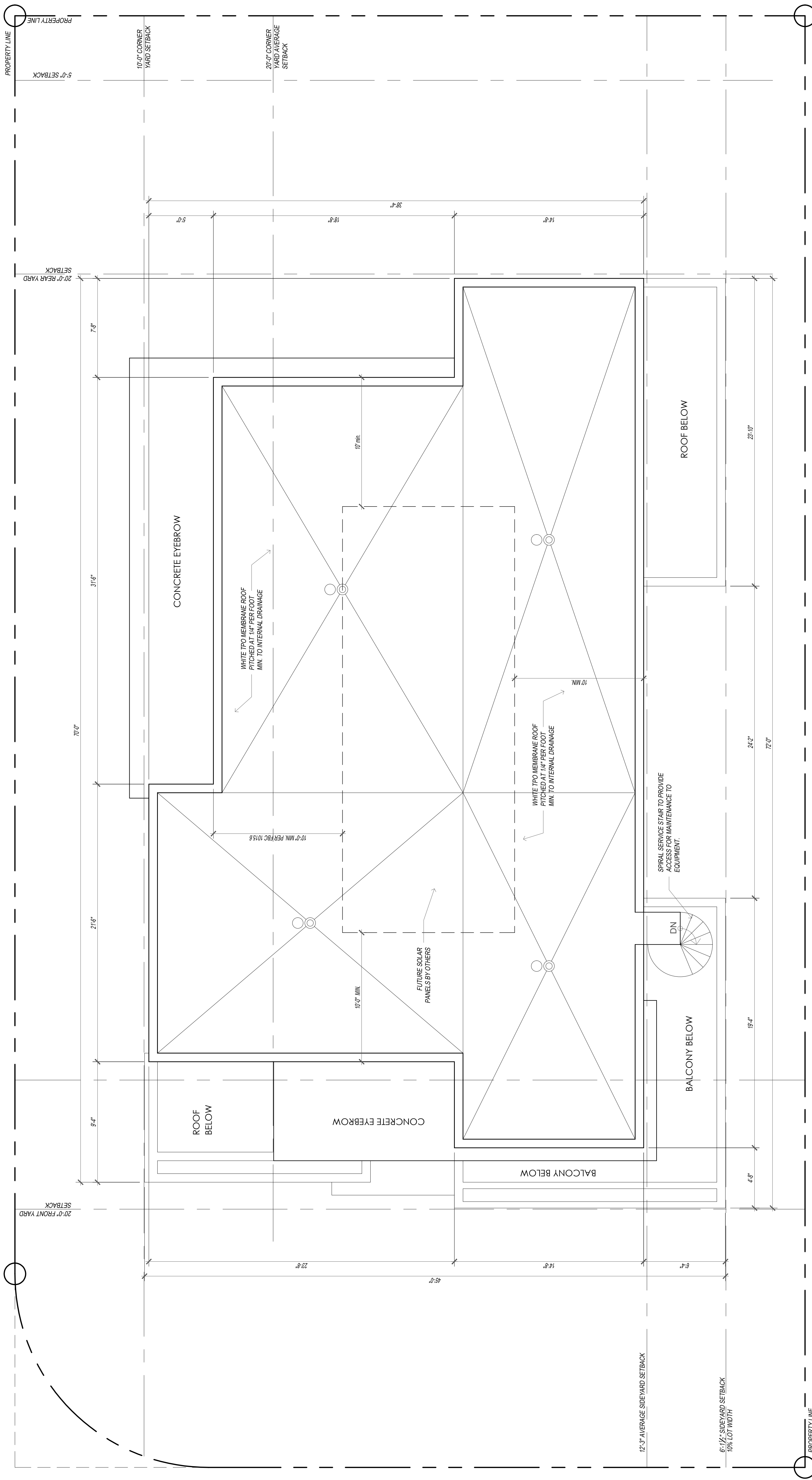
CLIENT:  
**MIKHAIL DAMIANI**  
**DANNIELE DAMIANI**  
 524 89TH STREET  
 SURFSIDE, FL 33154

PROJECT:  
**NEW SINGLE-FAMILY**  
**RESIDENCE**  
 524 89TH ST.  
 SURFSIDE, FL 33154

PROJECT NO.: 2127  
 DRAWN BY: JB/GC  
 DATE: 10.14.21  
 SHEET NAME:

**ROOF PLAN**

SHEET NUMBER:  
**A-5**



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



**XB**architecture, PLLC  
 2700 East Oakland Park Blvd Suite C  
 Fort Lauderdale FL 33306  
 office@xb-architecture.com

ISSUED:  
 02.01.2022 - PENDING REVIEW

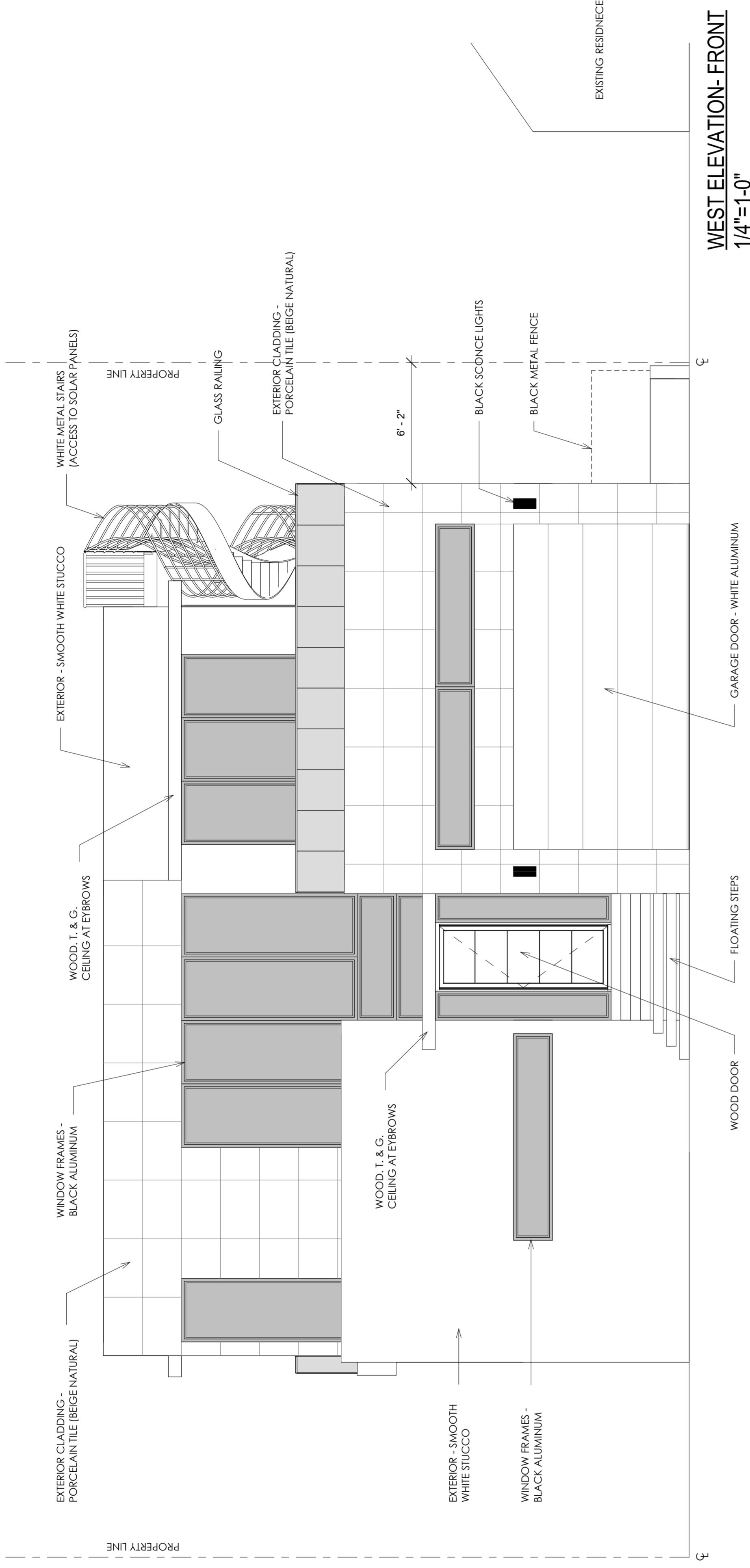
CLIENT:  
**MIKHAIL DAMIANI**  
**DANNIELLE DAMIANI**  
 524 89TH ST.  
 SURESIDE, FL 33154

PROJECT:  
**NEW**  
**SINGLE-FAMILY**  
**RESIDENCE**  
 524 89TH ST.  
 SURESIDE, FL 33154

PROJECT NO.: 2127  
 DRAWN BY: AV / GC  
 DATE: 10.14.21  
 SHEET NAME:

**ELEVATIONS**  
 SHEET NUMBER:  
**A-6**

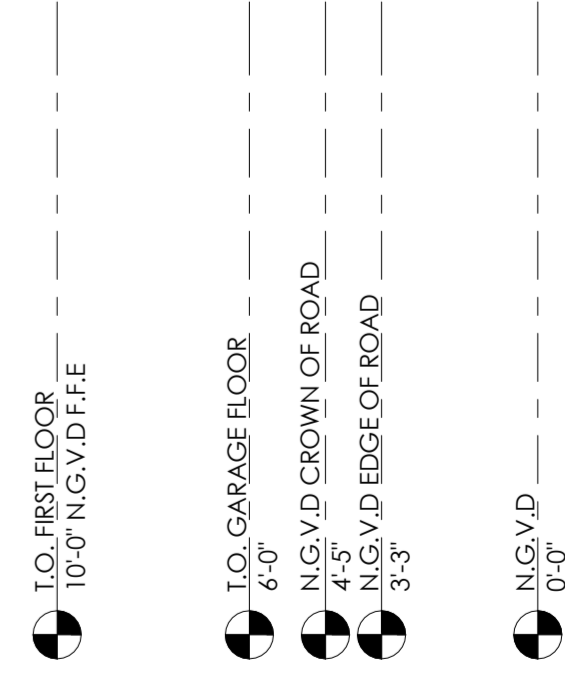
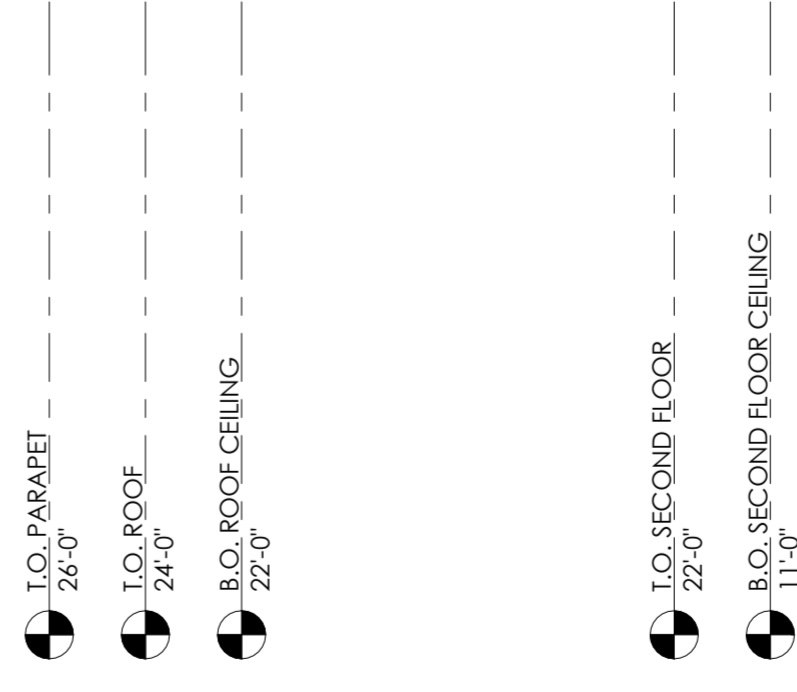
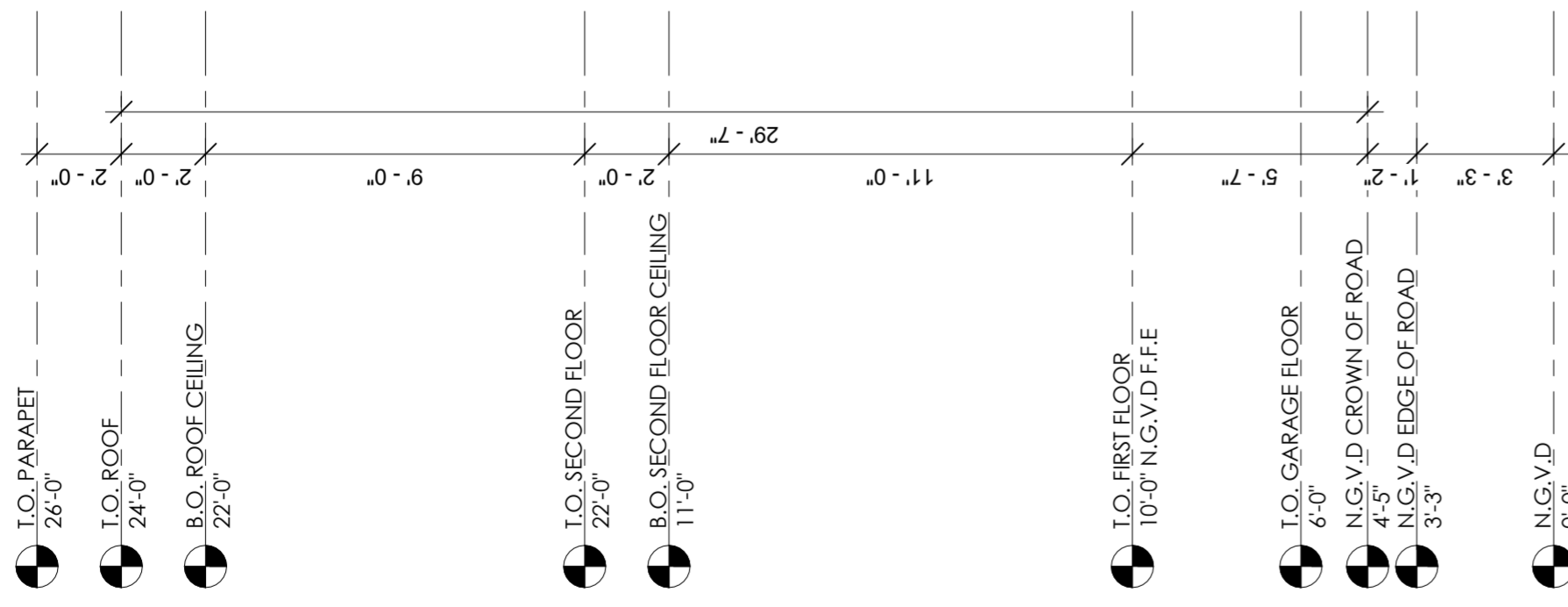
AR100207



