



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

MARCH 31, 2022 – 6:00 p.m.

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

1. **Call to Order/Roll Call**
2. **Town Commission Liaison Report**
3. **Approval of Minutes**
 - February 23, 2022 Joint Town Commission and Planning and Zoning Board Meeting Minutes
 - February 24, 2022 Planning and Zoning Board Meeting Minutes
4. **Applications:**
 - A. 9281 Byron Avenue - New Two-Story Single-Family Residence
 - B. 524 89th Street – New Two Story Single-Family Residence
 - C. 800 92nd Street – Pool
 - D. 9472 Byron Avenue – Wood Deck
 - E. 9452 Harding Avenue - Sign
 - F. 9564 Harding Avenue – Sign
5. **Ordinance – Amending Section 90-47 Section of 24 Inch Setback Encroachment – 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 90-47. - “YARDS, GENERALLY ALLOWABLE PROJECTIONS”, SPECIFICALLY SUB-SECTION 90-47.1 TO RESTRICT PROJECTIONS FOR CERTAIN ARCHITECTURAL ELEMENTS AND TO PROHIBIT COMBINING ALLOWED ENCROACHMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.
6. **Next Meeting Date: April 28, 2022**

7. Discussion Items:

A. Future Agenda Items

8. Adjournment.

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

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

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

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

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



Town of Surfside
Joint Town Commission and Planning and Zoning Board Meeting
MINUTES
February 23, 2022
6 p.m.
 Town Hall Commission Chambers - 9293 Harding Ave, 2nd Floor
 Surfside, FL 33154

1. Opening

A. Call to Order

Mayor Burkett called the meeting to order at 6:04 p.m.

B. Roll Call of Members

Town Clerk McCready called the roll of the Town Commission members with the following members present:

Present: Mayor Charles Burkett, Vice Mayor Tina Paul, Commissioner Nelly Velasquez, Commissioner Charles Kesl and Commissioner Eliana Salzhauer (arrived at 6:07 p.m.)

Deputy Town Clerk Herbello called the roll of the Planning and Zoning Board members with the following members present:

Present: Chair Judith Frankel, Vice Chair Fred Landsman, Board Member James MacKenzie, Board Member Randi McBride, Alternate Board Member Carolyn Baumel.

Absent: Planning and Zoning Board Member Ruben Bravo.

Also present were Town Manager Andrew Hyatt, Town Attorney Lillian Arango, Town Attorney Tony Recio, Building Official James McGuinness and Town Planner Walter Keller.

Town Manager Hyatt thanked all the members of the Planning and Zoning Board for their service and provided them with a certificate of appreciation.

2. Draft Zoning Code

A. Current Draft

Town Attorney Arango explained the process of tonight's meeting and the need to address the zoning in progress which is on the agenda.

Mayor Burkett explained to the Planning and Zoning Board what the Commission has done with the zoning code draft and the things that have gone in the draft.

Commissioner Kesl spoke regarding his opinion on the zoning code rewrite draft and the options given.

Commissioner Salzhauer stated that she heard a lot from the residents and believed this was a workshop and not a meeting. She stated that it would be helpful to go line by line and the code should be something that individuals can understand. She spoke regarding the opinion they received from the Planning and Zoning Board.

Chair Frankel stated that it is better to focus on the current document they have in front of them. She spoke regarding her process of her review of the draft. She stated that she would like to go through key issues and not have to go line by line. She stated this is an opportunity for her Board to have their opinions heard.

Mayor Burkett spoke regarding the issues that the Commission has come up with.

Chair Frankel stated that the Planning and Zoning Board has different issues they would like to address.

Vice Mayor Paul stated that she has been wanting to have this joint meeting for over a year ago and would like to hear from the Planning and Zoning Board first.

Town Attorney Recio stated that there were recommendations that were made by the Planning and Zoning Board.

Vice Chair Landsman spoke regarding the zoning in progress.

Town Attorney Arango stated that the Commission could call a special meeting prior to March 15 and still have a second reading ordinance prior to March 15.

Vice Chair Landsman stated that the logical point is to extend the zoning in progress.

Mayor Burkett stated that it is up to the Commission if they want the zoning in progress to die and they might have other things to add to the ZIP. He stated that this Commission should not have any other questions since they have discussed this in depth.

Town Attorney Recio explained the draft of the zoning code included in their packet and the different changes to the sections.

Mayor Burkett stated that they can give everyone an overview of what is in there and confirm what they are being told is in there.

Town Attorney Recio went through the changes the Commission has made to the code.

Commissioner Salzhauer asked if the changes that were made at the last meeting have been incorporated in this draft.

Town Attorney Recio stated that they have been incorporated and went over them.

Mayor Burkett commented on the changes made.

Town Attorney Recio further explained the changes as it pertains to lot coverage and applies to single family homes across the board.

Commissioner Salzhauer commented on the existing percentage allowed.

Commissioner Velasquez asked regarding the size of the house.

Board Member MacKenzie spoke regarding percentage of the size of the home and one should be focused on the volume of these elements. He provided examples.

Mayor Burkett spoke regarding lot coverage and additional items that could be added and asked the Planning and Zoning Board for their recommendations.

Chair Frankel also provided examples as it pertains to lot coverage.

Mayor Burkett discussed what Town Attorney Recio stated.

Town Attorney Recio stated that Chair Frankel is correct.

Chair Frankel also discussed the height of the uncovered area.

Commissioner Salzhauer stated that she was looking forward to this meeting.

Vice Mayor Paul also discussed the percentage of the lot a home should take up.

Vice Chair Landsman stated that Board Member MacKenzie incorporated two different ideas and options and spoke regarding those ideas. He spoke regarding lot coverage.

Mayor Burkett spoke regarding lot coverage.

Board Member Baumel stated that their Board have different options on lot coverage and spoke regarding a home that can be preserved and those should go up to 50%.

Commissioner Salzhauer spoke regarding lot coverage and second story homes.

Vice Chair Landsman stated that he thought they were here to have a conversation and not voting and not having input from the Board.

Chair Frankel addressed comments made by Commissioner Salzhauer.

Town Attorney Recio stated that Chair Frankel is correct and explained how the applicant has to get to 40%.

Chair Frankel explained how they need to get 50% permeability and also meet all other requirements.

Town Planner Keller explained how the lot coverage requirements work and that the way it is written is not much different from what is currently in the ZIP.

The following individuals from the public spoke:

George Kousoulas

Jeff Rose

After a lengthy discussion regarding the lot coverage and all the comments made by staff, Planning and Zoning Board and Commission, the following motion was made.

A motion was made by Commissioner Salzhauer to bring the 40% lot coverage for all the homes plus 6% for the goodies, seconded by Commissioner Velasquez. The motion carried with a 3-2 with Mayor Burkett and Vice Mayor Paul voting in opposition.

A motion was made by Commissioner Kesl to bring the new construction and existing single-family one-story homes to 50% lot coverage all in to run with the life of the structure, seconded by Vice Mayor Paul. Commissioner Kesl withdrew his motion.

Building Official McGuinness stated that they should have it run with the life of the structure.

Board Member MacKenzie reiterated to the Commission what the motion entails.

Board Member Baumel spoke regarding under story.

Building Official McGuinness discussed the under story.

Mayor Burkett stated that the extent of the changes requesting to be made will extend to March of this year.

Commissioner Salzhauer stated that the danger is that the 50% is going into the new construction.

Discussion took place regarding the pending motion on the lot coverage percentage.

The following individuals from the public spoke:

George Kousoulas
Andrea Travani
Arian Campos Flores
Jeff Rose
Shannon Gallagher

Town Attorney Recio advised the Planning and Zoning Board regarding the comments made by Mr. Flores and that they sit in a Quasi-Judicial capacity and they cannot discuss any items being brought before them at tomorrow's Planning and Zoning Board meeting.

Chair Frankel addressed the comments made by Mr. Flores.

Commissioner Salzhauer spoke regarding gates and fences on corner lots.

Town Attorney Recio explained the section of the code.

Chair Frankel explained the concern the Planning and Zoning Board has with gates and fences. She also spoke regarding the need to have the design guidelines reviewed and amended.

The following individual from the public spoke:
Jeff Rose

After a lengthy discussion among the Town Commission and Planning and Zoning Board regarding gates, fences and interior lots the following motion was made.

A motion was made by Commissioner Salzhauer to prohibit fences, gates and walls on all front yards, except on the functional side yard of corner lots (i.e., not the side with the front door), seconded by Commissioner Kesl. The motion carried with a 3-2 vote with Mayor Burkett and Commissioner Velasquez voting in opposition.

Commissioner Salzhauer spoke regarding rooftop decks.

Chair Frankel spoke regarding rooftop decks and it is clear how it is written.

Town Attorney Recio clarified the code as it pertains to rooftop decks.

Further discussion took place among the Commission and Planning and Zoning Board regarding rooftop decks.

Vice Mayor Paul asked if this is also the recommendation of the Planning and Zoning Board.

Board Member Baumel stated that they are not in agreement with that.

A motion was made by Commissioner Salzhauer to prohibit rooftop decks in H30A and H30B, seconded by Commissioner Kesl. Commissioner Kesl withdrew his second.

Chair Frankel spoke regarding the composition of the Planning and Zoning Board and believes that they need specific experience of the member. Her recommendation is to remove the category "interior decorator" and "attorney". She stated that having three people with specific qualifications is important.

Board Member MacKenzie stated that as Commissioners they need to see what they want to see as the composition of the Board and what the Planning and Zoning Board does.

Discussion took place among the Commission and the Planning and Zoning Board as to the requirements for the Planning and Zoning Board members.

The following individuals from the public spoke:
George Kousoulas

A motion was made by Commissioner Salzhauer that the members of the Planning and Zoning Board shall require at least 1 member be a Florida licensed architect, everyone on the board must be a resident, the other two can be from the list and to remove landscape architect and changing attorney to land use attorney, seconded by Commissioner Kesl. The motion carried with a 5-0 vote.

Town Attorney Recio clarified that what they are stating is having the five primary members of the board will include (1 general contractor, 1 licensed engineer (PE), a certified planner, an interior designer, a Florida licensed architect, and land use attorney).

Board Member MacKenzie spoke regarding the background of the members needed that would help the board.

Chair Frankel stated it is important to have at least one architect on the board.

Board Member MacKenzie stated that it would be good to have an architect that does not live in Surfside.

Chair Frankel stated the other slots could be a planner, architect or general contractor and to remove interior designer off the list because they are not to be involved in designing.

Chair Frankel spoke regarding the materials received from the applicants and the more information they have the better it is.

Board Member MacKenzie spoke regarding the list on page 43, number 8. B-I and i, ii, iii they would like a diagram to confirm the regulations are being met.

Commissioner Velasquez asked if it is on any project.

Board Member MacKenzie stated it is on every project.

Board Member MacKenzie spoke regarding the setbacks and having the diagrams depicting the setbacks. He stated they would like to add (L) that all plans be signed and sealed by a Florida licensed architect.

The following individuals from the public spoke:

George Kousoulas
Jeff Rose
Shannon Gallagher

After a lengthy discussion the following motion was made.

A motion was to extend the meeting to 10:30 p.m.

A motion was made by Commissioner Salzhauer to amend Section 90-62, subsection 8 to be as follows: 8(a) will require that the survey be done within a year of submission, 8(i)(iii) to require a diagram of setbacks for first and second floor and item 8(L) that all plans be signed and sealed by a Florida licensed architect (if they are architectural plans) or engineer (for engineering plans) and landscape architect (for landscape plans), seconded by Commissioner Kesl. The motion carried with a 5-0 vote.

Board Member MacKenzie spoke regarding encroachments into the setback.

Chair Frankel spoke regarding the text amendment and 24-inch provision.

Commissioner Salzhauer spoke regarding the text amendment, wedding cake design and setbacks.

Board Member MacKenzie recommends eliminating the 24-inch encroachment and stay within the setback.

A motion was made by Commissioner Salzhauer to eliminate the 24-inch encroachment beyond the setback, seconded by Commissioner Kesl. The motion carried with a 4-1 vote with Mayor Burkett voting in opposition.

Chair Frankel disagrees with eliminating all decorative elements and they are minimal and nonstructural and enhances the project.

The following individuals from the public spoke:
George Kousoulas
Jeff Rose

A motion was made by Vice Chair Landsman to extend the meeting until 10:45 p.m., seconded by Board Member MacKenzie. The motion carried with a 5-0 vote.

A motion was made by Commissioner Salzhauer to extend the meeting until 10:45 p.m., seconded by Commissioner Velasquez. The motion carried with a 5-0 vote.

Town Attorney Recio explained the ornamental features and balcony encroachment on page 90.

The following individuals from the public spoke:
Jeff Rose
Shannon Gallagher

George Kousoulas

Vice Mayor Paul asked what the issue with this section is.

Board Member MacKenzie spoke regarding the setback and complying with them.

Discussion among the Commission and Planning and Zoning Board took place regarding the 24-inch encroachment.

B. Comparison of Current Draft with March 2021 Draft

- 3. Zoning In Progress**
- 4. Public Comment**
- 5. Question & Answer (based on public comment)**
- 6. Adjournment**

A motion was made by Commissioner Kesl to adjourn the meeting without objection at 10:49 p.m. The motion carried with a 5-0 vote.

Accepted this ____ day of _____, 2022.

Shlomo Danzinger, Mayor

Accepted this ____ day of _____, 2022.

Judith Frankel, Chair
Planning and Zoning Board

Attest:

Sandra N. McCready, MMC
Town Clerk



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

FEBRUARY 24, 2022 – 6:00 p.m.

Town Hall Commission Chambers –
9293 Harding Avenue, 2nd 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 (arrived at 6:02 p.m.), Board Member Randi MacBride, Board Member James MacKenzie and Alternate Board Member Carolyn Baumel (arrived at 6:03 p.m.)

Absent: Mayor Charles W. Burkett and Town Manager Andrew Hyatt

Also, Present: 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. Board Member Recognition 2020-2022

Town Manager Hyatt provided the Board Members their certificate of appreciation at the February 23, 2022 Joint Town Commission and Planning and Zoning Board Meeting.

Chair Frankel advised the public that at last night's meeting the Planning and Zoning Board Members were recognized. She thanked every member that serves and the staff to include the Town Clerk and Town Attorney for all their hard work.

4. Approval of Minutes – January 27, 2022

A motion was made Board Member MacBride to approve the January 27, 2022 Planning and Zoning Board Meeting Minutes as amended, seconded by Vice Chair Landsman. The motion carried with a 5-0 vote.

5. Applications:

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 spoke with Bill Thompson and received a stated there were a series of emails going around from Horace Henderson regarding the 9165 Collins Avenue (Hillcrest) project.

Vice Chair Landsman spoke with Horace Henderson regarding the 9165 Collins Avenue (Hillcrest) project.

Board Member MacKenzie had no communication with anyone regarding the 9165 Collins Avenue (Hillcrest) project.

Board Member Bravo spoke with Bill Thompson and James Galvin regarding the 9165 Collins Avenue (Hillcrest) project.

Board Member MacBride had no communication with anyone regarding the 9165 Collins Avenue (Hillcrest) project.

Board Member Baumel had no communication with anyone regarding the 9165 Collins Avenue (Hillcrest) project.

A. 9165 Collins Avenue – Site Plan Approval

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 & 2,789 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.

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.

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 per 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 building from 11 – 31 stories 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.

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.

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.

Ian DeMello, attorney representing the applicant and property owner introduced the other parties in attendance and addressed the recommendations and statements made by Town Planner Keller.

Bill Thompson, Fort Partners addressed the comments made by Town Planner Keller and provided an overview of the project. He stated that they submitted all the information they were asked for and spoke regarding the decorative feature, the

roof decks and stated that they will comply with what the Board decides. He stated that he brought their experts here today in order to address any questions regarding drainage or any other questions the Board might need answered.

Chair Frankel opened up the floor to public comments.

The following individuals from the public spoke:

Deborah Duvdevani spoke regarding the bright lights at 4:00 a.m. due to construction at the Seaway project. She spoke against the project.

Mauricio Yusin stated that he is not against them building the project but is against the project being built so close to the Carlyle Condominium.

George Kousoulas spoke regarding the word encroachment that has been used and explained what the definition of encroachment is. He spoke regarding the 24-inch decorative feature, the wedding cake and text amendment.

Jeff Rose stated the project is a beautiful project and stated the section of the Code when it pertains to the ornamental features and it is in the code and is clear as day. He stated that the developers care about this Town and are working with certain language with Vice Mayor Paul to make things better.

Eric Buzaglo stated that his concern is the structural integrity of his building and have there be an outline and there be a vibration engineer out there. He spoke regarding having proper testing that is also verified.

Marianne Meischeid spoke regarding the Comprehensive Plan which is the guiding document that helps guide the land use documents. She spoke regarding the project and is in support of the project.

Shannon Gallagher stated that she would like to understand what has been worked out with the Four Seasons and spoke regarding the zoning of that project. She spoke regarding the zone x property and the flooding. She also spoke regarding the mechanicals on the roof and asked for them to be pushed away from the edges.

Horace Henderson spoke against the project and read a statement into the record. He read into the record the statement from Jordan Diderech who was a resident of the Carlyle and is against the project. Mr. Henderson provided the Town Clerk the remaining 29 emails of comments from residents of the Carlyle that were unable to attend the meeting.

Chair Frankel closed the floor to public comments.

Chair Frankel asked Building Official McGuinness to address the flood questions.

Building Official McGuinness addressed the comments made regarding the flood concerns of this project and this project is not in a VE zone as a previous speaker stated. He stated that this structure is not in the VE zone. He stated that the entire structure is in the X zone and he looked at it carefully. He spoke regarding the coastal control structure line and they must comply with that requirement.

Chair Frankel asked for him to shed light on how he is making sure the integrity of the site is being watched over.

Building Official McGuinness stated that they are taking care of that and the applicant has already placed seismic monitors on neighboring properties. He stated that he will make sure they are in place and that he will be notified of any activities. He stated that they are going overboard with what they need to do with the neighbors.

Chair Frankel asked Town Attorney Recio if from a zoning code aspect if they comply with the ZIP. She also asked regarding the balconies and are they meeting the letter of the code.

Town Attorney Recio stated the ZIP has requirements and they have designed it to comply with ZIP and the State's requirements. He stated that the ZIP caps it and gave the requirements. He stated that the balconies have been reviewed and he has been looking at the encroachment issue.

Town Planner Keller stated that he looked at the balconies based on the new ordinance.

Chair Frankel asked the applicant to address the comments made by the applicant. She also stated that they sit as a design review board and they look at all the elements.

Bill Thompson, Fort Partners, stated that they will comply with all the requirements of the code. He stated that they reached out to three national level experts and they are here in case anyone has a question. He stated that they will submit a safety plan shortly.

Chair Frankel asked for them to go over exactly how far apart the buildings are from the other buildings.

James Galvin, Fort Partners, provided a PowerPoint presentation of the project and spoke regarding the separation between the buildings.

Chair Frankel opened up comments to the Board Members.

Vice Chair Landsman thanked all the speakers and they appreciate the feedback and the different issues and statements that were made. He stated that they have limited jurisdiction over some of the issues they stated. He commented on Mr. Henderson's comments and they do have compassion as it pertains to the Champlain Towers. He spoke regarding the Joint Commission and Planning and Zoning Board meeting that took place last night and what was discussed. He asked Town Attorney Recio if what was discussed last night is being taken into account. He spoke regarding the upcoming election and would like to come up with an appropriate solution in order to make folks feel more comfortable to move forward with the project.

Town Attorney Recio stated the process of the ordinance and the zoning code.

Board Member Baumel thanked Vice Chair Landsman for what he stated. She stated that unfortunately there will be change no matter what you have at the Carlyle and it is a hard thing for many in Surfside. She spoke regarding the tragedy of Champlain Towers South. She stated that she believes in the people doing this project and they have a tremendous sense of respect of their neighbors. She spoke regarding the specialist they have brought and for the residents of the Carlyle to see the faces of those that are here to answer their questions. She stated that she does not find anything that they have presented that is improper.

Board Member MacBride asked regarding the decorative piece and the diagram shown and asked regarding the setback requirements.

Mr. Galvin showed where the decorative piece of the balcony is located.

Town Planner Keller stated the initial setback is 20 feet and they have to average an additional 5 feet by building, then they can encroach on that setback area with the balcony that can go a maximum of 10 feet and they are adding a 2-foot decorative feature. He explained the setbacks and they vary.

Chair Frankel clarified the setbacks to Board Member MacBride and how it pertains to the text amendment.

Town Planner Keller provided an explanation of the setbacks.

Chair Frankel stated that they could have chosen to be 10 feet closer.

Board Member MacBride stated that they chose a different concept and spoke regarding the setback.

Mr. Thompson addressed the questions regarding the balcony and their recommendations.

Board Member Bravo spoke regarding the balcony and what does it provide to the building and why they are doing it.

Mr. Thompson stated that they do it for different reasons and explained what they did with the Seaway which was to create a different look.

Board Member Bravo spoke regarding the type of material being used which is expensive.

Board Member MacKenzie asked if they are willing to push it back so the edge of the feature sits where the glass line fits.

Mr. Thompson stated that if the Board requests that then they will do it. He went over the radius of the balcony and they will work to have it look aesthetically right and the railings will change.

Board Member MacKenzie asked regarding the section in the East where the balcony becomes 2 feet. He asked regarding the features and the façade.

Mr. Thompson answered the question regarding the balcony and easements.

Chair Frankel spoke regarding the decorative features and explained that what was voted yesterday is that they wanted to include in the draft and then still has to go for a first reading ordinance, then back to the Planning and Zoning Board and then to the Commission for second reading. She stated that she likes the design and spoke regarding the decorative features.

Board Member MacKenzie stated that it is not a like or not like issue he discussed the sentiment from last night's meeting which was eliminating the decorative features and is voicing his opinions. He provided his opinion on the decorative feature and he was not given a fair opportunity to understand the change to the setback portion of the ordinance. He stated that he feels that if he was given that opportunity, then this ordinance would not be in place and they would not be doing this building.

Mr. Thompson stated that he is here to work with the Board.

Chair Frankel thanked Board Member MacKenzie for his opinion.

Board Member MacKenzie asked regarding the 120 feet to the roof deck as it was read. He spoke regarding the development of the 120 feet in this proposal and asked some questions including an elevator override. He asked regarding the new height.

Mr. Thompson addressed the questions by Board Member MacKenzie as it pertains to the elevator and override.

Town Planner Keller responded to Board Member MacKenzie's question and reiterated his recommendations.

Town Attorney Recio read the section of the code as it pertains to open air recreational elements.

Town Planner Keller stated his recommendations again and that the roof decks be clarified and be consistent with the code.

Board Member MacKenzie asked where the mechanical equipment will be for this building.

Mr. Thompson stated that it will be across the street and it will be located as part of the west garage they have at the Surf Club.

Board Member MacKenzie asked regarding the width of the driveway.

Town Planner Keller stated that he did request more detail as to the driveway.

Mr. Galvin stated that they did include the dimensions of the driveway.

Board Member MacKenzie stated that they will meet the zoning requirements for that portion as well.

Board Member Bravo stated that they have addressed the comments from the previous time.

Chair Frankel commented regarding the overall design of the building and is beautiful and carefully designed. She stated that she is happy that they approved the text amendment. She stated this project provides a better option and they will be a better neighbor than another design. She stated that the design could have been closer to the Carlyle. She stated that this building is a sister of the building on the other side of the historic property in a similar way of the Surf Club. She is happy that the open air of the Seaway is staying. She stated that all the rules will be followed and is happy that they have put all the safeguards in place. She encouraged the Carlyle to have their own building evaluated. She stated that at the last meeting she brought up the design guidelines and they need to be updated and have been in place for a long time. She stated that is what they go by to determine the projects they approve. She discussed the decorative features of the building. She agrees with Town Planner Keller's comments as it pertains to the roof top decks.

Board Member Baumel agrees with Chair Frankel and spoke regarding the design of the building. She does not agree taking away the design and creativity of the extensions.

Town Attorney Recio stated that the site plan criteria, which is located on page number 4 of the staff report.

Chair Frankel read the criteria of the site plan recommendations as it pertains to this project found in the staff report.

Town Attorney Recio explained that what they are making is a recommendation to the Town Commission with the conditions stated.

Board Member MacBride spoke regarding the encroachments of the balcony.

Chair Frankel stated that they can made a motion with conditions.

Town Attorney Recio provided explanation as it pertains to the decorative encroachment.

Board Member Baumel asked if the zoning code section does not pass then will they be able to still have the design.

Town Attorney Recio addressed the comment made regarding the balcony design.

After a lengthy discussion as to the language of the motion, recommendations and conditions, the following motion was made.

A motion was made by Board Member MacBride to approve the application with the staff recommendations addressing the balconies projections including any decorative architectural features to not extend beyond the maximum allowable encroachment for a balcony, seconded by Vice Chair Landsman. The motion carried with a 4-1 vote with Chair Frankel voting in opposition.

Chair Frankel explained that her vote in opposition is not in opposition to the project because she believes that the decorative feature of the balcony should stay.

B. 9488 Byron Avenue – New 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.

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 2nd 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.

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

The following individuals from the public spoke:

Arian Campo Flores spoke against the project and the design.

Jeff Rose spoke in support of the project.

Chair Frankel spoke regarding the design guidelines and provided an overview of what the design guidelines state regarding projects and corner lots.

Vice Chair Landsman spoke regarding what is required by the code and stated that this will be a big home. He stated that today may not be the right time and they have very limited options of what they can do.

Board Member MacKenzie addressed the comments made by Mr. Flores and concurs with Chair Frankel that some effort has been made by the applicant. He stated that this application does compress what is allowed. He also asked regarding the mechanical equipment.

Town Attorney Recio addressed the comments made by Board Member MacKenzie as it pertains to roof top mechanical equipment.

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

Ezequiel Singer, applicant, addressed the comments made by the Board.

Board Member MacKenzie provided his input and recommendations that will make the project lighter.