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



**EAST ELEVATION- REAR**  
 1/4"=1'-0"











# Memorandum

**To:** Planning and Zoning Board  
**Thru:** Andrew Hyatt, Town Manager  
**Thru:** Walter Keller, PE, AICP, Town Consultant Planner  
Marlin Engineering, Inc.  
**From:** Christina Fermin, AICP, LEED Green Association  
Marlin Engineering, Inc.  
**CC:** Jason Greene, Assistant Town Manager  
Lillian Arango, Town Attorney  
James McGuinness, Town Building Official  
**Date** February 15, 2022  
**RE:** 601 94<sup>th</sup> Street – New 2-story single-family residence

---

**Background:** This application is a request to demolish the existing one-story single-family residence and construct a new 2-story single family residence with a pool (260 SF) and deck with a covered terrace (308 SF), an outdoor BBQ and shower, and a new concrete driveway with grass inlay. The parcel is located in the H30B Zoning District at 604 94<sup>th</sup> Street. The lot depth is 112.5 feet with a width of 55 feet. The site plan indicates the lot size is 6,187.50 square feet (SF).

The setback requirements for the H30B Zoning District for a corner lot are 20-foot front, 20-foot rear, 10-foot secondary frontage, and a minimum of 10% frontage for lots over 50 feet in width. The Applicant is proposing a 20-foot front setback with a rear setback of 20 feet, 10-foot, 2 Inches secondary setback and a 5-foot 6 inches side setback. Total lot pervious area is 38% (2,339 SF) where 35% of 6,187.5 SF is required. The front yard setback pervious area is 50% (551 SF) where 50% of 1,100 SF is required. The rear yard setback pervious area is 67% (745 SF) where 40% of 1,100 is required. The second floor under ac is proposed at 1,736 SF or 75% of the first floor where 80% is the maximum. A pitched roof is proposed with a maximum roof height is 30 feet. Table 1 on page 2 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed; a metal black garage door, wood composite wall paneling, Natural stone veneer with gray tones, and black aluminum impact window and doors. Other Architectural elements also include a light gray metal roof, black aluminum railings with stainless steel cabling, a fence, stone planters at the front entrance and a concrete driveway with gray inlay. The house is to be stucco smooth and painted white. Detailed drawings were provided by the Applicant with limited information on the pool.

The Applicant is proposing seven (7) street trees where 8 street trees are required (Palm Trees are counted 3:1). Six (6) lot trees and thirty-five (35) shrubs are being proposed for the lot, where 5 trees of two different species and 25 shrubs are required for single-family homes. The site plan shows 3 species of palm trees proposed and 2 species of shade tree, where there must be a total of 4 different tree species.

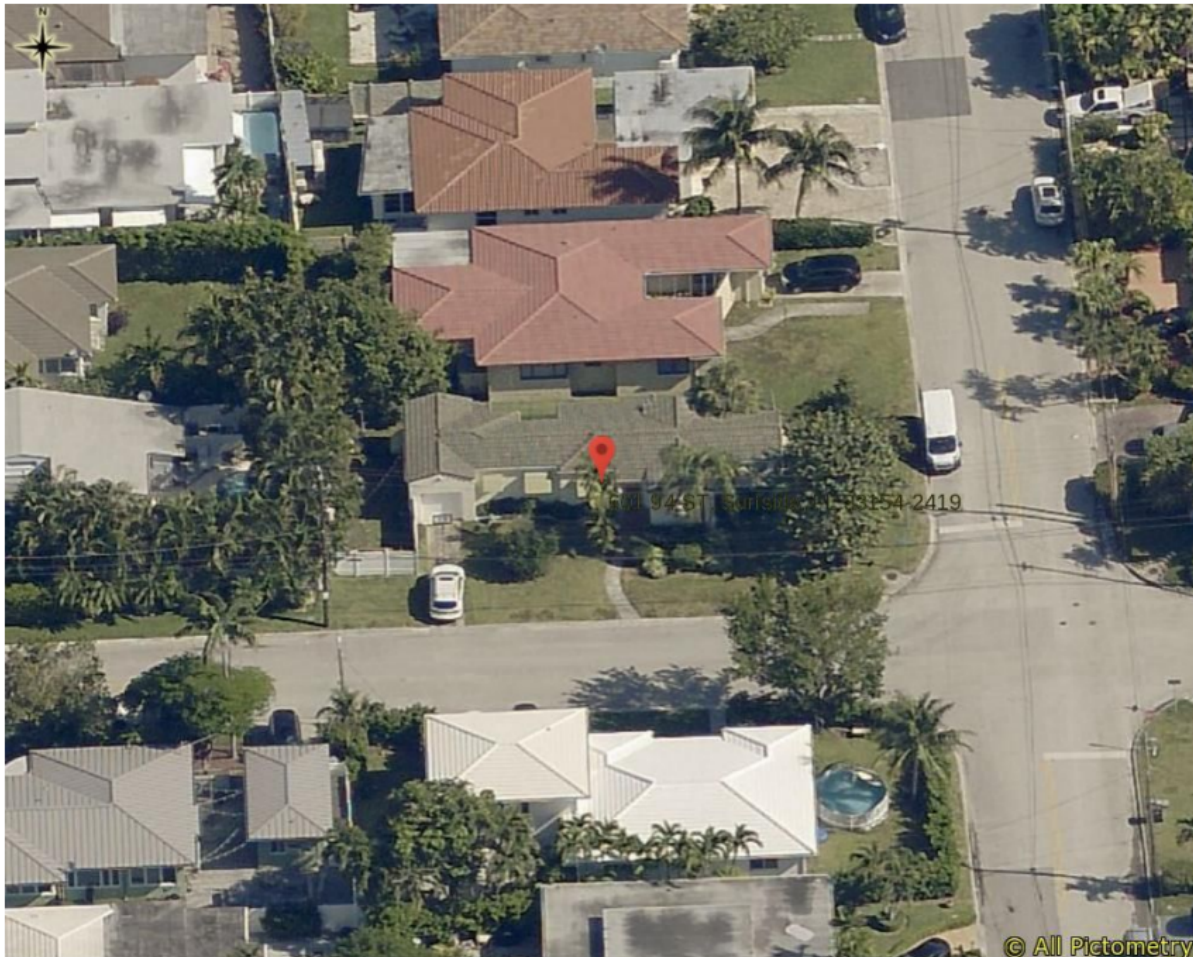


## Town of Surfside, Florida Development Review

A total of 20% of all landscaping is proposed to be Florida-Friendly where the zoning in progress requires 40%. Figure 1 is an aerial view of the existing property.

### Miami-Dade Property Appraiser

Property Address: 601 94 ST, Surfside, FL 33154-2419



Date Printed: 02/15/2022

**Figure 1: Aerial View of 601 94<sup>th</sup> Street**



# Town of Surfside, Florida Development Review

**Table 1 – Site Characteristics and Zoning Requirements**

|                                    |   |                           |
|------------------------------------|---|---------------------------|
| <b>Address</b>                     | 601 94 <sup>th</sup> Street                 |                           |
| <b>General Location</b>            | North                                       |                           |
| <b>Property Size</b>               | 6,187.5 SF (112.5 Feet x 55.0 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. (2,475 SF)                         | 38% (2,307 SF)            |
| Exempt Accessory Uses              | 15% or Less                                 | N/A                       |
| 2 <sup>nd</sup> Story Lot Coverage | 32% of the Lot or<br>80% of First Floor     | Unknown<br>75% (1,736 SF) |
| Pervious Area Total Lot            | 35% w/40% FL Friendly                       | 35.5% (2,339 SF)          |
| Pervious Area Front Yd             | 50% w/40% FL Friendly                       | 50% (551 SF)              |
| Pervious Area Rear Yd              | 40% w/40% FL Friendly                       | 67% (745 SF)              |
| Height – Flat Roof                 | 30 Ft: Avg Datum/Crown-High Pt.             | N/A                       |
| Height – Pitched Roof              | 30 Ft: Avg Datum/Crown-Tie Beam.            | 30 Feet                   |
| Modification of Height             | 1% of Height to 3 Ft Max                    | N/A                       |
| Trellis/Pergola Structure          | 12 Feet Max. Height                         | N/A                       |
| <b>Setbacks</b>                    |   |                           |
| Primary Frontage                   | 20 Feet Min.                                | 20 Feet                   |
| Secondary Corner                   | 10 Feet Min.                                | 10 Feet 2 Inches          |
| Interior Side < or = 50 Ft         | 5 Feet Min.                                 | N/A                       |
| Interior Side > 50 Ft              | 10% Frontage Width                          | 5 Feet 6 Inches           |
| Rear                               | 20 Feet Min.                                | 20 Feet                   |
| 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                               | 12 Inches                 |
| 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.                                 | 308 SF                    |
| Pools & Decks                      |   | 260 SF                    |
| Primary Front and                  | 10 Feet Min                                 | N/A                       |
| Secondary Corner                   | 10 Feet Min                                 | N/A                       |
| Uncovered Patio                    | Rear & Side – 5 Feet                        | 6 Feet 6 Inches           |
|                                    | Front & Corner -10 Feet                     | N/A                       |



## Town of Surfside, Florida Development Review

**Applicant Package:** A package of drawings and the application was submitted by the Applicant with a recent survey dated 01/10/2022.

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

- Verify and dimension the 20 foot setback distance on the southeast corner of the residence to Carlyle Avenue
- The future pool and deck should be defined to ensure rear setback requirements are met in addition to landscape/pervious area, per Sec. 90-54.2
- Per **Sec. 90-47.3** air conditioning equipment, pool pump or other mechanical equipment shall maintain at least a five-foot (5) setback from the rear and side yards and is not visible from any street or waterway. Shrubs shall be incorporated in a manner on the site so as to be a visual screen for mechanical equipment or other accessories to the residence, **Sec. 90-95(3)**. Provide setbacks for the proposed mechanical equipment. Verify the pool equipment is 5 feet from the side yard property line and screen the equipment if visible from the street
- The proposed fence shall meet the requirement in **Sec. 90-56.1(A)**, A fence or ornamental wall not more than six feet in height, as measured from grade, may project into or enclose an interior side or rear yard only. Prohibited fence materials may be found in **Sec.90-56 B(g)**
- Per the **Zoning in Progress**, all landscaped areas must include 40% of Florida-Friendly materials. Provide calculations to show this requirement is met. Please refer to Sec. 90-95 for H30B landscape requirements. A total of four (4) different tree species is required: 30% shade trees, 30% small trees, and 40% palm trees. Palm trees are counted on a 3:1 ratio and must meet the requirements set forth in the above referenced section
- Per **Sec. 90-97**, any trees removed require a tree removal permit

Note, this report may be updated prior to the meeting.



|                         |              |
|-------------------------|--------------|
| 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                      | Joseph and Sarah Rosanel                  |
| PHONE / FAX /EMAIL                | 646-467-3586 / yrosanel@gmail.com         |
| AGENT'S NAME                      | Ana Alzate                                |
| ADDRESS                           | 915 NW 1 Avenue                           |
| PHONE / FAX                       | 954-599-8434                              |
| PROPERTY ADDRESS                  | 601 94th Street                           |
| ZONING CATEGORY                   | H30B                                      |
| DESCRIPTION OF PROPOSED WORK      | New 2 stories Single family home 4,351 SF |

|                                 |                            |
|---------------------------------|----------------------------|
| <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                      | 6,187.50 |     |          | 6,187.50 |     |             |
| Setbacks (F/R/S)               | 20'      | 20' | 10'/5.5' | 20'      | 20' | 10'-2"/5.5' |
| Lot Coverage                   | 2,475    |     |          | 2,307    |     |             |
| Height                         | 30       |     |          | 30       |     |             |
| Pervious Area                  | 2,166    |     |          | 2,339    |     |             |

|                    |                              |            |                    |            |
|--------------------|------------------------------|------------|--------------------|------------|
| <i>Y. Rosanel</i>  | <i>Dr. Sarah Rosanel, MD</i> | 02/02/2022 |                    | 02-02-2022 |
| 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:**

|                        |            |
|------------------------|------------|
| Ana Alzate             | 02-02-2022 |
| 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:**

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

Cont.