Board Member Bravo spoke regarding uniqueness of the lot and the design guidelines as it pertains to the code.

Town Attorney Recio explained what the design guidelines entail.

Chair Frankel stated that the reason why she mentioned this is because of the fact that the design guideline is so out of date and needs to be changed.

Board Member Bravo asked regarding irrigation for the planters.

Chair Frankel reiterated the conditions presented and went over the conditions. She stated that the wood colors need to be lighter and the window framing from black to gray and increase the length of the planters as well as irrigation.

Board Member MacKenzie stated that the conditions should include a 2-foot wall to retain the water on the property and be a balance for privacy.

Chair Frankel asked regarding the language as it pertains to the 6-foot hedges.

Town Planner Keller provided the staff recommendations.

Mr. Flores requested for the Board to defer this item.

Chair Frankel stated that there are no grounds to defer the item. She stated that the owner of the property has made efforts to be considerate and they are building a smaller house.

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

C. 524 89th Street – New 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 89th 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. 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.

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.

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.

Ms. Vicente, architect for the project provided an overview of the project.

The following individuals from the public spoke:

Sonia Hedditch

Jeff Rose

George Kousoulas

Board Member Bravo stated that the home is beautiful. He commented on the stairs and asked why they are waiting on the solar panels.

Ms. Vicente stated that they will be installing the solar panels, they just haven't been able to get a consultant. She explained the process of getting the solar panels.

Board Member Bravo stated they are using TPO for the roof and now there is a delay of 10 months to get the materials. He asked regarding the material being used.

Daniel Damiani, applicant explained the materials being used.

Board Member Bravo spoke regarding the integration and likes it.

Building Official McGuinness provided his recommendations.

Chair Frankel spoke regarding the mechanicals on the roof.

Discussion took place among the Board Members regarding the project and staff recommendations.

John Beach, representing the applicant provided answers to the Board Members' questions.

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

Board Member MacKenzie addressed issues with the plans and stated he is not ready to approve this application at this time.

Chair Frankel spoke regarding the comments made by Board Member MacKenzie.

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

D. 601 94th Street – New Two-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 94th 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.

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 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.

Vice Chair Landsman asked if he needs to recuse himself since he is the next-door neighbor.

Town Attorney Recio stated that since he will be directly affected, he would need to recuse himself and Board Member Baumel will sit in on his behalf.

Vice Chair Landsman recused himself and left the chambers.

Board Member Baumel sat in Vice Chair Landsman's place for this item.

Jeff Rose, representing the applicant gave a background of what occurred with the architect who has COVID and the applicant has asked George Kousoulas to represent them.

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

Chair Frankel likes the design of the home and provided her comments.

Board Member Bravo asked regarding the mechanical and pool equipment.

Board Member MacKenzie asked regarding the windows as well as the parapet and the elevation.

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

Vice Chair Landsman came back to his seat on the dais.

E. 8818 Carlyle Avenue – Carport Awning

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.

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

Chair Frankel asked regarding the color of the canopy.

Marc Gutman, representing the applicant addressed the staff recommendations.

Chair Frankel asked if white canopies last.

Mr. Gutman stated that the roof will not stain the awning and the awning will last longer.

Board Member MacKenzie stated that the hip roof will have water going onto the awning.

A motion was made by Board Member Bravo to extend the meeting until 10:45 p.m., seconded by Vice Chair Landsman. The motion carried with a 5-0 vote.

Board Member MacKenzie discussed the awning and canopy.

Town Planner Keller addressed the comments made by Board Member MacKenzie.

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

6. Local Planning Agency (LPA)

Ordinance Amending Zoning Definitions to Remove Development Loopholes

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-2. - "DEFINITIONS", TO DELETE THE DEFINITION FOR "GROSS ACRE" AND TO REVISE THE DEFINITIONS FOR "HEIGHT," "LOT AREA," AND "LOT COVERAGE"; 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 the definitions in the ordinance and the exemptions.

Chair Frankel explained that this is effectively decreasing the lot area line not and not by much.

Discussion took place among the Board Members regarding the gross acreage definition.

The following individuals from the public spoke:
George Kousoulas
Jeff Rose

Town Attorney Recio addressed the comment made by Mr. Rose as it pertains to Champlain Tower South.

A motion was made by Vice Chair Landsman to extend the meeting until 10:55 p.m., seconded by Board Member Bravo. The motion carried with a 5-0 vote.

A motion was made by Vice Chair Landsman to recommend adoption of this Ordinance as written to the Town Commission for approval on second reading at their March 8, 2022 Town Commission Meeting, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

Chair Frankel spoke regarding encouraging the Commission to provide funding for the rewrite of the Design Review Guidelines.

Town Planner Keller objects to Board Member MacKenzie stating that he is not being diligent. He stated that they have accomplished a lot.

A motion was made by Board Member MacBride to encourage the Commission to provide funding to hire a consultant to rewrite the design guidelines with the input from the Planning and Zoning Board, seconded by Vice Chair Landsman. The motion carried with a 5-0 vote.

7. Draft Proposed Zoning Code

8. Next Meeting Date: March 31, 2022

Consensus was reached to hold the next meeting on March 31, 2022.

8. Discussion Items:

A. Future Agenda Items

9. Adjournment.

A motion was made Vice Chair Landsman to adjourn the meeting without objection at 10:57 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 McCready, MMC
Town Clerk



Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
From: Walter Keller, PE, AICP, Town Consultant Planner
Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
Lillian Arango, Town Attorney
James McGuinness, Town Building Official
Date: March 21, 2022
RE: 9281 Bryon Avenue – Additions, Renovations and Pool

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). This application was deferred at the January 27, 2022 Board meeting due to the need to raise the finished floor to comply with FEMA requirements and concerns on the lack of consistent style of the expansion in the submitted elevations. The Applicant has significantly revised the site plan package to address the concerns.

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.



Miami-Dade Property Appraiser

Property Address: 9281 BYRON AVE, Surfside, FL 33154-3027



Date Printed: 12/03/2021

Figure 1: Aerial View of 9281 Byron Avenue



Town of Surfside, Florida Development Review

Table 1 – Site Characteristics and Zoning Requirements

Address	9281 Byron Avenue	
General Location	Center	
Property Size	5,625 SF (112.5 Feet x 50 Feet)	
Zoning District	H30B	
Lowest Floor Elevation	Unknown	
Lot Coverage	Required	Proposed
Total Lot	40% Max. (2,250 SF)	39.7% (2,234 SF)
Exempt Accessory Uses	15% or Less	N/A
2 nd Story Lot Coverage	32% of the Lot or 80% of First Floor	Unknown Unknown
Pervious Area Total Lot	35% w/40% FL Friendly	37.4% (2,094 SF)
Pervious Area Front Yd	50% w/40% FL Friendly	Unknown
Pervious Area Rear Yd	40% w/40% FL Friendly	44% (440 SF)
Height – Flat Roof	30 Ft: Avg Datum/Crown-High Pt.	N/A
Height – Pitched Roof	30 Ft: Avg Datum/Crown-Tie Beam.	26 Feet 6 Inches
Modification of Height	1% of Height to 3 Ft Max	N/A
Setbacks		
Primary Frontage	20 Feet Min.	24.10 Feet
Secondary Corner	10 Feet Min.	N/A
Interior Side < or = 50 Ft	5 Feet Min.	4.95 Feet
Interior Side > 50 Ft	10% Frontage Width	N/A
Rear	20 Feet Min.	22.02 Feet
Pt. Lake & Adj. Canals	25 Feet Min	N/A
Biscayne Bay	50 Feet Min	N/A
Encroachments		
Eaves – Sloped Roofs	24 Inches Max	Unknown
All Other Ornamentals	6 inches Max	N/A
Accessory Buildings		
Maximum Height	12 Feet Max	N/A
Max. Aggregated Area	500 SF Max.	Unknown
Pools & Decks		Unknown
Primary Front and	10 Feet Min	N/A
Secondary Corner	10 Feet Min	N/A
Uncovered Patio	Rear & Side – 5 Feet	4.98 Feet
	Front & Corner -10 Feet	N/A



Town of Surfside, Florida Development Review

The revised set of drawings depict a more consistent style on all elevations with details indicating retention of existing walls and areas of new construction. The front elevation is more harmonious with dual sets of windows on the second floor and additional architectural details on the corners of the first floor and on the entry feature. Additional architectural details are also provided on the north and south elevations with one additional window added to each elevation.

A landscape table and tree locations has been added to the site plan package detailing the compliance with landscape 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 subject to the following comments:

- Provide the Town Planner a current signed and sealed survey and signed and sealed site plan drawings prior to the Planning and Zoning Board meeting.
- Verify the floor area of the existing residence including the covered entry porch relative to the maximum permitted floor area coverage.
- Verify the proposed total floor area of the first floor incorporating the new additions relative to the maximum permitted floor area 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 these requirements.
- Provide the height of the residence from the crown of the roadway and the tie beam on the second floor. The maximum height is limited to 30 feet.
- 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 should not be visible from any street. The equipment must also be at least 15 feet from an adjacent residence.
- Per **Sec. 90-97**, any trees removed require a tree removal permit.

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

2021-1167

305-799-9482
2021-1167



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


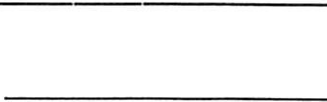
TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

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

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	A Weber family holdings LLC
PHONE / FAX	305-799-9482
AGENT'S NAME	Meir fellig
ADDRESS	1257 Alford Rd
PHONE / FAX	305-799-9482 / shawna@allcitypermits.com
PROPERTY ADDRESS	9281 Byron Ave
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	Exchange existing home to have a second floor with bigger first floor

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

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

SIGNATURE OF OWNER _____ DATE 10/28/21 SIGNATURE OF AGENT _____ DATE _____



RESIDENCE

9281 BYRON AVE

SURFSIDE, FL.33154

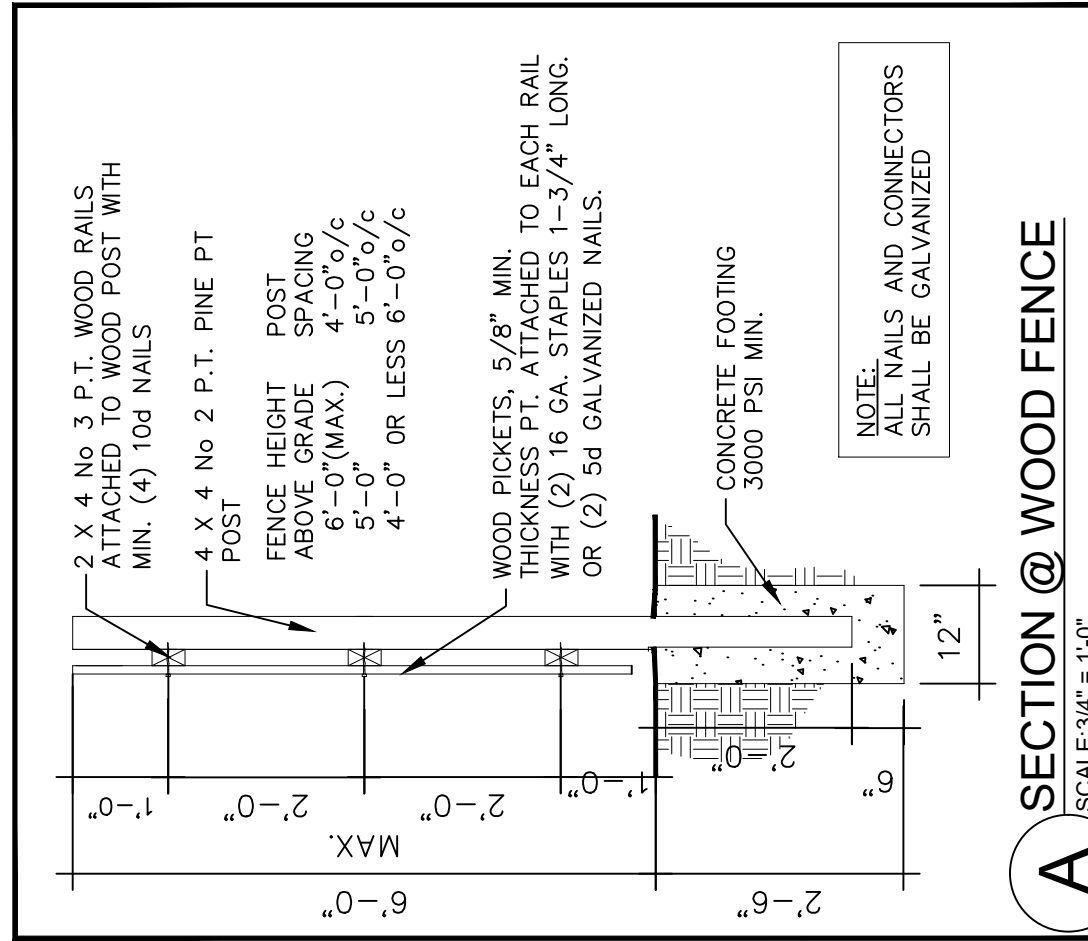


AREA OF WORK

LOCATION PLAN

N.T.S.

NOTE:
 -THE MAXIMUM FENCE HEIGHT IS 6 FEET.
 -THE FINISHED SIDE TO FACE OUTWARD AND AWAY FROM THE PROPERTY.



- INDEX**
- G-1 COVER SITE PLAN
 - C-2 SHADED DIAGRAMS
 - C-3 LANDSCAPE PLAN
 - D-1 EXISTING/DEMO PLANS
 - EX-1 EXISTING ELEVATIONS
 - A-1 PROPOSED 1ST FLOOR PLAN PROPOSE 2ND FLOOR PLAN
 - A-2 ROOF PLAN
 - A-3 PROPOSED ELEVATIONS
 - A-4 PROPOSED ELEVATIONS

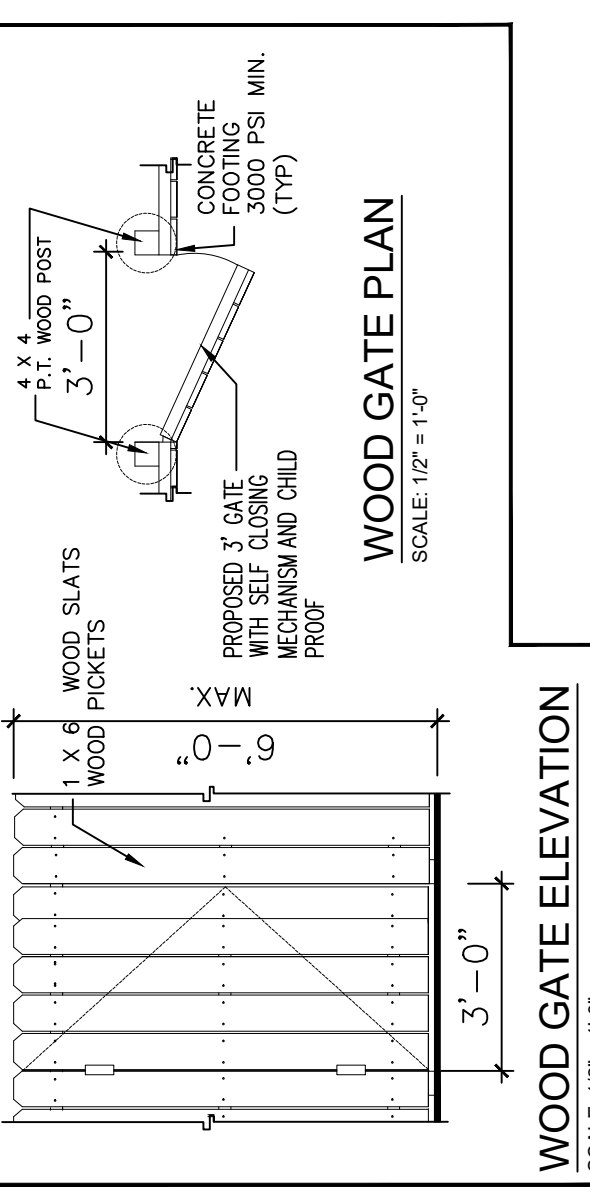
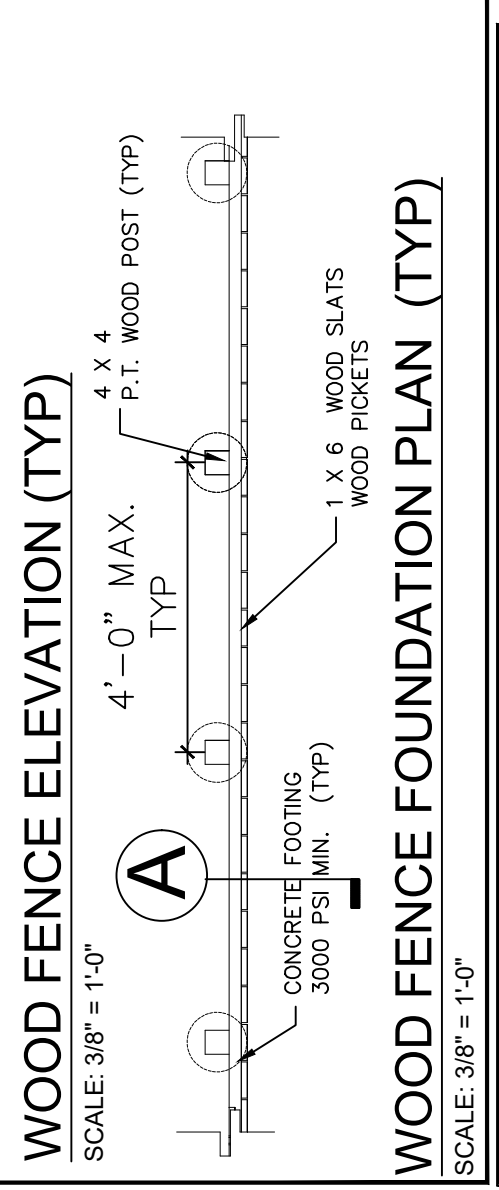
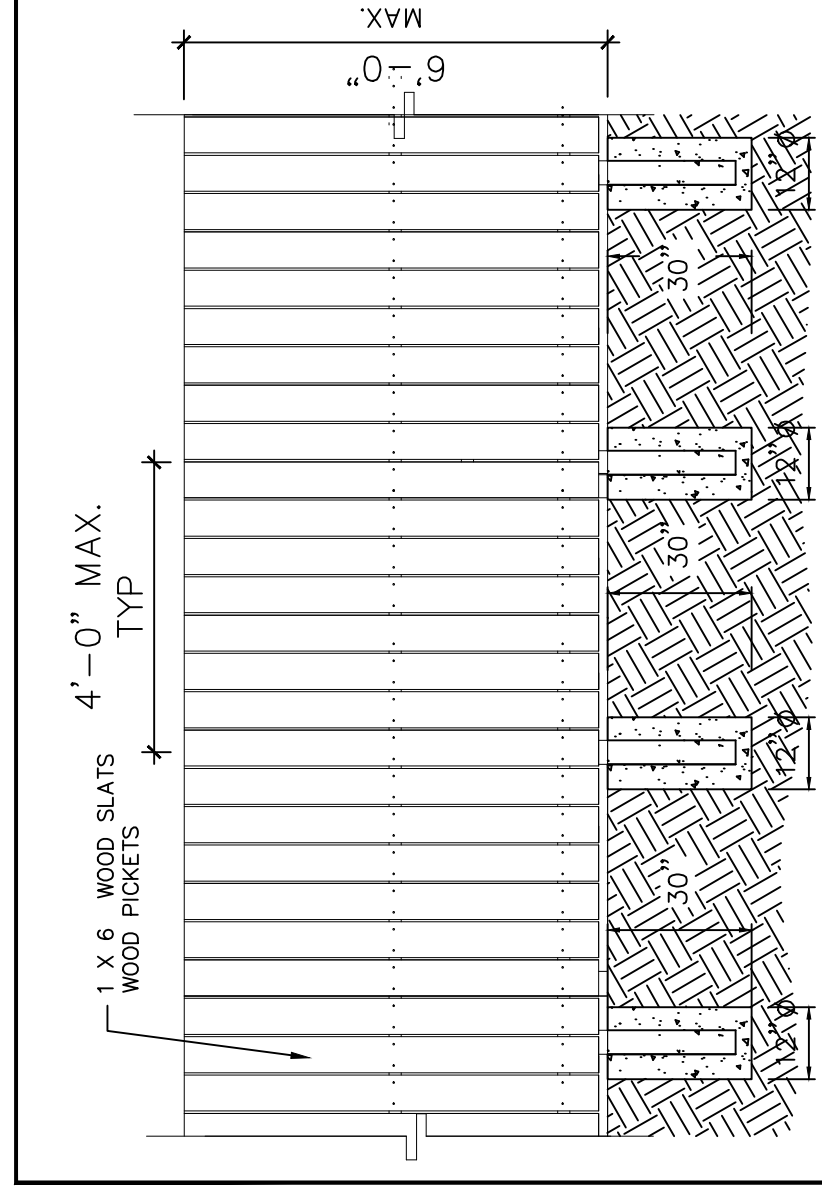


TABLE 1 - SITE CHARACTERISTICS AND ZONING REQUIREMENTS
 ADDRESS 9281 BYRON AVENUE

GENERAL LOCATION:	CENTER	
PROPERTY SIZE:	5,625 SF (112.5 FEET X 50 FEET)	
ZONING DISTRICT:	H30B	
LOWEST FLOOR ELEVATION:	UNKNOWN	
LOT COVERAGE	REQUIRED	PROPOSED
TOTAL LOT EXEMPT ACCESSORY USES	40% MAX (2,250 SF) 15% OR LESS	39.7% (2,234 SF) N/A
2ND STORY LOT COVERAGE	32% OF THE LOT OR 80% OF FIRST FLOOR	23.9% (1,349 SF) 60% (1,349 S.F.)
PERVIOUS AREA TOTAL LOT	35% W/40% FL FRIENDLY	37.4% (2,084 SF)
PERVIOUS AREA FRONT YD	50% W/40% FL FRIENDLY	51% (510 SF)
PERVIOUS AREA REAR YD	40% W/40% FL FRIENDLY	44% (440 SF)
HEIGHT - FLAT ROOF	30 FT. AVG DATUM/GROWN-HIGH PT.	N/A
HEIGHT - PITCHED ROOF	30 FT. AVG DATUM/GROWN-TIE BEAM	26 FEET 6 INCHES
MODIFICATION OF HEIGHT	1% OF HEIGHT TO 3 FT MAX	N/A
SETBACKS		
PRIMARY FRONTAGE	20 FEET MIN. 10 FEET MIN.	24-10 FEET N/A
SECONDARY CORNER	5 FEET MIN.	4-95 FEET N/A
INTERIOR SIDE < OR = 50 FT	10% FRONT WIDTH	N/A
REAR	20 FEET MIN.	22.02 FEET N/A
PT. LAKE & ADJ. CANALS	25 FEET MIN	N/A
BISCAYNE BAY	50 FEET MIN	N/A
ENCROACHMENTS		
EAVES - SLOPED ROOFS	24 INCHES MAX	12 INCHES
ALL OTHER ORNAMENTALS	6 INCHES MAX	N/A
ACCESSORY BUILDINGS		
MAXIMUM HEIGHT	12 FEET MAX	N/A
MAX. AGGREGATED AREA	500 SF MAX.	150 SF
POOLS & DECKS	10 FEET MIN	530 SF
PRIMARY FRONT AND SECONDARY CORNER	10 FEET MIN	N/A
UNCOVERED PATIO REAR & SIDE FRONT & CORNER -	5 FEET 10 FEET	4.98 FEET N/A

SCOPE OF WORK

ALTERATION LEVEL III
 (SECOND FLOOR ADDITION AND FIRTS FLOOR ADDITIONS AND COMPLETE RENOVATION).

FIRST FLOOR
 -DEMOLISHED EXISTING PITCH AND FLAT ROOFS, INTERIOR PARTITIONS, A/C'S, AHU'S, WATER HEATER, ELEC. PANEL, WINDOWS DOORS AND PARTIAL CMU'S AS PER DEMO PLAN.
 -PROPOSED NEW SPACES, INCLUDING BEDROOMS, KITCHEN, LIVING DINING, FAMILY ROOM, STAIRS, WINDOWS, DOORS, LAUNDRY AND BATH'S, AS PER PROPOSED PLANS.

SECOND FLOOR
 NEW ADDITION (CMU WALLS AND ROOF).
 -PROPOSED MASTER BEDROOM, MASTER BATH, MASTER CLOSET, DEN, AND TERRACE.

STRUCTURAL: AS REQUIRE FOR PROPOSED PLANS.

ELECTRICAL: PROPOSED ELECTRICAL METER, PANEL AND ELECTRICAL FIXTURES.

NEW MECHANICAL: PROPOSED A/C'S, AHU'S, DUCTS, FLEX, AND EXHAUST FANS.

NEW PLUMBING: PROPOSED PLUMBING LINES AND WATER HEATER AS PER PLANS

LEGEND:

DENOTES EXISTING HOUSE TO REMAIN:

DENOTES NEW PROPOSED ADDITION

FULL LEGAL DESCRIPTION
 LOT 14, OF BLOCK 8, OF ALTOS DEL MAR NO. 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 92, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

NOTE:
 THESE RECORD DOCUMENTS REFLECT FIELD CONDITIONS, CONSTRUCTIONS, AND INSTALLATIONS DONE BY CERTIFIED/LICENSED CONTRACTORS. THESE PLANS ARE PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. THE ENGINEER OF RECORD HAS VERIFIED THE ACCURACY AND COMPLETENESS OF THIS INFORMATION ONLY AS MEETING THE DESIGN INTENT AND IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS, ERRORS, OR OMISSIONS AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS OR INSTALLATIONS NOT CODE COMPLIANT.