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





NEW SINGLE FAMILY HOME  
 OWNERS: DR. ROSANEL & JOSEPH ROSANEL  
 601 94TH STREET  
 SURFSIDE, FLORIDA 33154

FL LIC# 14320

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

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

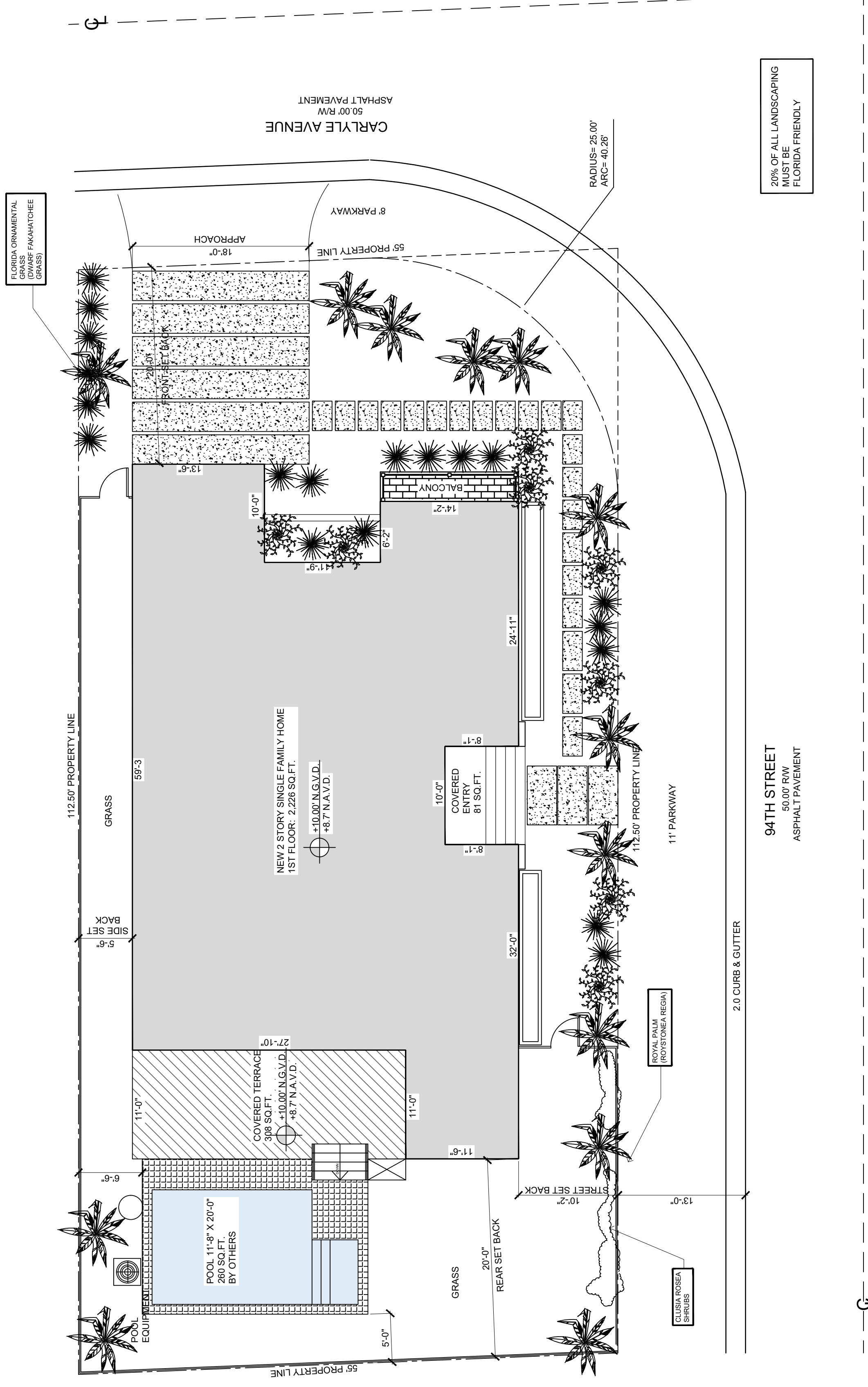
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RELEASE DATE:  
 01-20-22

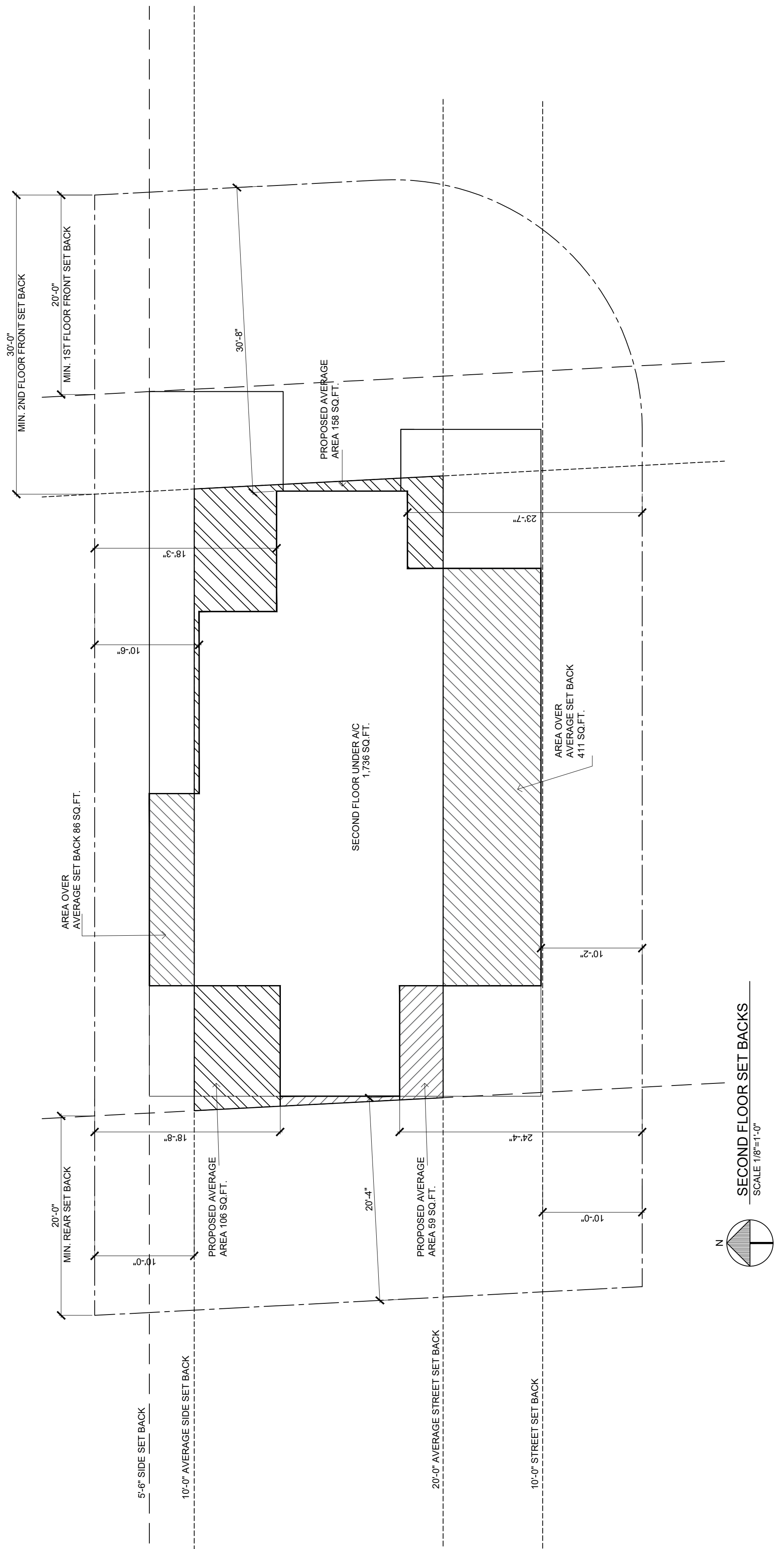
A-101  
 SITE PLAN

SHEET NO.

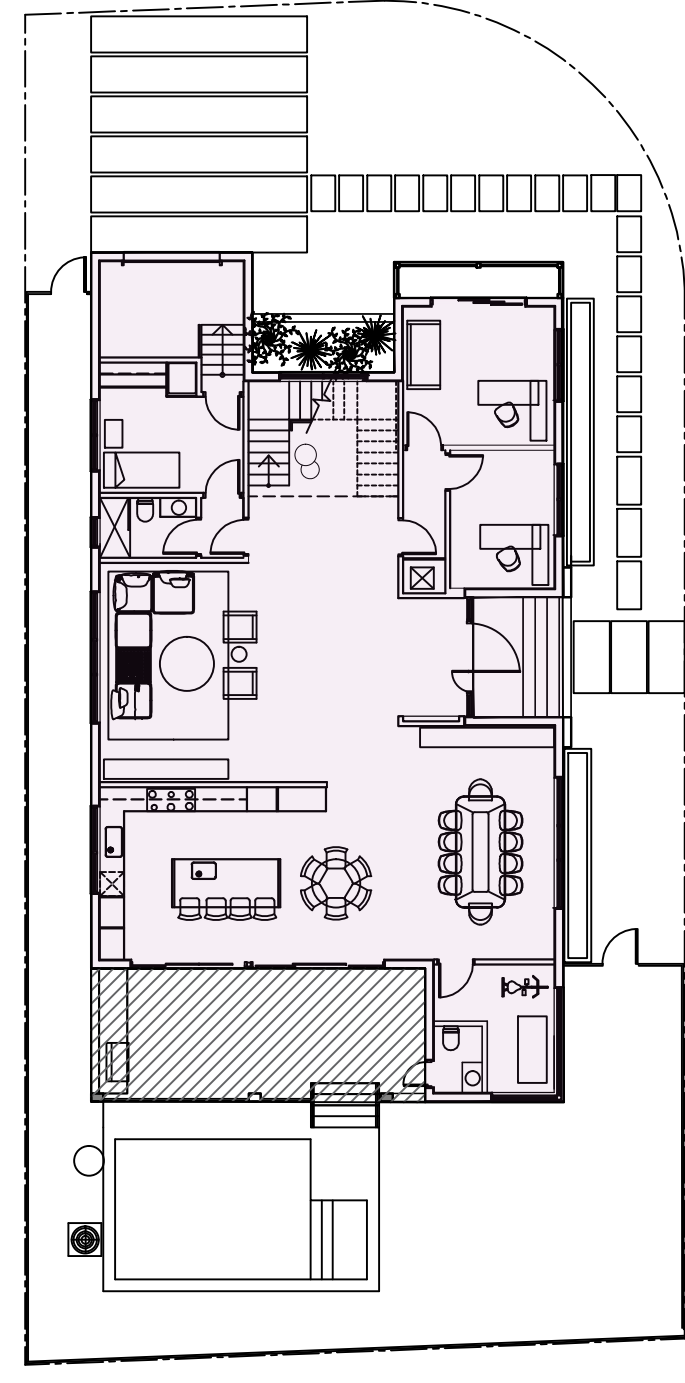
| ZONING REQUIREMENTS: H30B                          |                                    |
|--|------------------------------------|
| LOT SIZE: 6,187.50 SQ. FT.                         |                                    |
| MAX. LOT COVERAGE: 40% (6,187.50) = 2,475 SQ. FT.  |                                    |
| FIRST FLOOR BUILDING SET BACKS:                    |                                    |
| FRONT SET BACK                                     | PROPOSED 20'-0"                    |
| REAR SET BACK                                      | PROPOSED 5'-6"                     |
| SIDE SET BACK                                      | PROPOSED 5'-6"                     |
| REAR SET BACK                                      | PROPOSED 20'-0"                    |
| FIRST FLOOR LOT COVERAGE                           |                                    |
| FIRST FLOOR AREA + TERRACE                         | 2,475 SQ. FT.                      |
| REAR SET BACK AVERAGE                              | 2,815 SQ. FT.                      |
| SECOND FLOOR BUILDING SET BACKS:                   |                                    |
| FRONT SET BACK AVERAGE                             | PROPOSED 30'-8"                    |
| REAR SET BACK                                      | PROPOSED 20'-0"                    |
| SIDE SET BACK                                      | PROPOSED 20'-0"                    |
| REAR SET BACK AVERAGE                              | PROPOSED 11'-57"                   |
| UPPER FLOOR AREA UNDER A/C PROPOSED                |                                    |
|  | 1,736 SQ. FT. (75% OF FIRST FLOOR) |
| MAX. HEIGHT FROM CROWN OF ROAD                     | 2 STORIES 30'-0"                   |
| MIN. PERVIOUS AREA (35% OF 6,187.50 SQ. FT.)       | 2,166 SQ. FT.                      |
| FRONT SET BACK PERMEABILITY (60% OF 1,100 SQ. FT.) | 551 SQ. FT.                        |
| LANDSCAPING REQUIREMENTS: H30B                     |                                    |
| STREET TREES (ROYAL PALM, ROYALSTONIA REGION)      | 7                                  |
| SMALL TREES (LANTANA REGION)                       | 6                                  |
| SHRUBS (DWARF FAHAHATCHEE GRASS)                   | 35                                 |
| ZONING REQUIREMENTS S PER 2006 ZONING CODE: RS-2   |                                    |
| LOT SIZE: 6,187.50 SQ. FT.                         |                                    |
| MAX. LOT COVERAGE: 40% (6,187.50) = 2,475 SQ. FT.  |                                    |
| FIRST FLOOR BUILDING SET BACKS:                    |                                    |
| FRONT SET BACK                                     | REQUIRED 20'-0"                    |
| REAR SET BACK                                      | REQUIRED 10'-2"                    |
| SIDE SET BACK                                      | REQUIRED 5'-6"                     |
| REAR SET BACK                                      | REQUIRED 20'-0"                    |
| FIRST FLOOR LOT COVERAGE                           |                                    |
| TERRACE 15% (2,307) MAX                            | 2,475 SQ. FT.                      |
| REAR SET BACK AVERAGE                              | 308 SQ. FT.                        |
| SECOND FLOOR BUILDING SET BACKS:                   |                                    |
| FRONT SET BACK AVERAGE                             | PROPOSED 30'-8"                    |
| REAR SET BACK                                      | PROPOSED 20'-0"                    |
| SIDE SET BACK AVERAGE                              | PROPOSED 20'-0"                    |
| REAR SET BACK AVERAGE                              | PROPOSED 11'-57"                   |
| UPPER FLOOR AREA UNDER A/C PROPOSED                |                                    |
|  | NA                                 |
| MAX. HEIGHT FROM CROWN OF ROAD                     | 30'-0"                             |
| MIN. PERVIOUS AREA (35% OF 6,187.50 SQ. FT.)       | 551 SQ. FT.                        |
| FRONT SET BACK PERMEABILITY (60% OF 1,100 SQ. FT.) | 446 SQ. FT.                        |