NOTE:
 ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORK AND/OR ORDERING ANY EQUIPMENT. CONTRACTOR SHALL PROVIDE A FULLY OPERATIONAL AND CODE COMPLIANT INSTALLATION OF THESE AMENITIES OR AMT NOT INCLUDED IN THE INSTALLATION EQUIPMENT AND ACCESSORIES TO ACCOMPLISH THIS. THE CONTRACTOR SHALL REVIEW THEM IN CONJUNCTION WITH ALL THE OTHERS TRADES/DISCIPLINES AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER IN FORM OF RF1 PRIOR TO BIDDING AND CONSTRUCTION.

APPLICABLE CODES:
 - FBC EXISTING BUILDING - 2020 (7TH EDITION)
 - FBC - 2020 (7TH EDITION)
 - FBC RESIDENTIAL - 2020 (7TH EDITION)
 - FBC - MECHANICAL - 2020 (7TH EDITION)
 - NEC (NEC 2017)

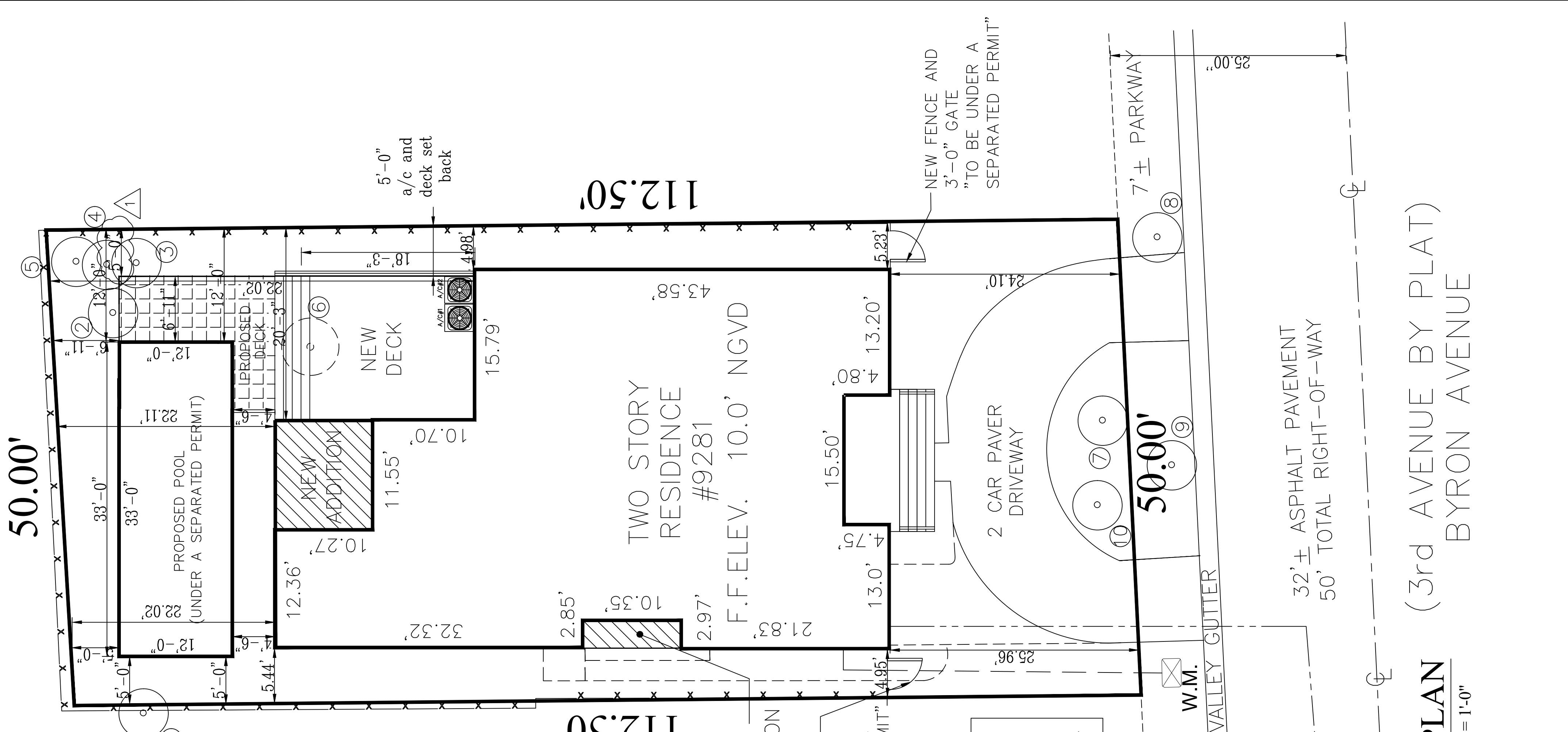
NOTE:
 POOL DECK AND WALKWAY TO COMPLY WITH BARRIER REQUIREMENT AS PER FBC-R4501.17

EXISTING TREE LEGEND

ITEM #	DESCRIPTION	Ø	HEIGHT	F
1	PALM	0.6'	15'	15'
2	PALM	0.6'	25'	8'
3	PALM	0.6'	25'	8'
4	PALM	0.6'	25'	8'
5	PALM	0.6'	25'	8'
6	PALM	2.0'	20'	18'
7	PALM	0.4'	12'	6'
8	PALM	0.9'	22'	8'
9	PALM	0.7'	26'	8'
10	PALM	0.9'	26'	8'

* TREE TO BE REMOVED (UNDER A TREE DEMO PERMIT)

NOTE:
 -PROPOSED FLORIDA FRIENDLY SPECIES TO BE PROVIDED TO COMPLY WITH MINIMUM LANDSCAPE REQUIREMENTS
 -2 TREES ALONG THE SIDE WALK TO COMPLY WITH MINIMUM LANDSCAPE REQUIREMENTS.
 -TREE DEMO UNDER A SEPARATED PERMIT.



SITE PLAN

(3rd AVENUE BY PLAT)
 BYRON AVENUE

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

HSD
HERRANDEZ
STRUCTURAL DESIGN INC.
 Victor Hernandez
 P.E. #72387 C.A. 29634
 11483 SEA GRASS CIR. BOCA RATON, FL 33488
 hsd@consultant.com
 754.422.8796

SEAL / SIGNATURE

Location Sketch

2021
 I HEREBY RESERVE THEIR COMMENTS TO THE IDEAS AND DRAWINGS SHOWN. THESE STATEMENTS AND SHALL NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. I AM NOT PROVIDING CONSULTING SERVICES TO ANY OTHER PROJECTS. I AM NOT PROVIDING ANY SERVICES TO ANY OTHER PROJECTS. I AM NOT PROVIDING ANY SERVICES TO ANY OTHER PROJECTS.

Residence:
RENOVATION

Project # 1198

9281 BYRON AVE
 SURFSIDE, FLORIDA

Sheet Title:
COVER SHEET

Revisions

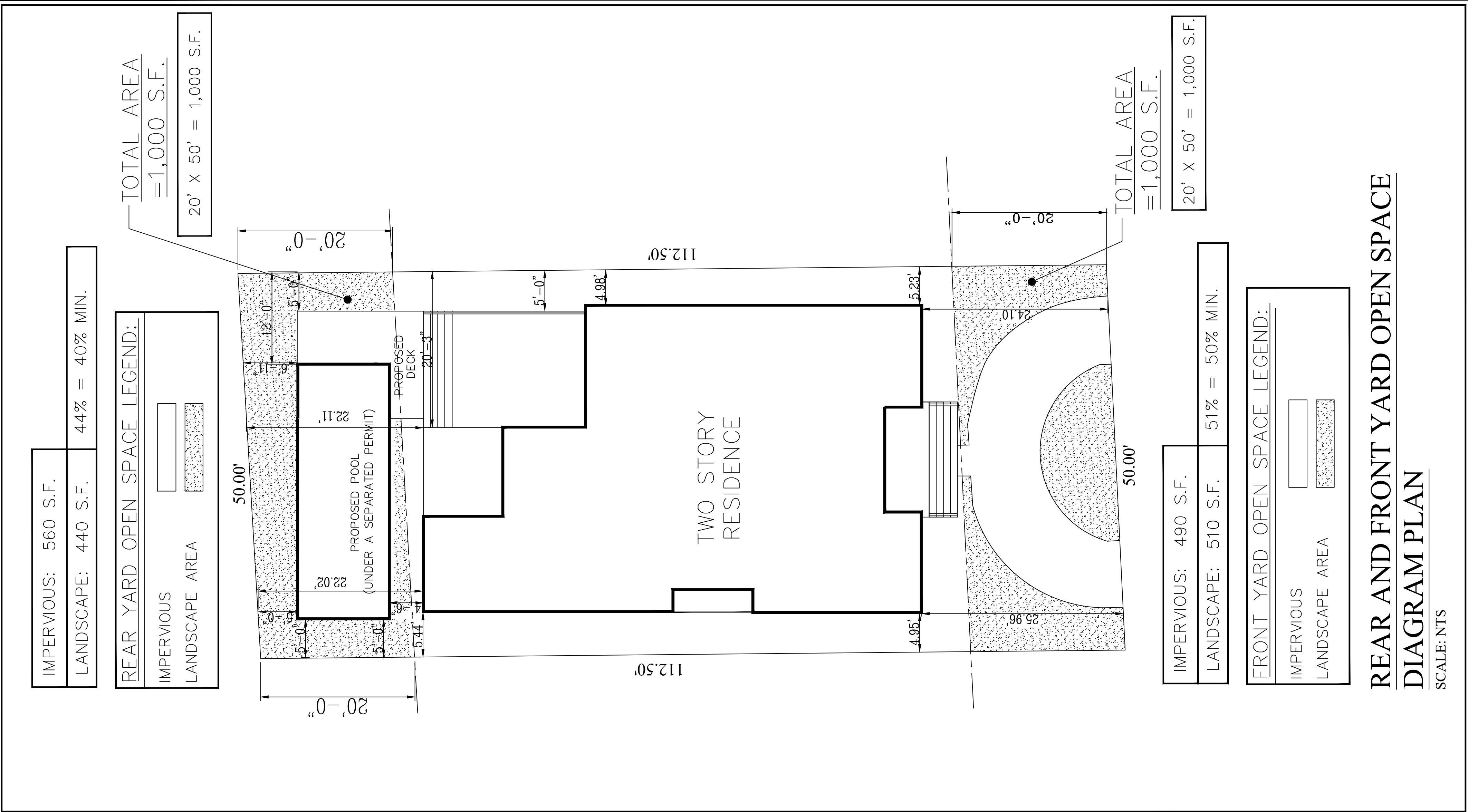
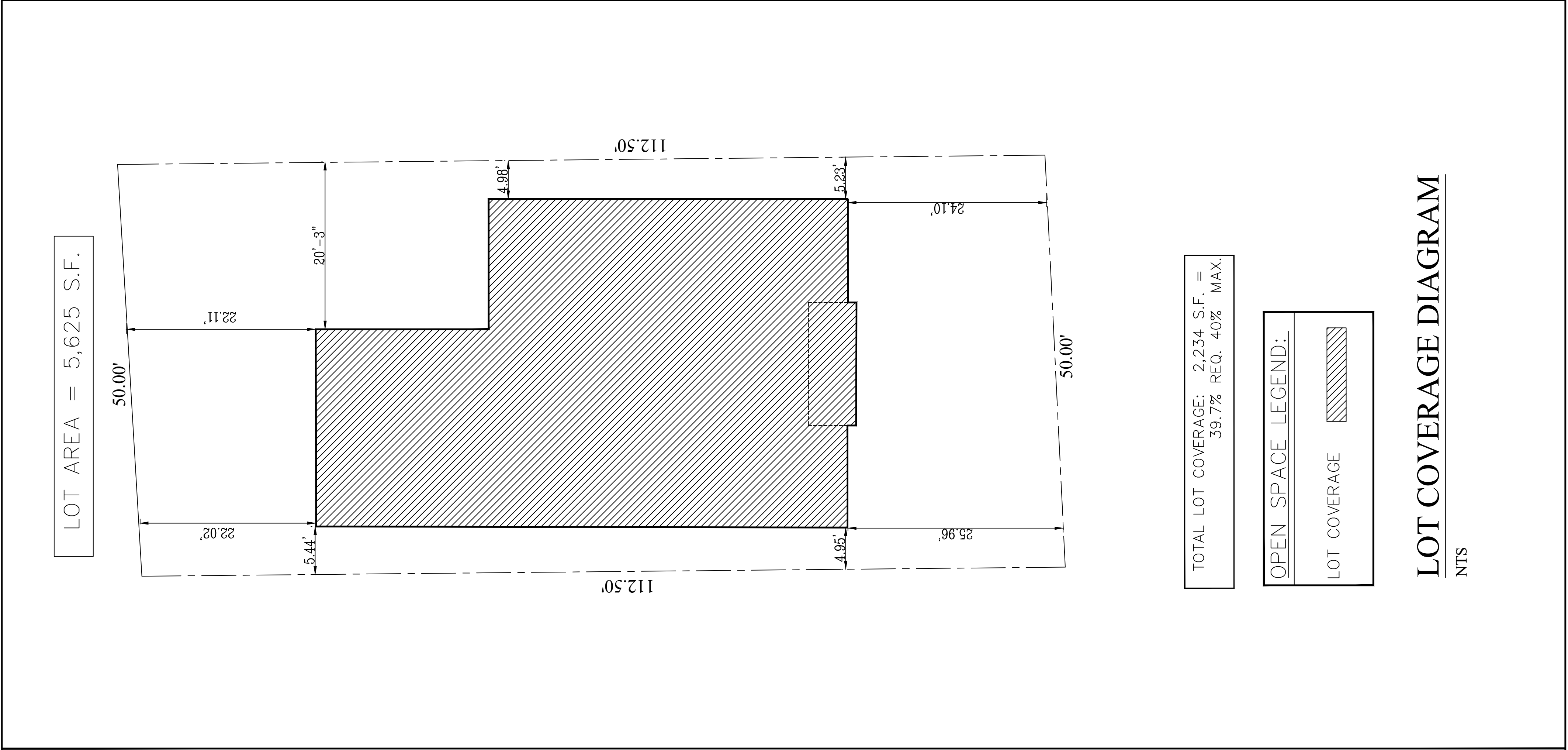
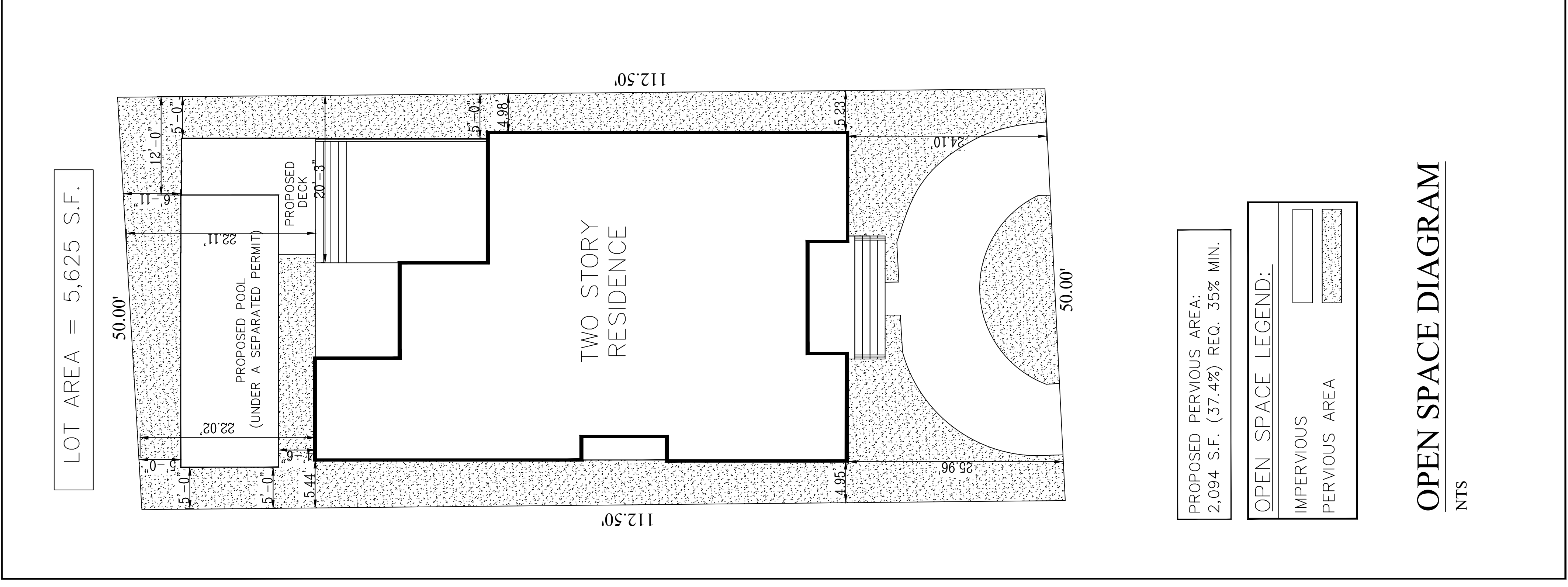
Date

Scale: As Shown

Drawing: RDS

Date: 07/15/2021

Sheet Number:
G-1



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SEAL / SIGNATURE

Location Sketch:

2021

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Residence:
RENOVATION

Project # 1198
**9281 BYRON AVE
SURFSIDE, FLORIDA**

Sheet Title:
DIAGRAM

Revisions

Date	Description

Scale: As Shown

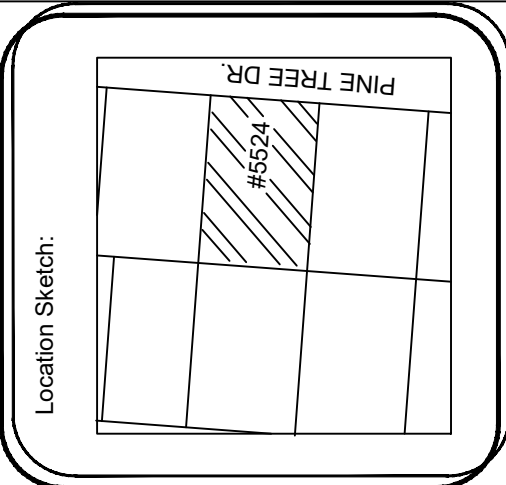
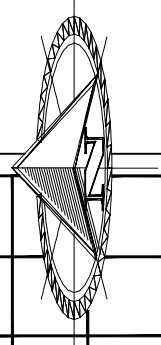
Sheet Number:
C-2

Drawing: RDS

Date: 07/15/2021

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Residence:
RENOVATION

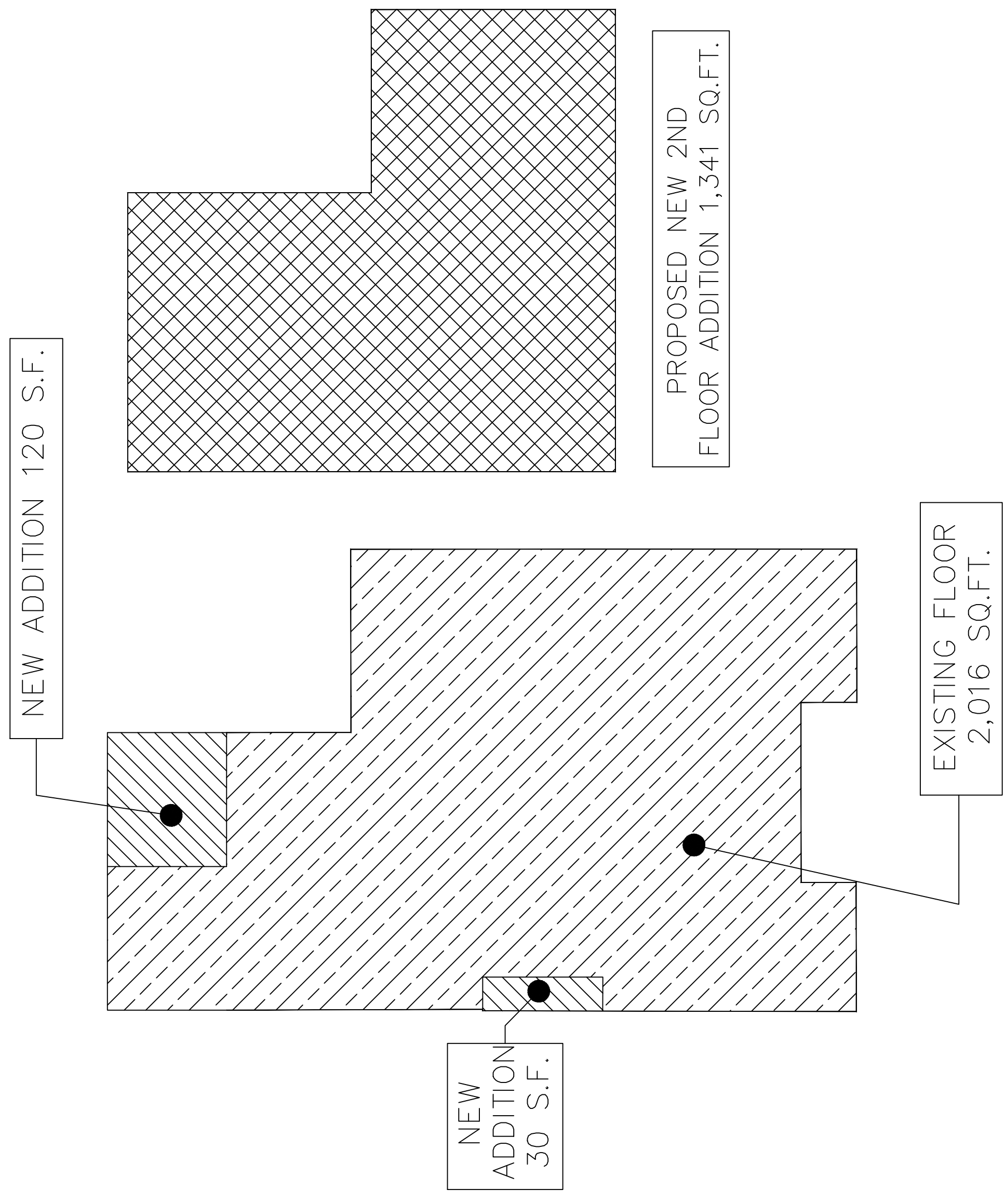
Project # 1198
9281 BYRON AVE
SURFSIDE, FLORIDA

Sheet Title:
DIAGRAM

Revisions	Date

Scale: As Shown
 Drawing: RDS
 Date: 07/15/2021

Sheet Number:
C-3

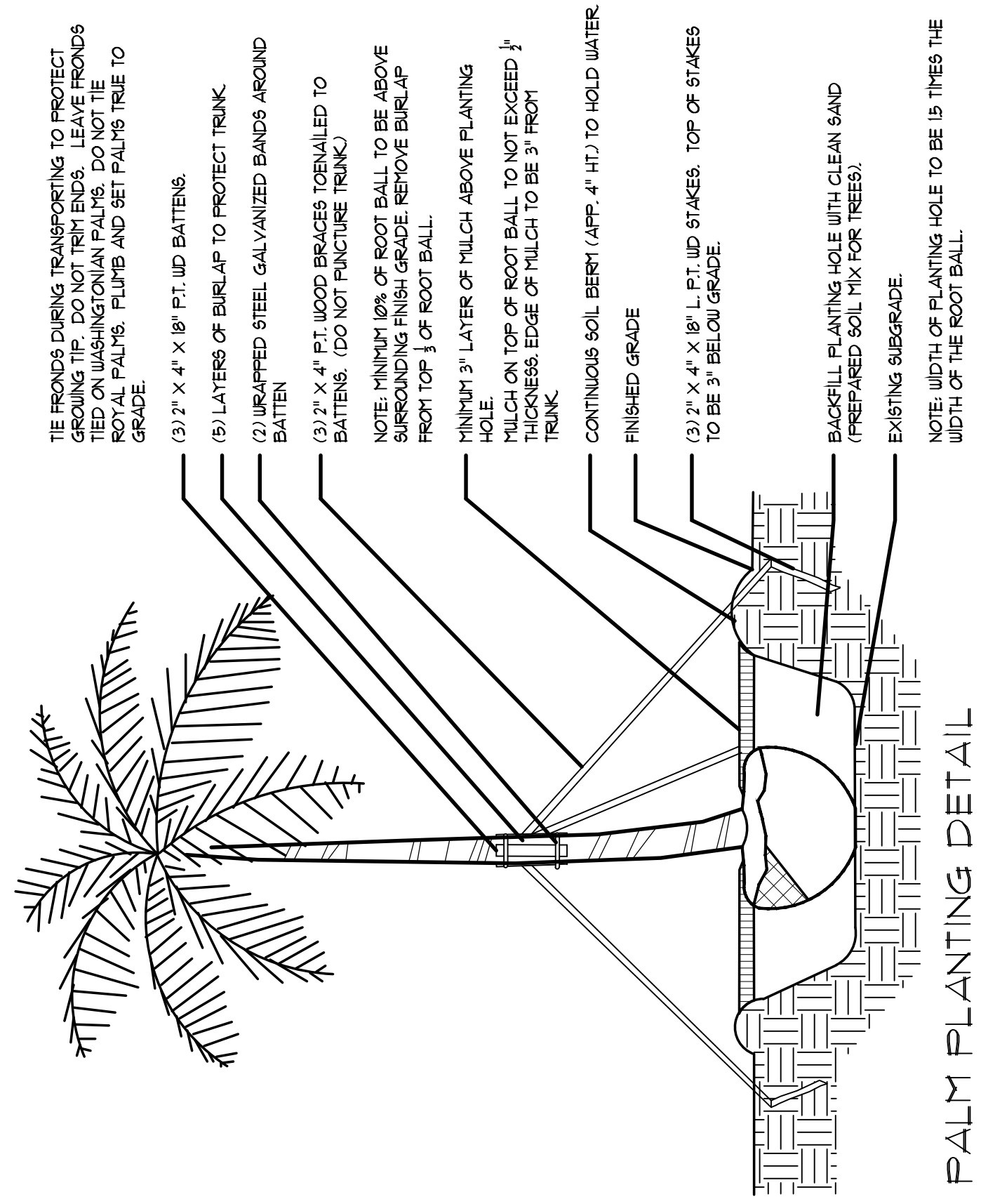


TOTAL FIRST FLOOR AREA = 2,166 S.F.
 TOTAL SECOND FLOOR AREA = 1,341 S.F.
 TOTAL 1ST AND 2ND FLOORS AREA = 3,507 S.F.