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

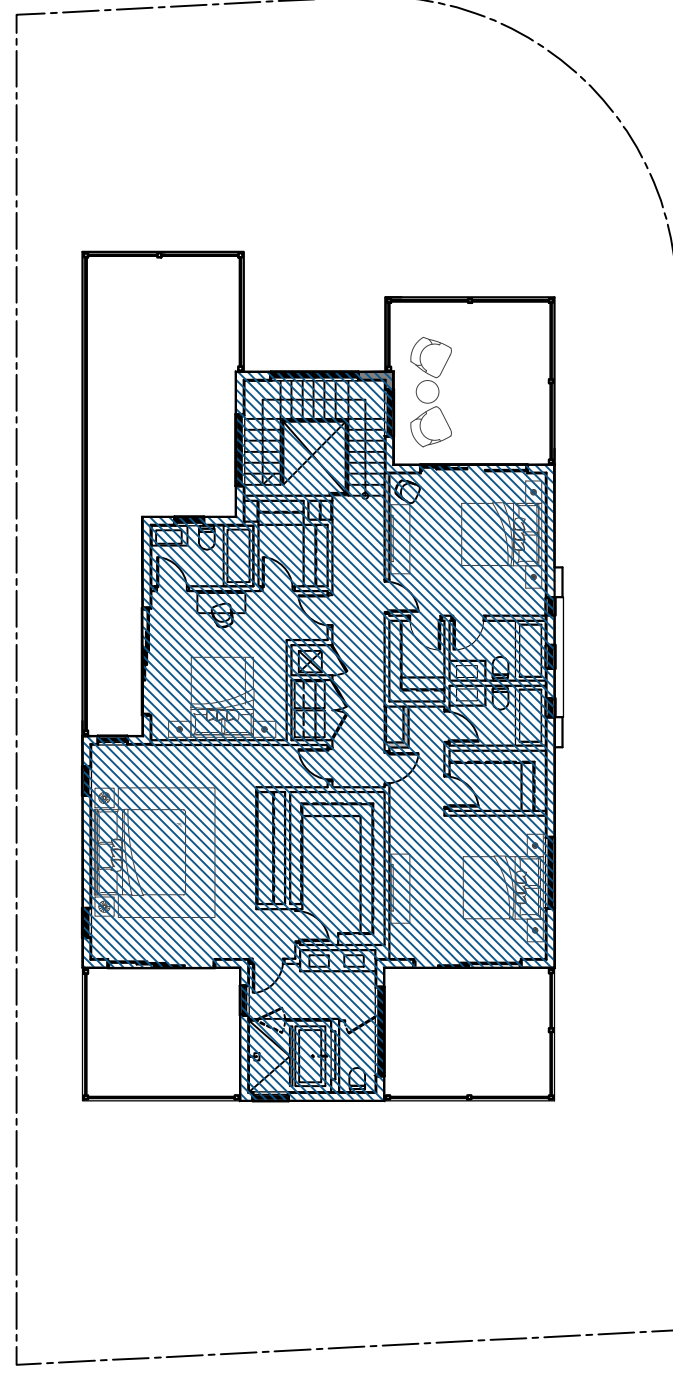


SECOND FLOOR SET BACKS  
 SCALE: 1/8" = 1'-0"



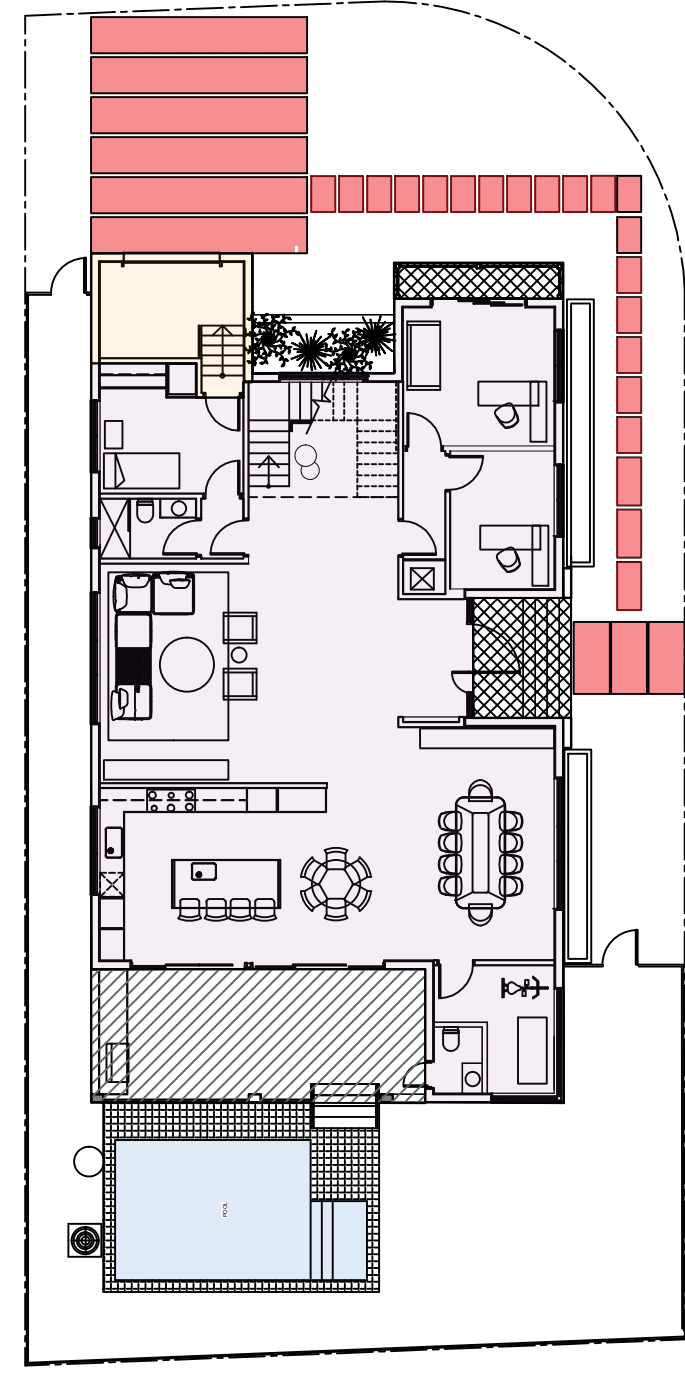
**MAX LOT COVERAGE**  
 MAX COVERAGE: 40% (6,197.50 SQ FT) = 2,475.50 FT.  
 1ST FLOOR LOT COVERAGE: 2,397.50 FT.  
 COVERED TERRACE: 15% (2,397.50 FT) = 359.63 FT.  
 TERRACE PROPOSED: 398.50 FT.

**FIRST FLOOR MAX. COVERAGE**  
 SCALE 1/16"=1'-0"



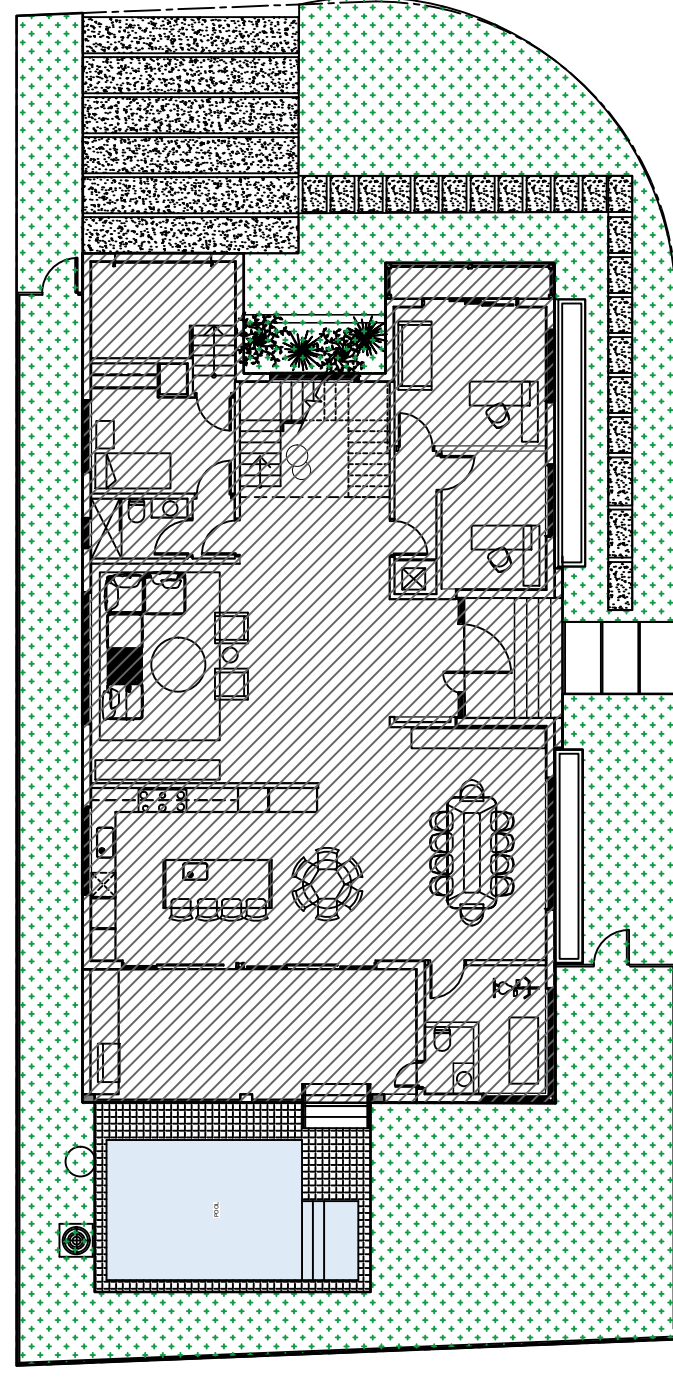
**SECOND FLOOR AREA**  
 SECOND FLOOR: 1,736.50 FT.  
 15% OF FIRST FLOOR

**SECOND FLOOR AREA**  
 SCALE 1/16"=1'-0"



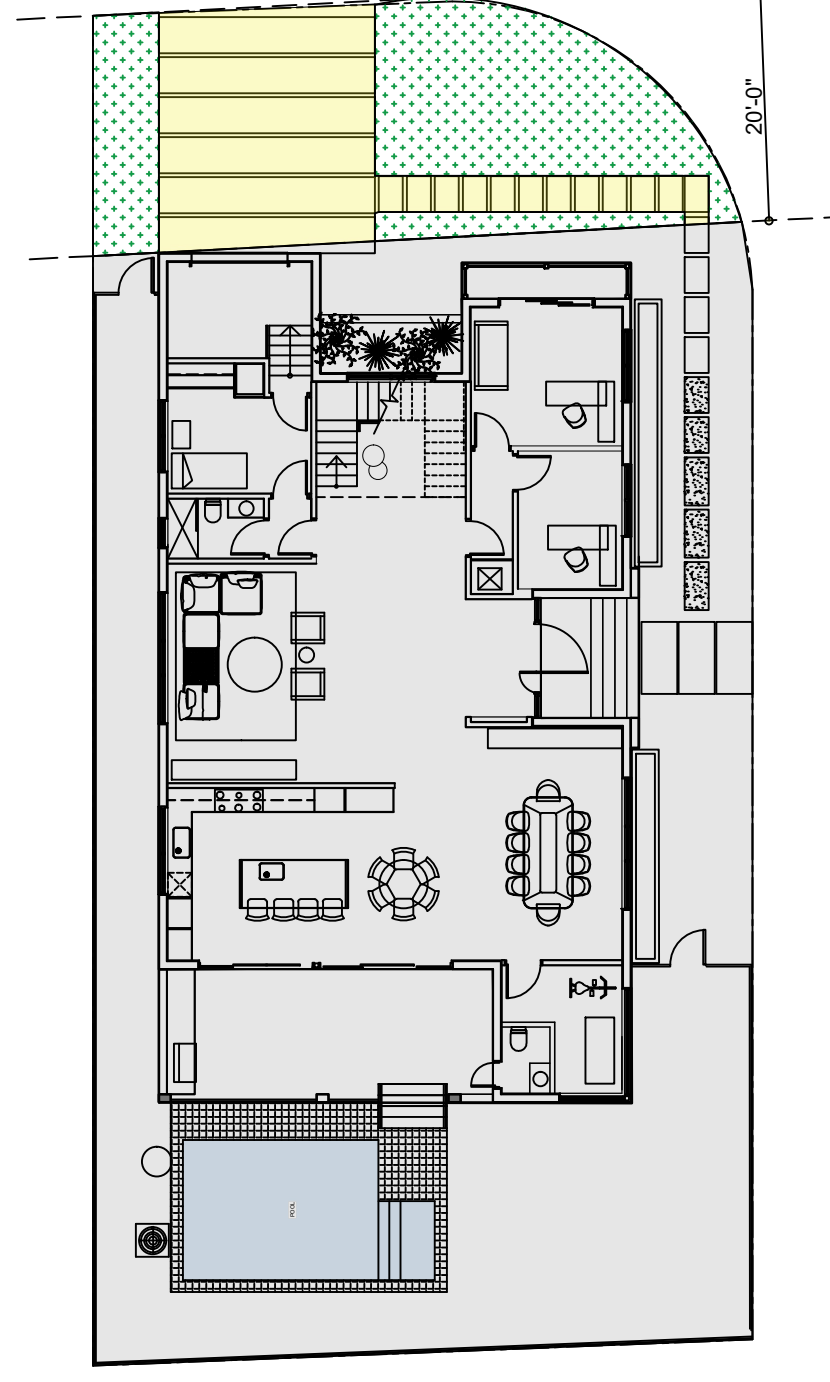
**BUILDING COVERAGE BREAKDOWN:**  
 TOTAL LOT: 6,197.50 SQ FT.  
 1ST FLOOR UNDER AC: 2,091.50 FT.  
 STORAGE: 158.50 FT.  
 COVERED ENTRY: 81.50 FT.  
 COVERED TERRACE: 308.50 FT.  
 FRONT BALCONY: 43.50 FT.  
 POOL & DECK: 385.50 FT.  
 DRIVEWAY AND WALKWAYS: 684.50 FT.

**BUILDING COVERAGE**  
 SCALE 1/16"=1'-0"



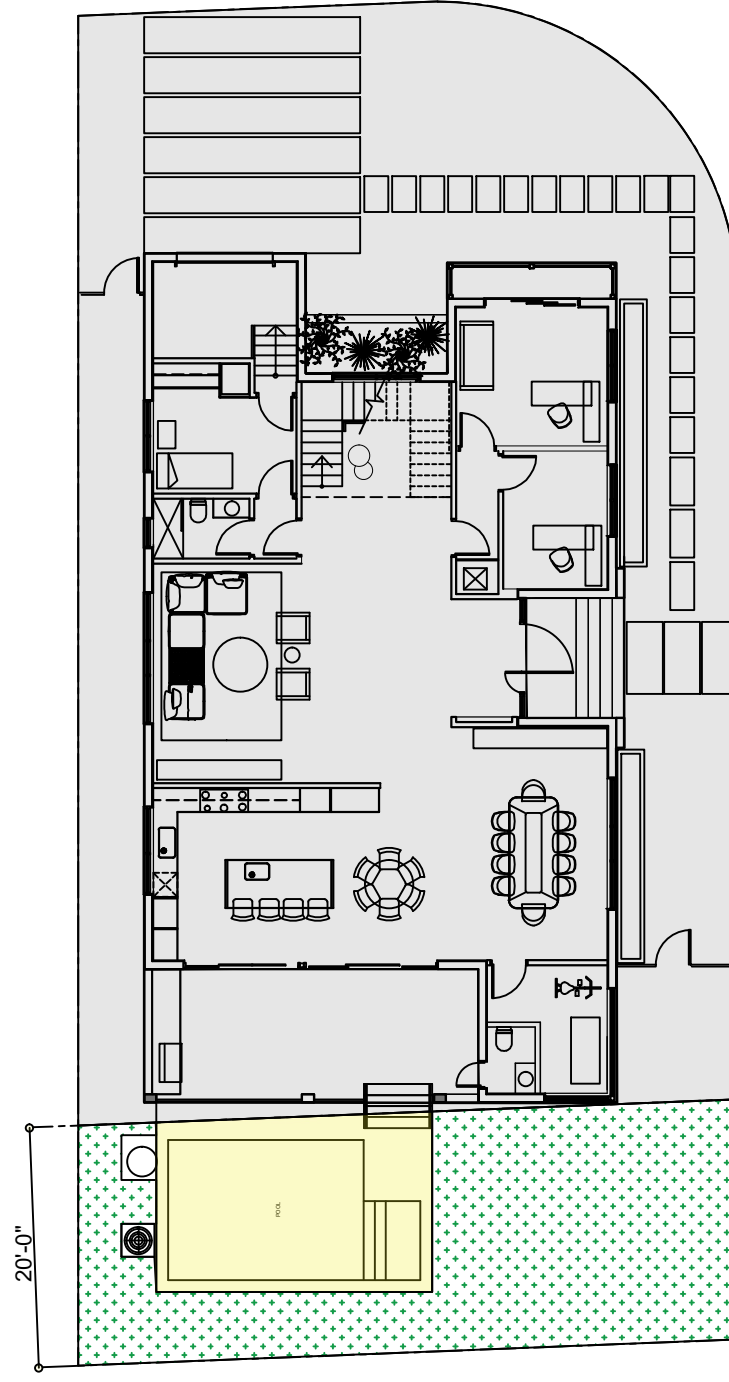
**SITE PERVIOUS/IMPERVIOUS CALCULATIONS**  
 REQUIRED MIN PERVIOUS AREA: 35% (6,197.50 SQ FT) = 2,169.50 FT.  
 TOTAL LOT: 6,197.50 SQ FT.  
 IMPERVIOUS AREA: 3,948.50 SQ FT.  
 PERVIOUS AREA: 2,239.50 FT.  
 38% > 35% MIN REQUIRED

**SITE PERVIOUS AND IMPERVIOUS CALCULATIONS HB30**  
 SCALE 1/16"=1'-0"



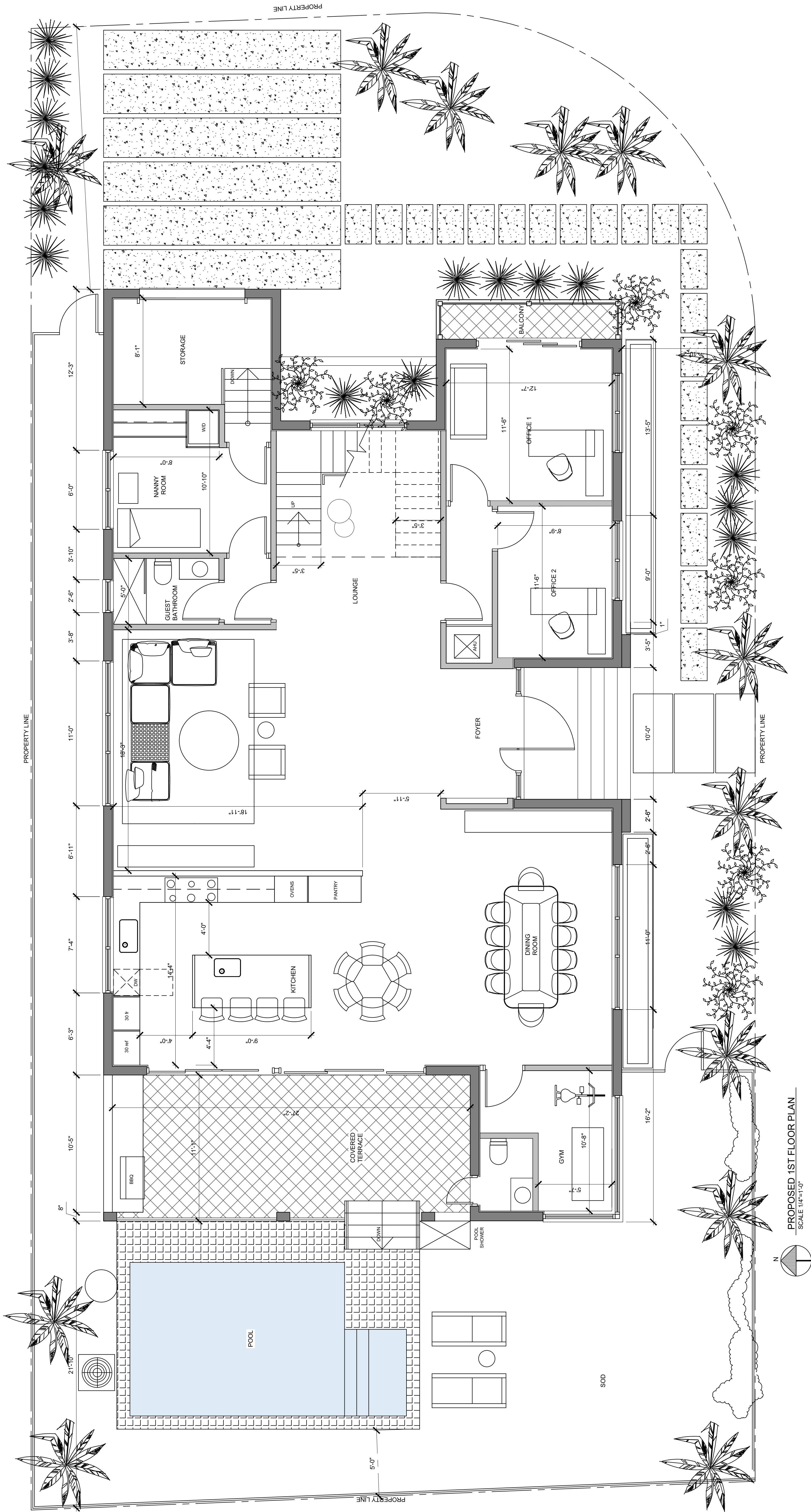
**FRONT YARD PERVIOUS/IMPERVIOUS CALCULATIONS**  
 REQUIRED MIN PERVIOUS AREA: 50% (1,100.50 FT) = 550.25 FT.  
 IMPERVIOUS AREA: 648.50 FT.  
 PERVIOUS AREA: 551.50 FT.  
 50% = 50% MIN REQUIRED

**FRONT YARD PERVIOUS AND IMPERVIOUS CALCULATIONS**  
 SCALE 1/16"=1'-0"



**REAR YARD PERVIOUS/IMPERVIOUS CALCULATIONS**  
 REQUIRED MIN PERVIOUS AREA: 40% (1,100.50 FT) = 440.20 FT.  
 IMPERVIOUS AREA: 368.50 FT.  
 PERVIOUS AREA: 745.50 FT.  
 67% > 40% MIN REQUIRED

**REAR YARD PERVIOUS AND IMPERVIOUS CALCULATIONS**  
 SCALE 1/16"=1'-0"



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OWNERS: DR. ROSANEL & JOSEPH ROSANEL  
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SURFSIDE, FLORIDA 33154

FL LIC.# 14320

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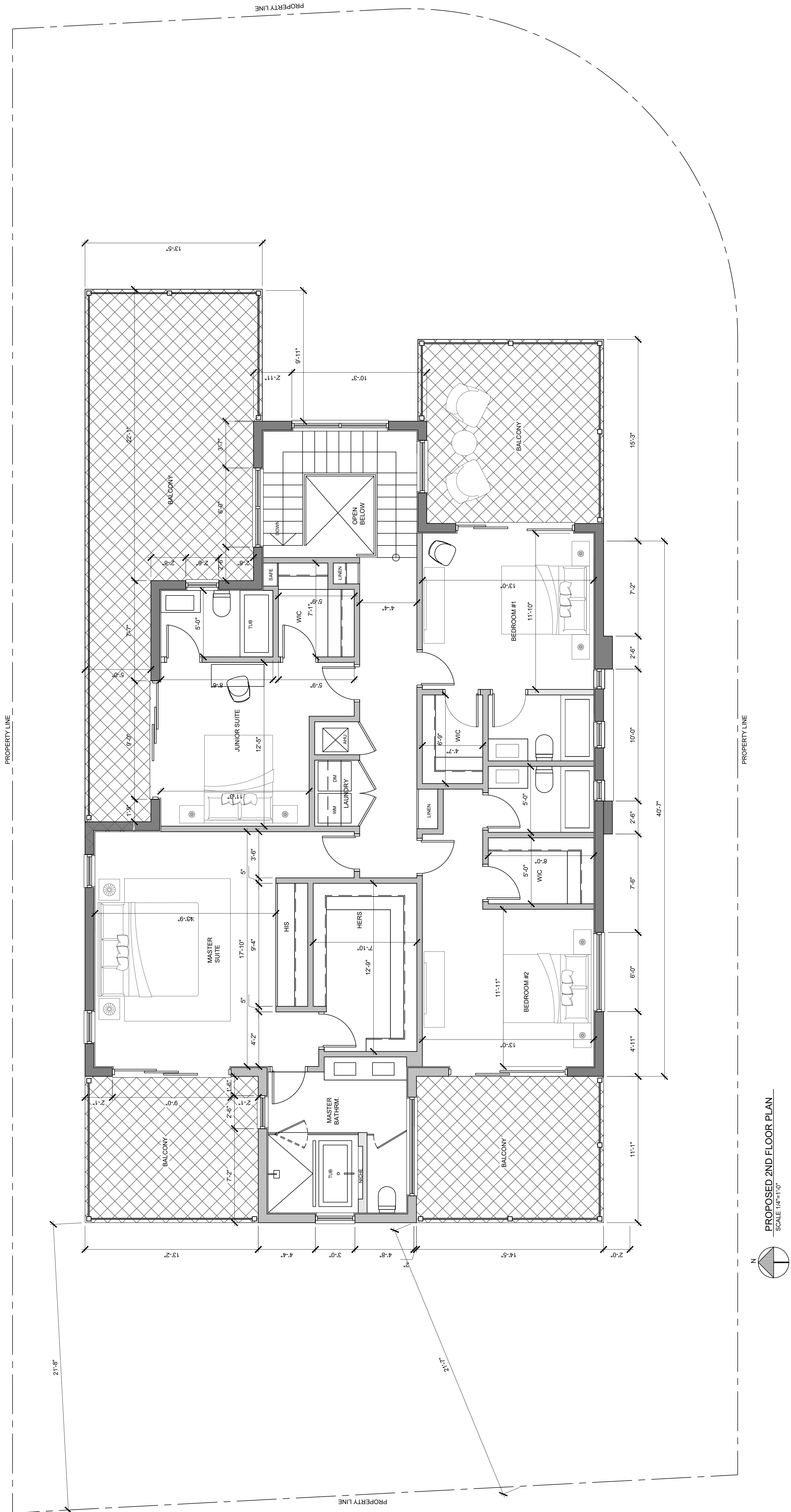
DRAWN BY: V.V.L.  
REVIEW BY: J.D.M.

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

RELEASE DATE:  
01-20-22

A-202  
SECOND FLOOR  
PLAN

6.05.11



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

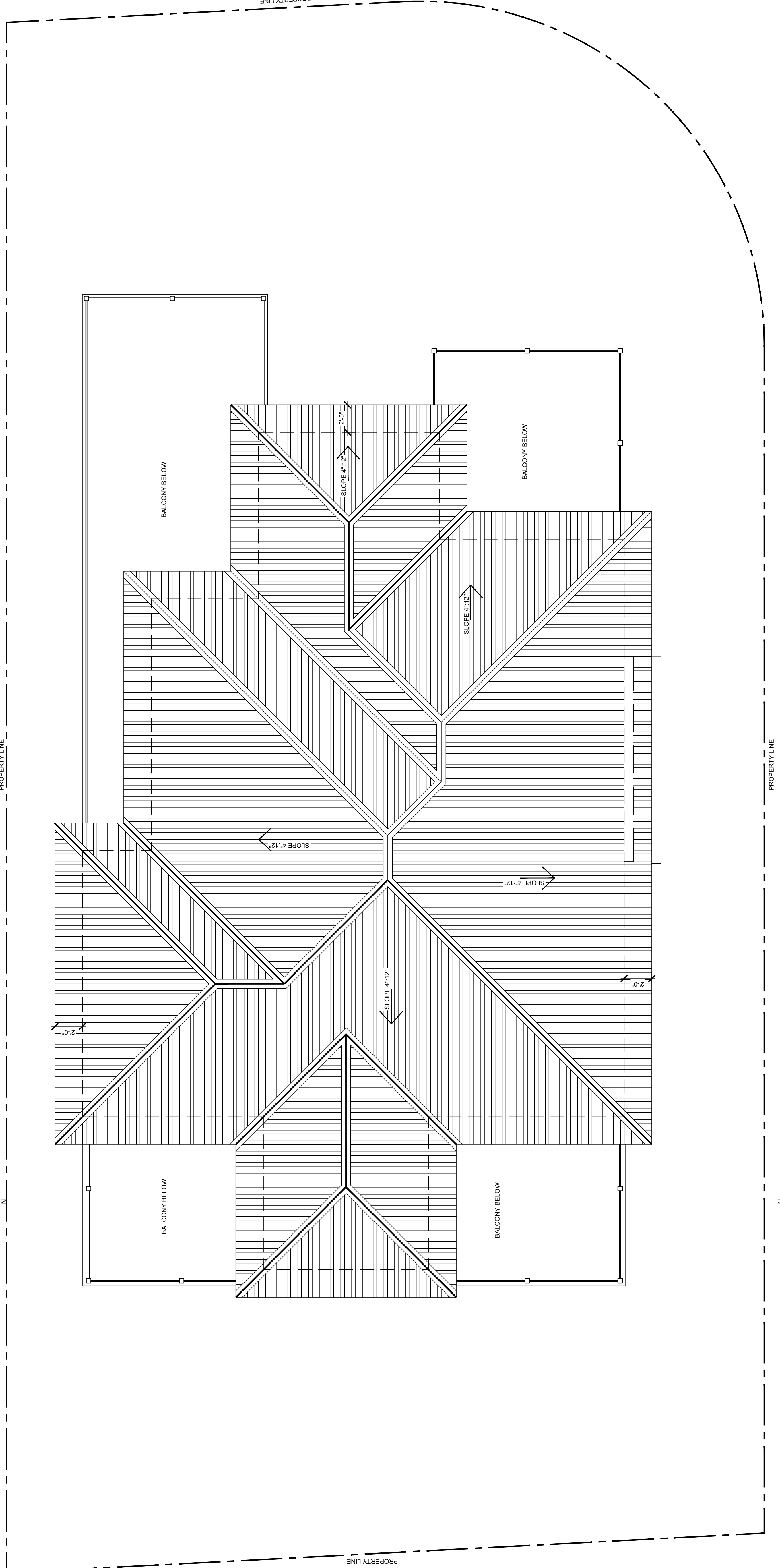
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NEW SINGLE FAMILY HOME  
 OWNERS: DR. ROSANEL & JOSEPH ROSANEL  
 601 94TH STREET  
 SURFSIDE, FLORIDA 33154

FL LIC.# 14320

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

DRAWN BY: V.V.L  
 REVIEW BY: J.D.M.  
 SCALE:  
 1/4" = 1'-0"  
 RELEASE DATE:  
 12/21/21



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

NEW SINGLE FAMILY HOME  
OWNERS: DR. ROSANEL & JOSEPH ROSANEL  
601 94TH STREET  
SURFSIDE, FLORIDA 33154

FL LIC.Nº 14320

JORGE D. MANTILLA  
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P: (305) 815-4649 E-mail: mantillaarchitect@gmail.com

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

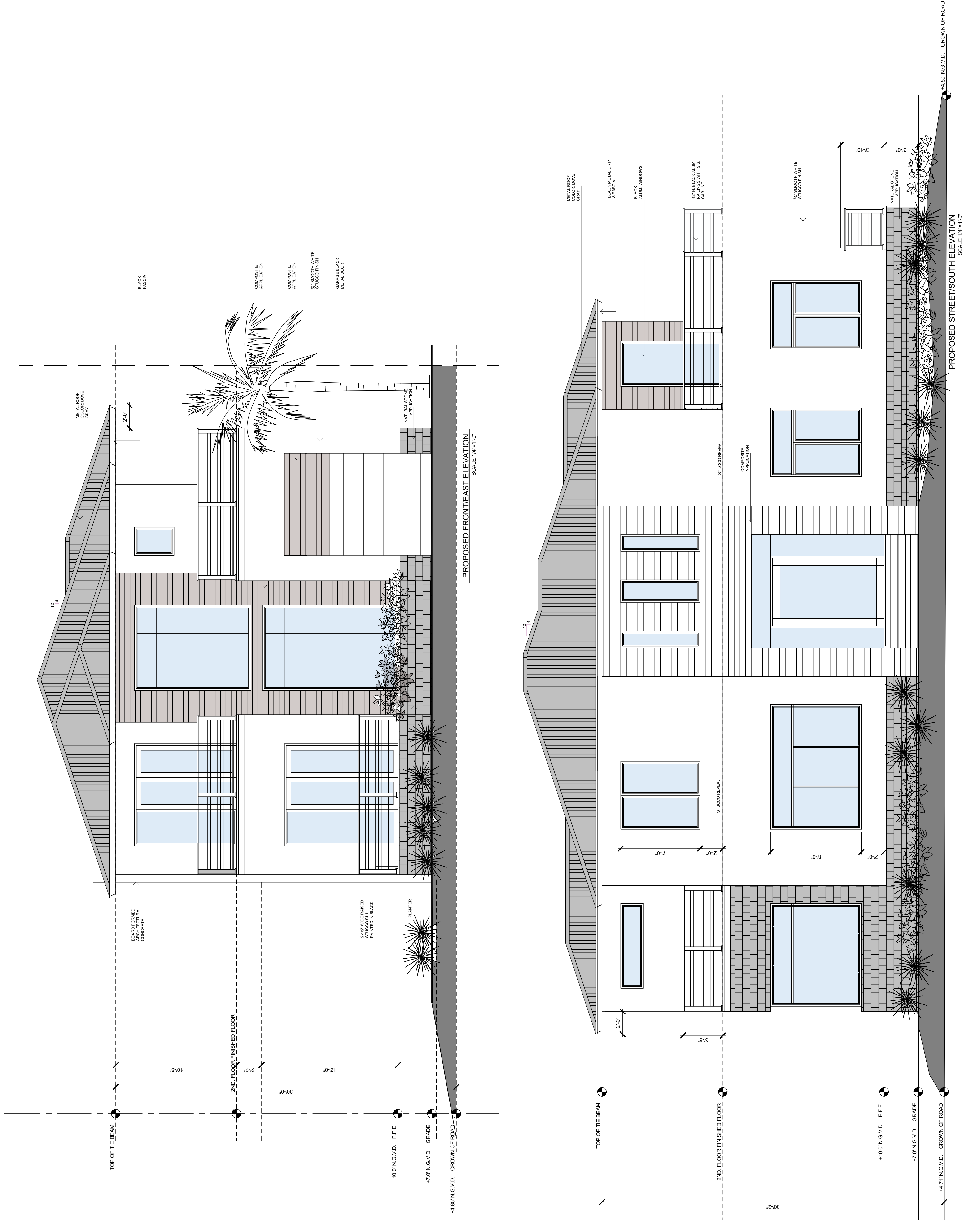
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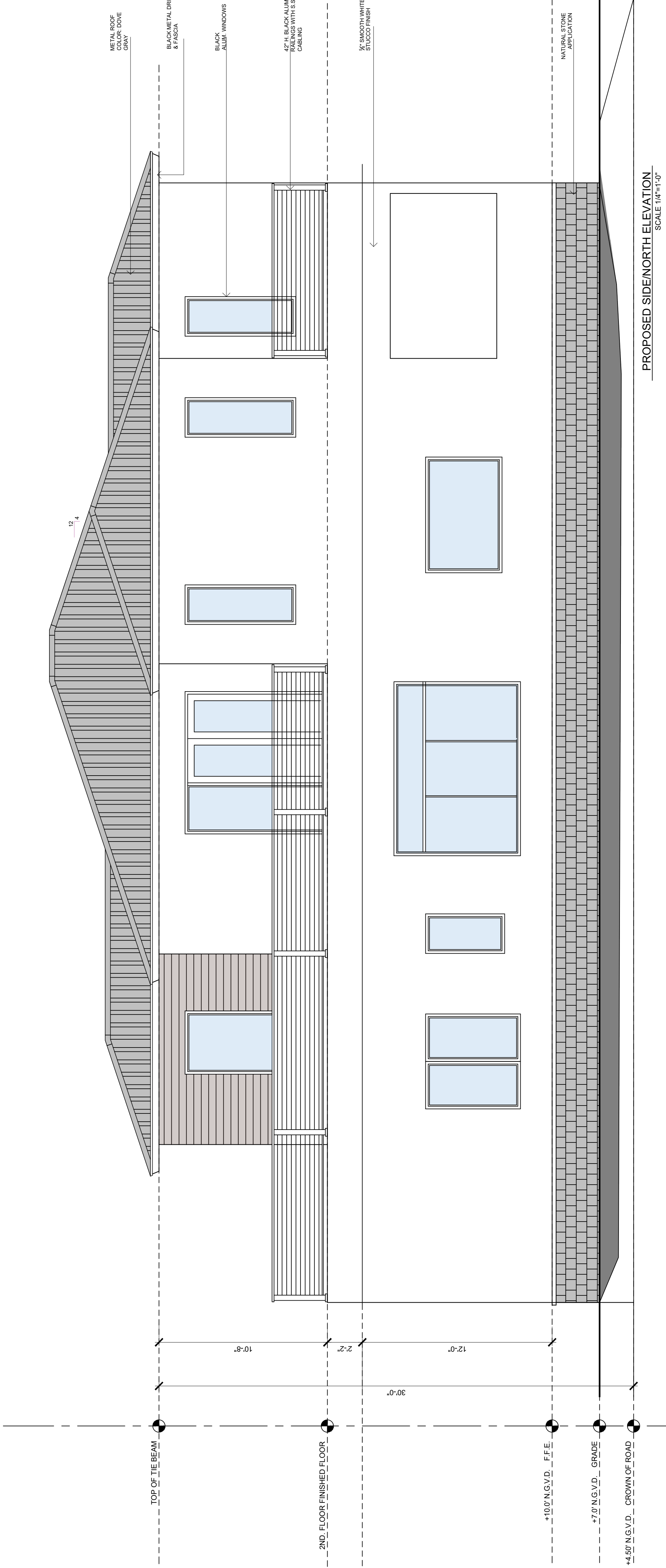
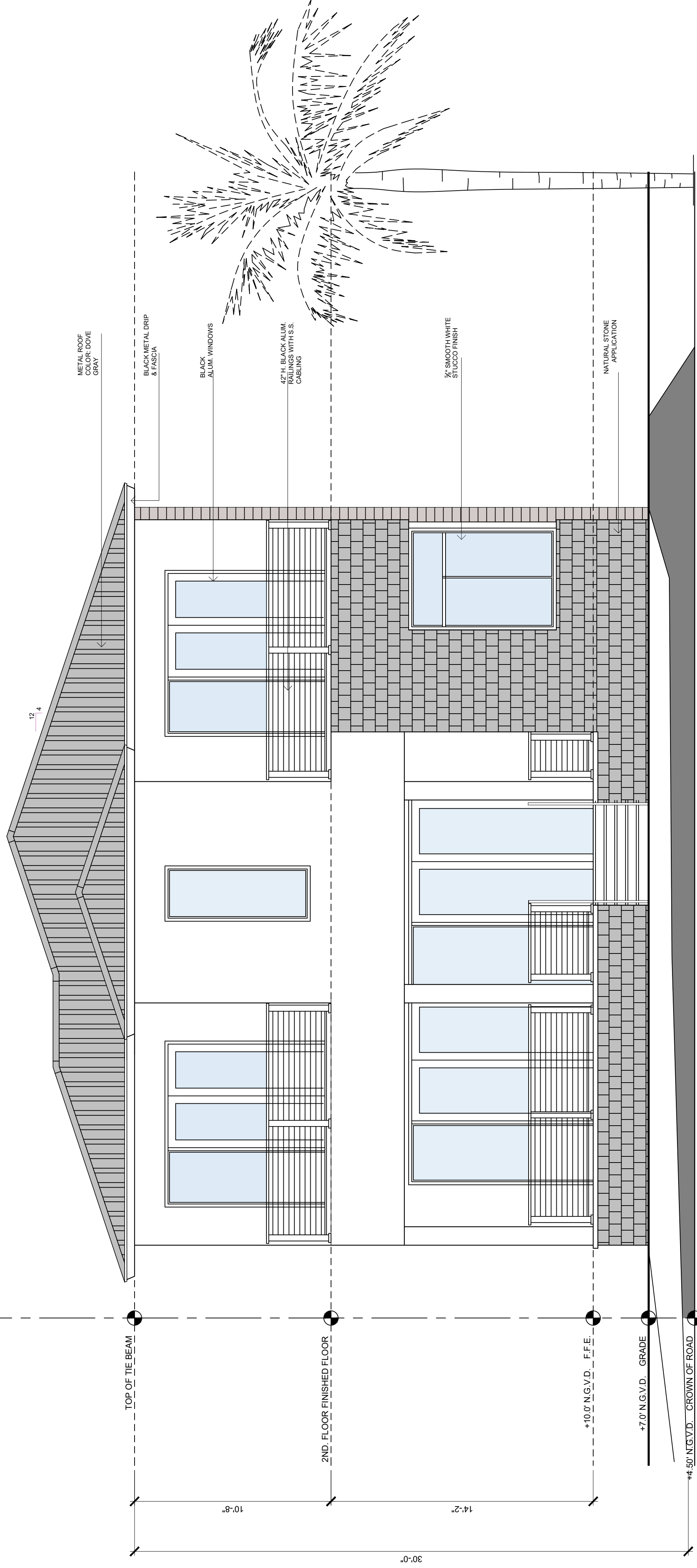
RELEASE DATE:  
12/21/21

A-301  
BUILDING  
ELEVATIONS

SHEET NO.

8 OF 11







**NEW SINGLE FAMILY**

**HOME**

**601 94<sup>TH</sup> STREET**

**MR. & MRS. ROSANEL**

**EXTERIOR MATERIALS**

# **WALL ACCENT**



**COMPOSITE WALL PANELING**



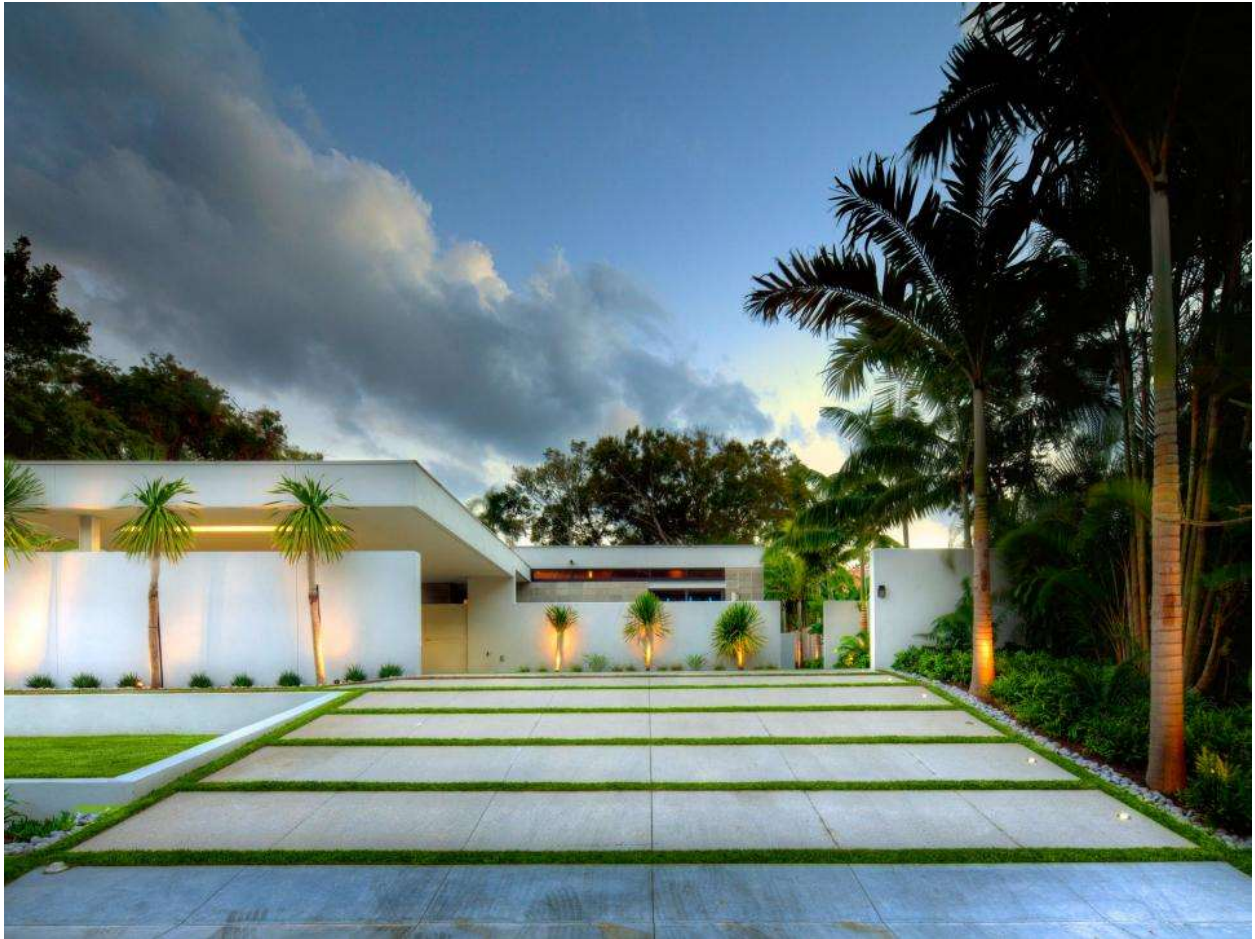
**NATURAL STONE VENEER/ GRAY TONES**

# **WINDOWS & SLIDING** **DOORS**



**ALUMINUM BLACK FINISH, CLEAR GLASS,  
FULL VIEW.**

# **DRIVEWAY**



## **CONCRETE DRIVEWAY**

# **METAL ROOF**



**LIGHT GRAY COLOR**

# **BALCONY RAILINGS**



**BLACK ALUMINUM POST WITH  
STAINLESS STEEL CABLING**

# **EXISTING PROPERTY**



**VIEW FROM 94<sup>TH</sup> STREET**



**VIEW FROM CARLYLE AVENUE**

# **NEIGHBORHOOD**



**9408 CARLYLE AVENUE**



**625 94<sup>TH</sup> STREET**



**600 94<sup>TH</sup> STREET**





# 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:** February 15, 2022  
**RE:** 8818 Carlyle Avenue – Carport Awning

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**Background:** This application is a request to install and attach a white fabric flame-resistant awning (10’W X 20’ L) to the existing single-family residence over an existing driveway. The property is located in the H30B Zoning district. Per Miami Dade County Property Appraiser, the lot area is 5,600 SF. A survey of the site and Miami Dade County Property Appraiser (MDCPA) aerial and Google Street View photos are provided on pages 2-4.

## **Governing Codes:**

Awnings and canopies are similar to each other in the Zoning Code. Carport Canopies are described in Sec 90-58 of the Code.

### *Current Municode, Sec. 90-58:*

- (1) Such canopy shall not exceed 20 feet in length and 20 feet in width.
- (2) The height of such canopy shall not exceed ten feet.
- (3) The height of the side openings shall be at least six feet, three inches.
- (4) Such canopy shall be subject to the following minimum setbacks:
  - a. Rear: Five feet
  - b. Interior side: Five feet
  - c. Primary (front) and secondary (corner): Two feet
  - d. Rear of street curb: Seven feet
- (5) A canopy shall at all times remain open on all four sides, if free standing, and open on three sides if attached to the main building.



# Town of Surfside, Florida Development Review

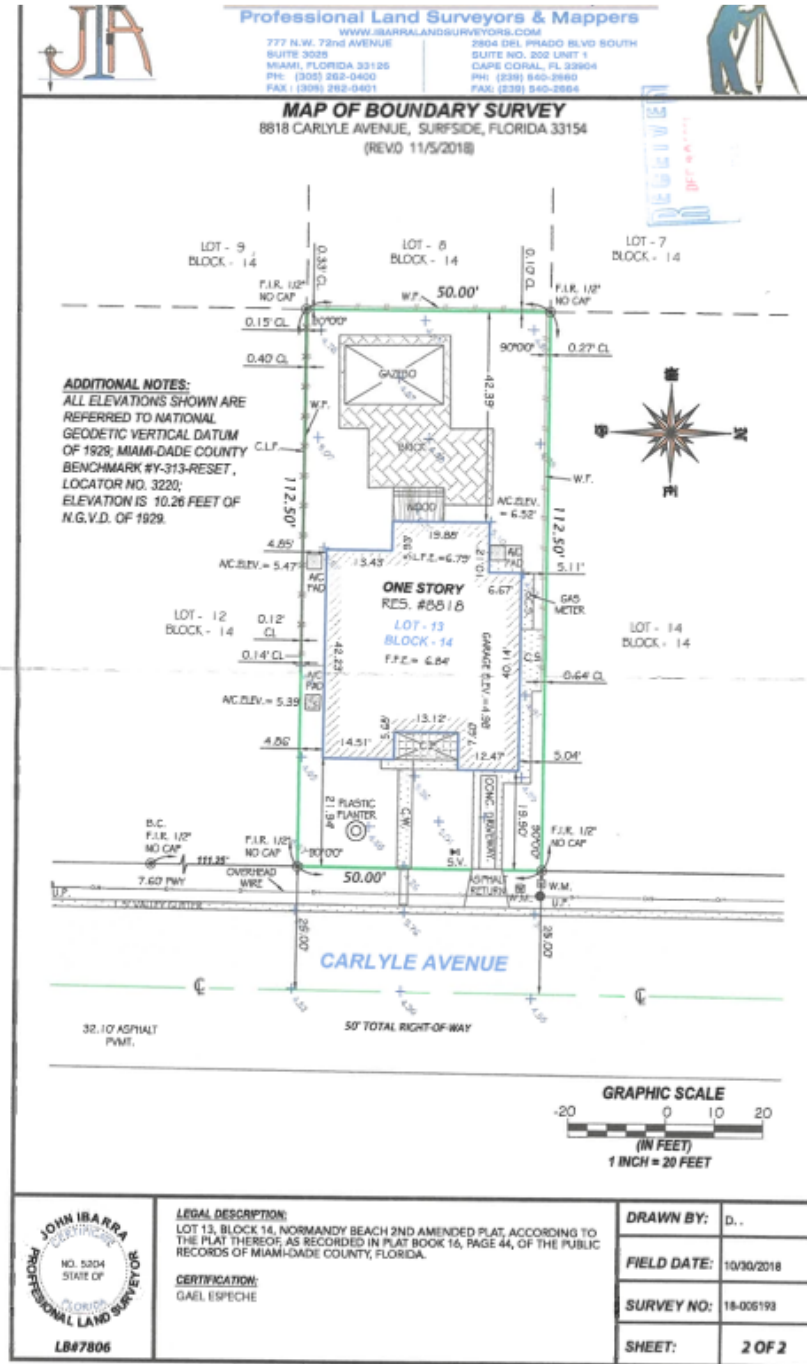


Figure 1: Survey for 8818 Carlyle Avenue

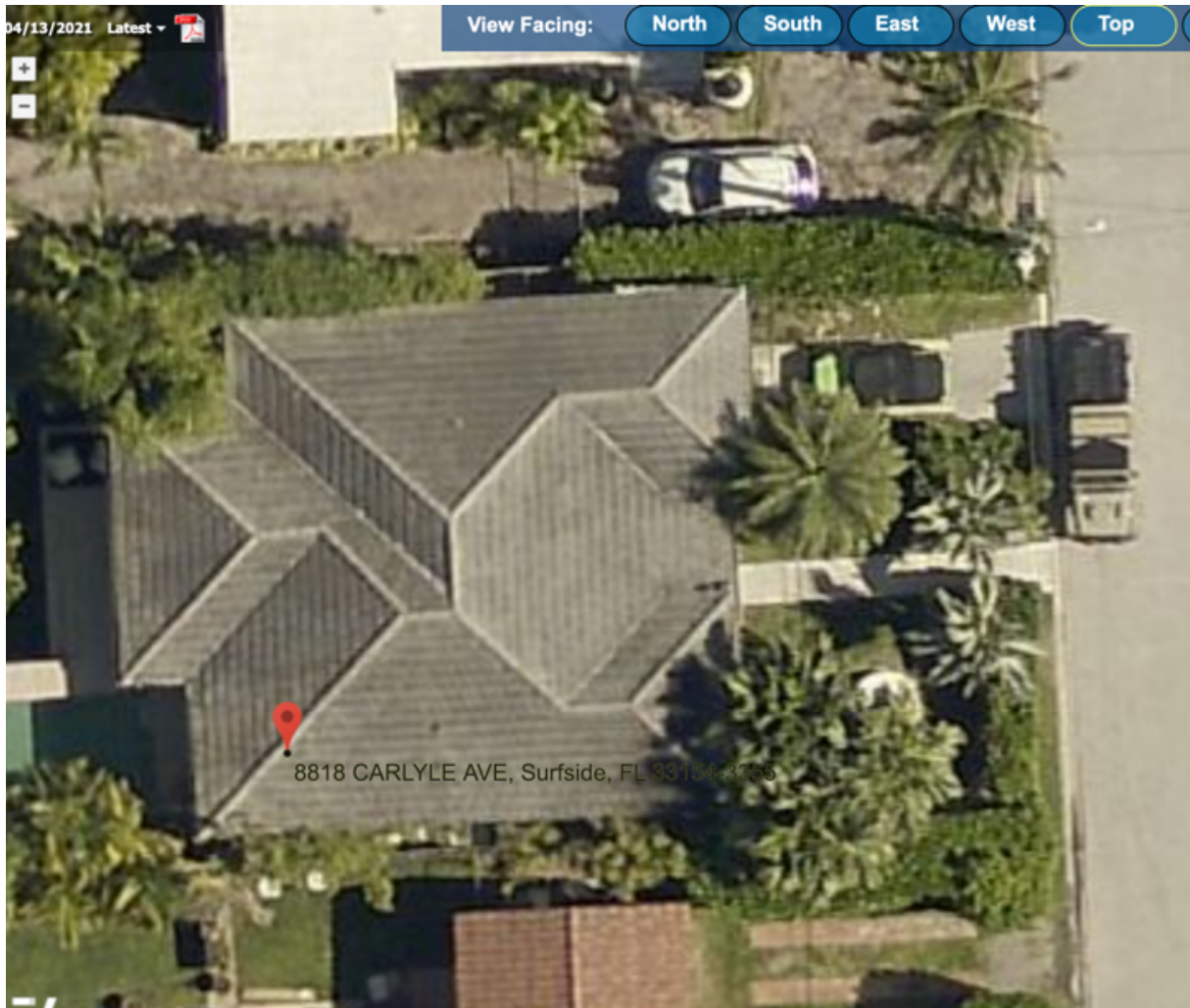


Figure 2: Angled Top View for 8818 Carlyle Avenue from MDCPA.



**Figure 3: Google Street View for 8818 Carlyle Avenue from MDCPA.**

**Staff Recommendation:** Approval subject to meeting the following comments.

- The height of such canopy shall not exceed 10 feet. Provide the height of the canopy from the ground below and provide a dimension length for the vertical member where the canopy attaches to the residence at the garage
- Maintain at least a 5 foot setback from the north property line
- The canopy length shall be reduced to provide a minimum front setback of 2 feet
- The height of the side openings shall be at least 6 feet- 3 inches from the ground below



TOWN OF SURFSIDE  
FEB 03 '22 3:47PM

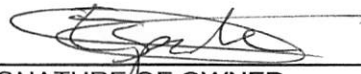
**TOWN OF SURFSIDE**  
**SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

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                      | Gael Espeche   |
| PHONE / FAX                       | (786) 218-7355   |
| AGENT'S NAME                      | Awwings by Valrose   |
| ADDRESS                           | 4450 E. 11th Ave. Hialeah, FL. 33013   |
| PHONE / FAX                       | (305) 893-5553 Fax: (305) 891-6534   |
| PROPERTY ADDRESS                  | 8818 Carlyle Ave. Surfside, FL. 33154  |
| ZONING CATEGORY                   | H30B   |
| DESCRIPTION OF PROPOSED WORK      | (1) Complete lean to shape carport Awwing meas. approx. 10'-0" W x 20'-0" L to provide shade to existing driveway. |

| <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                  | _____    | _____    |


02/03/22
\_\_\_\_\_
\_\_\_\_\_  
 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:

  
NAME OF REPRESENTATIVE

02/03/21  
DATE



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

Project Name Caël Espeche Residence Project Number 21-1454

**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.

Page 1 of 2

Town of Surfside – Submission Checklist - Single-Family and Two-Family Site Plan Application



- 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



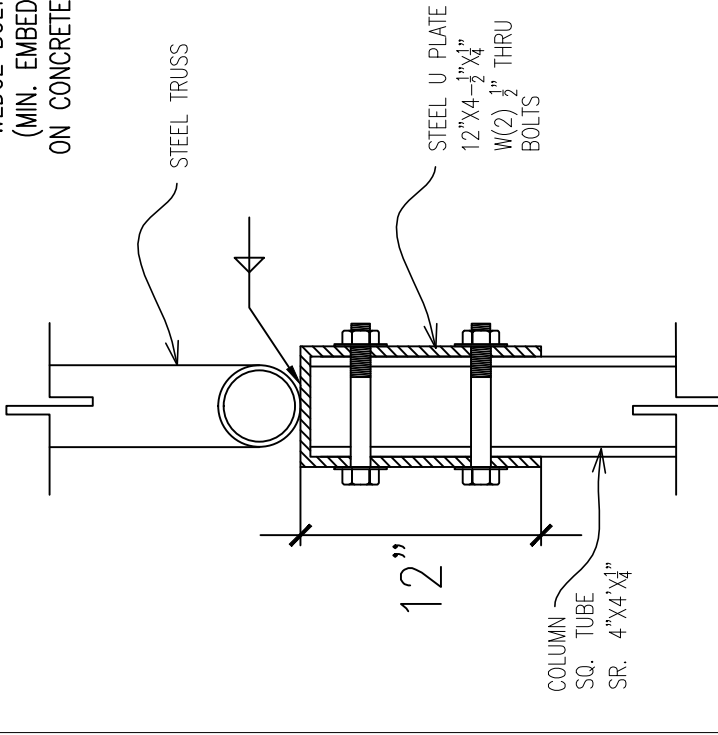
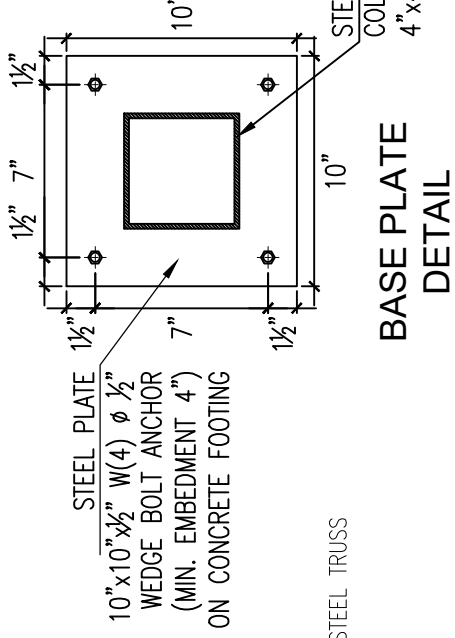
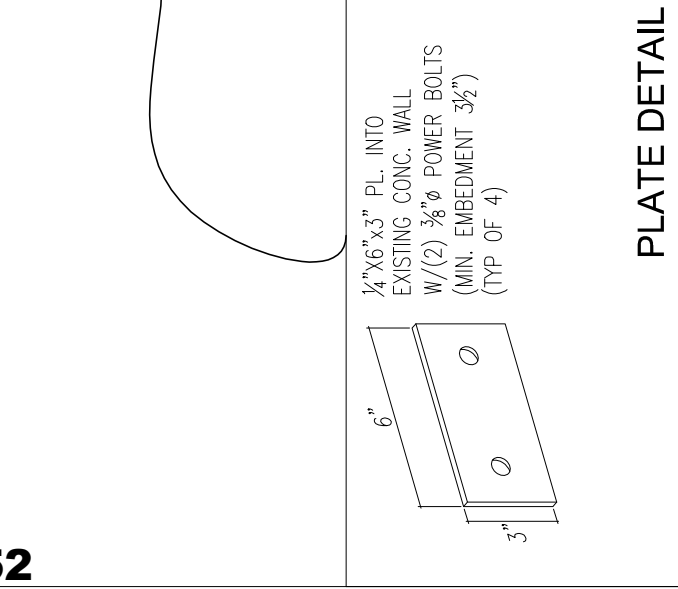
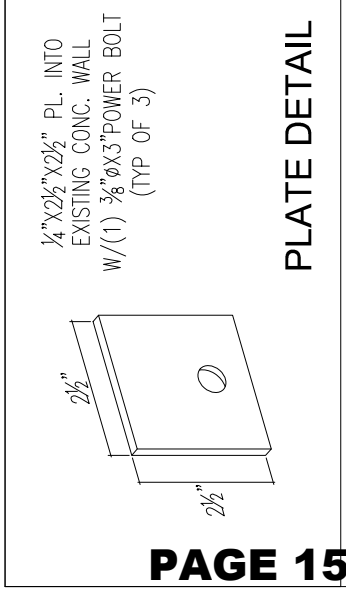
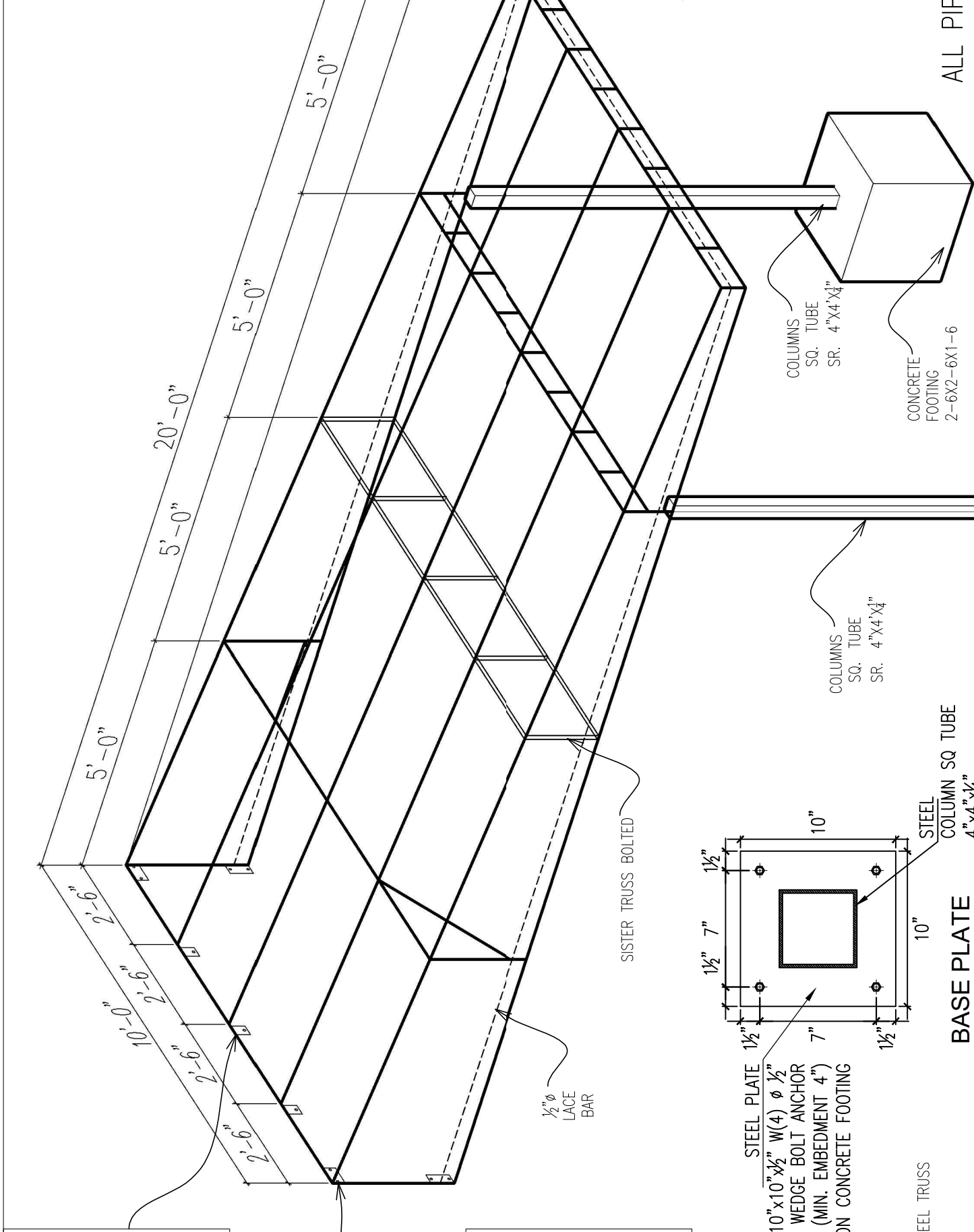
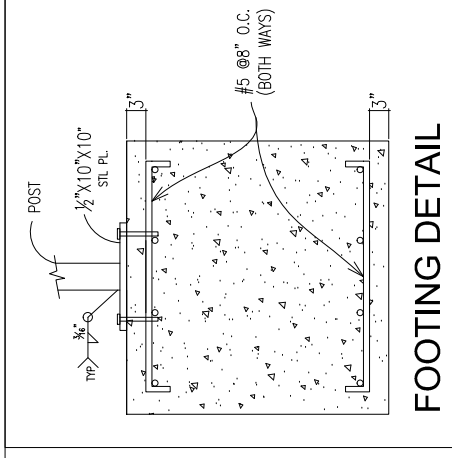
| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |

Cesar I. Castillo P. E.  
 Consulting Engineer - Fl. 68447  
 PHONE - FAX 305-253 9442  
 13380 SW 128th Street, Suite "B"  
 Miami, Fl 33186

BY VALROSE AWINGS  
 4450 EAST 11 AVE.  
 Hialeah, FL 33141  
 PH: 305-893-5553  
 FAX: 305-891-6534

GAEL ESPECHE  
 PROPERTY LOCATED AT  
 8818 CARLYLE AVE.  
 SURFSIDE, FL. 33154

SHEET DESCRIPTION  
 ISOMETRIC  
 SHEET: 1 of 1



ALL PIPE TO BE 1"Ø U.N.O.

- GENERAL NOTES (If applicable)
- ALL STRUCTURAL PIPES TO BE SCH. 40 GALV. STEEL A500 GRC-Fy=50 ksi
  - ALL STRUCTURAL STEEL PLATES TO BE STEEL A-36 - Fy= 36 ksi
  - ALL CONNECTIONS TO BE FULLY WELDED 3/16"-E7018
  - ALL WELDS COVERED WITH CORROSION RESISTANCE COATING.
  - ALL STRUCTURES DESIGNED IN ACCORDANCE WITH: F.B.C 2020 A.S.C.E 7-16 EXPOSURE "D" A.I.S.C 14th EDITION
  - NOTIFY ENGINEER OF ANY ERRORS / OMISSIONS FOUND OR IF ANY PART OF THE DRAWINGS IS NOT UNDERSTOOD.
  - CANVAS MUST BE REMOVED WHEN A HURRICANE WARNING IS ISSUED (FBC 3105.4.2.1) - PROVIDE PERMANENT LABEL
  - FABRIC TO MEET CURRENT NFPA-701 FIRE CODE.

**I SOMETRIC**

**COLUMN TO TRUSS CONNECTION DETAIL**