LOT COVERAGE LEGEND:

EXISTING 1ST FLOOR	
PROPOSED 2ND FLOOR	
1ST FLOOR ADDITION	

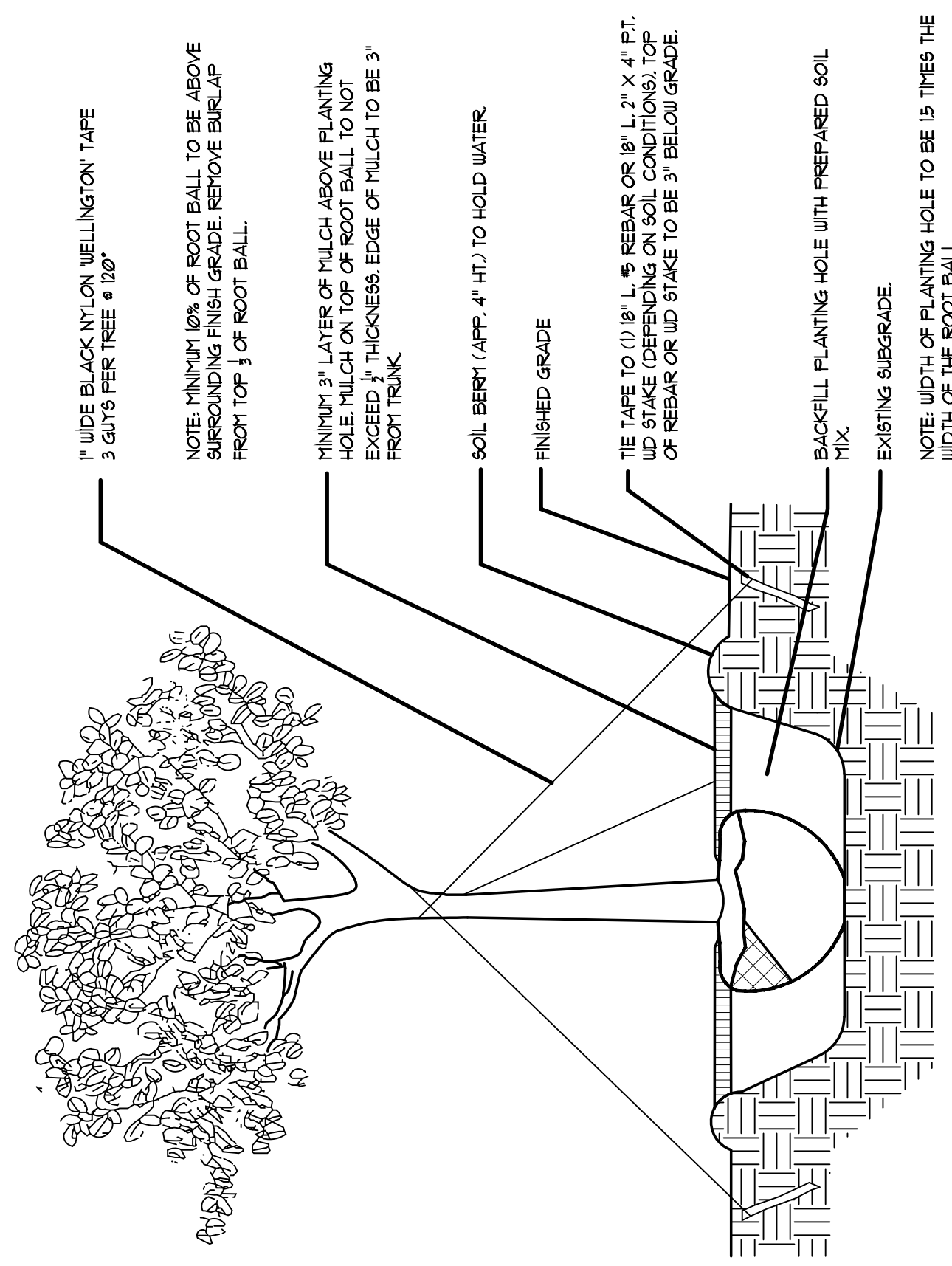
SHADE DIAGRAMS
 NTS



PALM PLANTING DETAIL

LARGE TREE PLANTING DETAIL SIMILAR

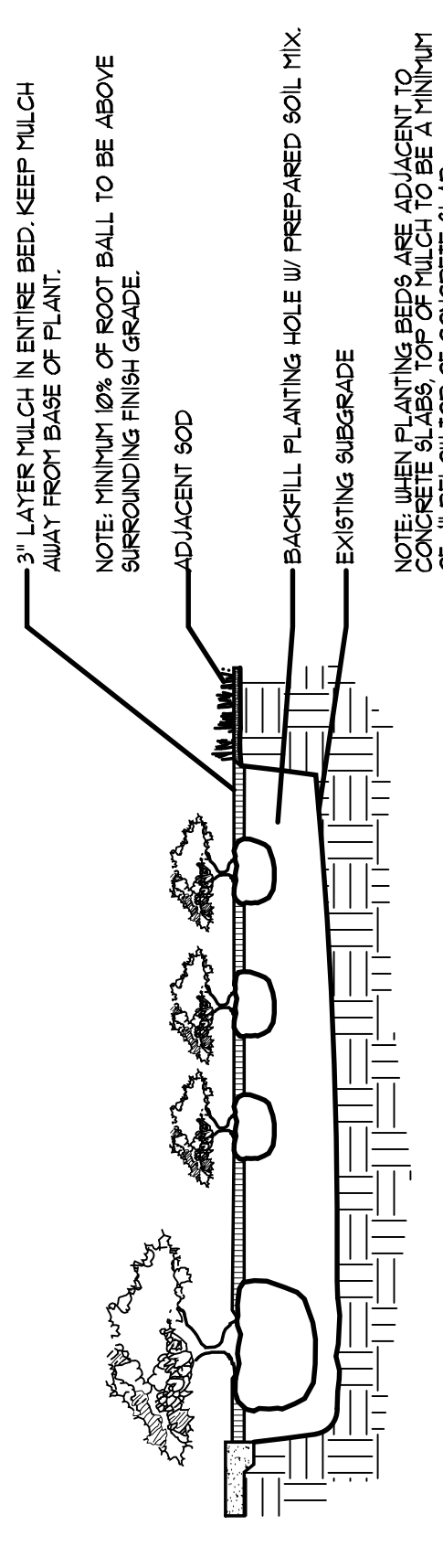
N.T.S.



TREE PLANTING DETAIL

TREES WITH 3\" CALIPER OR LESS

N.T.S.



SHRUB/GROUND COVER DETAIL

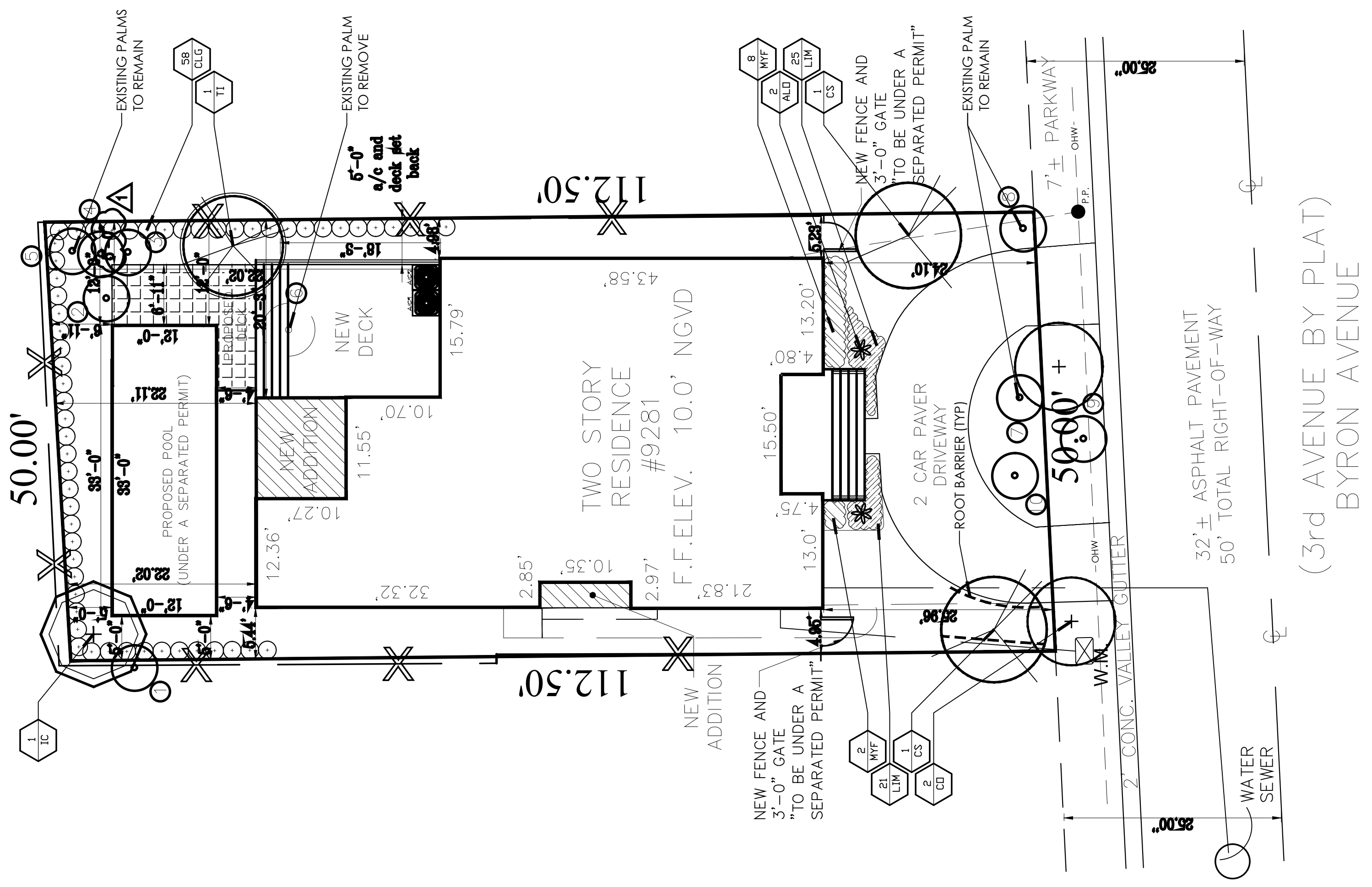
N.T.S.

PLANT NOTES

1. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS (PARTS I AND II, 2ND EDITION, FEBRUARY 1998, RESPECTIVELY).
2. ALL PLANTING BEDS TO BE TOPPED WITH 3" MULCH EXCLUDING TOP OF ROOT BALL (SEE PALM TREE PLANTING DETAIL).
3. ALL TREES TO BE STAKED IN A GOOD WORKSMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED.
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL SOD SHALL BE ST. AUGUSTINE FLORATAM SOLID SOD (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS.
6. ALL PLANTING BEDS TO BE WEED AND GRASS FREE.
7. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONE OWN QUANTITY COUNTS PRIOR TO BID COST, AND COMPARE TO ARCHITECT'S PLANT LIST. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTORS SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
8. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
9. NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
10. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED.

PLANTLIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
2	CS	Conocarpus erectus 'serotens'	Starburst Palmetto	12" ht, 1.5' dbh, 5' ct
2	CS	Conocarpus erectus	Orange Cashew	12" ht, 1.5' dbh, 5' ct
1	CO	Ilex cassine	Darkon Holly	14" ht, 2.5' dbh, 5' ct
1	TI	Taxodium imbricarpa	Pink Tabebuia	14" ht, 2.5' dbh, 5' ct
SHRUBS & GROUNDCOVERS				
QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
2	ALO	Alcantarea odorata	Odeora Bromeliad	7 gal
58	CLG	Clusia guilifera	Clusia	3 gal, 24" ht
46	LIM	Litorea muscarii	Litorea	1 gal
10	MYF	Myciathes fragrans	Simpson Stopper	3 gal, 24" ht



EXISTING RESIDENCE
9281 BYRON AVE
SURFSIDE, FLORIDA

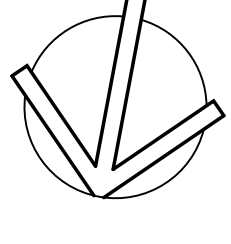
LANDSCAPE PLAN

DIXIE LANDSCAPE
12950 Northwest 113 Ct.
Miami, FL 33178
P. 305-884-5700 F. 305-884-8843

Date: 2/19/22
Scale: 1"=10'-0"
Drawn DV
Check DV
Sheet LA1
Of Sheets

LICENSED PROFESSIONAL
DIEGO J. VANDERBILT, RLA
FLORIDA NO. 6667355
DATE:

REVISIONS



HSD
HERNANDEZ
STRUCTURAL DESIGN INC.
Victor Hernandez
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hsd@consultant.com
754.422.8796

SEAL / SIGNATURE

Location Sketch:

2021
HEREBY RESERVE THEIR COMMENTS TO THE IDEAS AND DRAWINGS SHOWN. THESE STATEMENTS AND SHALL NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF HSD. CONTRACTORS SHALL RELY ON SCALED DIMENSIONS. NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

Residence:
RENOVATION

Project # 1198
**9281 BYRON AVE
SURFSIDE, FLORIDA**

Sheet Title:
EXISTING / DEMO

Revisions	Date

Sheet Number:
D-1

Scale: As Shown
Drawing: RDS
Date: 07/15/2021

DEMOLITION LEGEND:

- | | |
|---|---|
| <ol style="list-style-type: none"> 1 EXISTING ROOF TO BE DEMOLISHED 2 EXISTING BATHROOM CABINETS AND FIXTURES TO BE REMOVED. (CAP PLUMBING LINES AS REQUIRED). 3 EXISTING KITCHEN CABINETS AND FIXTURES TO BE REMOVED. (CAP PLUMBING LINES AS REQUIRED). 4 EXISTING A/C AND AHU UNITS TO BE REMOVED. 5 EXISTING ELECTRICAL METER TO BE REMOVED CAP AS REQUIRED. 6 ELECTRICAL PANEL TO BE REMOVED (CAP AS REQUIRED). | <p>DENOTES EXISTING WALL TO REMAIN:</p> <p>DENOTES EXISTING WALL TO BE REMOVED.</p> <p>DENOTES EXISTING DOOR TO BE REMOVED.</p> <p>DENOTES EXISTING WINDOW TO BE REPLACED (SAME LOCATIONS).</p> |
|---|---|

DEMOLITION NOTES:

THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT AND ANY OTHER REQUIRED APPROVAL PRIOR TO THE EXECUTION OF ANY DEMOLITION, AND FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE THE DEMOLITION, SELECTIVE REMOVAL AND SUBSEQUENT OFF SITE DISPOSAL OR STORAGE OF ALL ITEMS WITHIN THE PROJECT AREA. A SCHEDULE SHALL BE SUBMITTED TO OWNER ALONG WITH THE DEMOLITION BID. THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH THE LANDLORD, OWNER, LEASING AGENT AND/OR TENANT AND SHALL MEET THE RULES AND REGULATIONS SET FORTH BY THE LANDLORD, OWNER, AND/OR LEASING AGENT.

THE CONTRACTOR SHALL SUPPLY THE LANDLORD & CLIENT WITH ALL DOCUMENTATION REQUESTED.

THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION DUMPSTER AND/OR CHUTE LOCATION WITH LANDLORD PRIOR TO PLACEMENT. THE CONTRACTOR SHALL PROTECT THE ARCADE, BUILDING EXTERIOR, ROADWAY, AND LANDSCAPE FROM DAMAGE DURING DEMOLITION.

THE PROJECT AREA SHALL BE MAINTAINED IN A SAFE AND CLEAN CONDITION AT ALL TIMES.

IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES RELATIVE TO REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. NOTIFY LANDLORD AND OWNER IMMEDIATELY.

ALL ITEMS OF SALVAGEABLE VALUE AS DETERMINED BY THE CLIENT, LANDLORD, LEASING AGENT AND/OR TENANT SHALL BE CAREFULLY REMOVED, SURFACE CLEANED, LABELED, STORED AND TURNED OVER TO THE OWNER AND/OR LANDLORD.

RECONNECT ELECTRICAL OUTLETS AFFECTED BY DEMOLITION TO PANELS AS REQUIRED BY NEW LAYOUT. TERMINATE EXPOSED CONNECTIONS PER N.E.C.

ANY PLUMBING ENCOUNTERED IN AREA AFFECTED BY DEMOLITION SHALL BE CAPPED TO BUILDING STANDARD.

REMOVE EXISTING INTERIOR PARTITIONS AS INDICATED ON THE DEMOLITION PLAN.

ALL FIRE PROTECTION DEVICES SUCH AS HORN, STROBES, PULL STATIONS, SMOKE DETECTORS, FIRE EXTINGUISHERS, HOSE CABINETS ETC. SHALL BE SALVAGED, LABELED AND STORED FOR RE-USE. FIRE ALARM SYSTEM SHALL BE MAINTAINED IN OPERABLE CONDITION.

CONTRACTOR SHALL COORDINATE DEMOLITION WITH CLIENT SPECIFICATIONS AND TENANT'S DRAWINGS.

COORDINATE WITH CONSTRUCTION DRAWINGS PRIOR TO BEGINNING DEMOLITION. CONTRACTOR SHALL PATCH AND REPAIR ALL HOLES IN THE SLAB TO AN AS NEW ACCEPTABLE FINISH TO ALLOW FOR A PROPER INSTALLATION OF FLOORING.

CONTRACTOR SHALL PATCH AND REPAIR ALL CURTAIN WALL MULLIONS AFTER REMOVAL OF EXISTING FRAMING.

SEE ELECTRICAL, MECHANICAL & HVAC PLANS FOR FURTHER DEMOLITION NOTES.

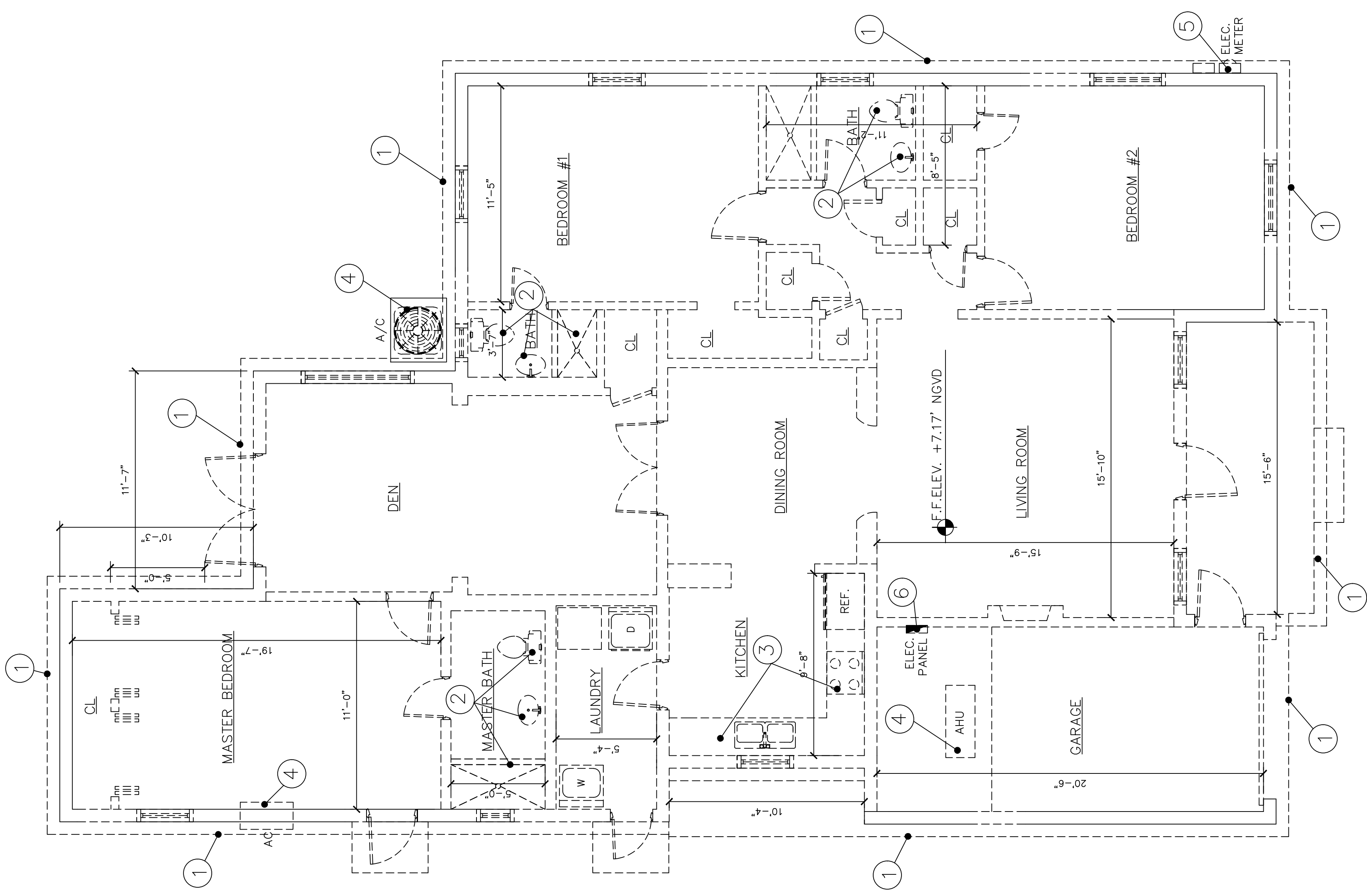
PREPARE THE EXISTING CONCRETE SLABS AS REQUIRED TO BE EVEN ELEVATION THROUGHOUT. SMOOTH, CONTINUOUS LEVEL & READY TO ACCEPT NEW FINISHED. THIS INCLUDES "FLOATING" AN UNACCEPTABLE EXISTING SLAB AS REQUIRED, OR FILLING A SLAB AT HOLES OR IMPERFECTIONS LEFT BECAUSE OF THE DEMOLITION OF WALLS. THE EXISTING AND NEW SLABS BE AT THE SAME CONTINUOUS ELEVATION.

THE DISPOSAL OF ALL DEMOLITION ITEMS TO BE BY THE CONTRACTOR, HAULED AWAY FROM THE SITE. OWNER RESERVES THE RIGHT OF FIRST REFUSAL.

THE CONTRACTOR TO CAREFULLY REMOVE AND STORE ALL DOORS AND FRAMES THAT ARE INDICATED TO BE REMOVED FOR REUSE. VERIFY ALL SWINGS WITH FLOOR PLANS FOR POSSIBLE REUSE OF EXISTING DOORS AND FRAMES TO REMAIN.

POWER TO BUILDING SHALL BE MAINTAINED AT ALL TIMES. COORDINATE WITH LANDLORD 72 HOURS PRIOR TO PROPOSED INTERRUPTION.

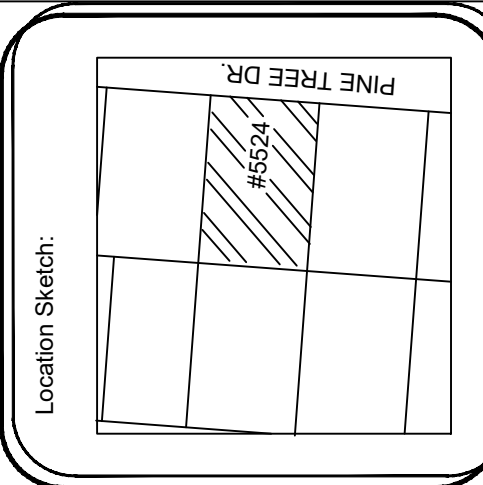
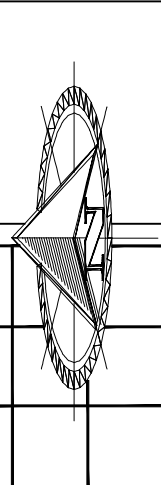
COORDINATE WITH LANDLORD PRIOR TO ANY WORK ON BUILDING SHELL AND ROOF SYSTEM. REMOVE ALL WIRING FROM DEMOLISHED RECEPTACLES TO SOURCE PANEL. REMOVE ALL ABANDONED WIRING.



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

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Residence:
RENOVATION

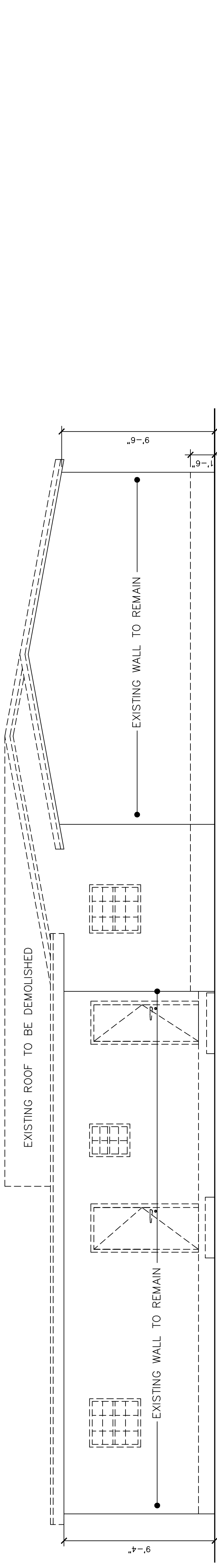
Project # 1198
9281 BYRON AVE
SURFSIDE, FLORIDA

Sheet Title:
EXISTING ELEV.

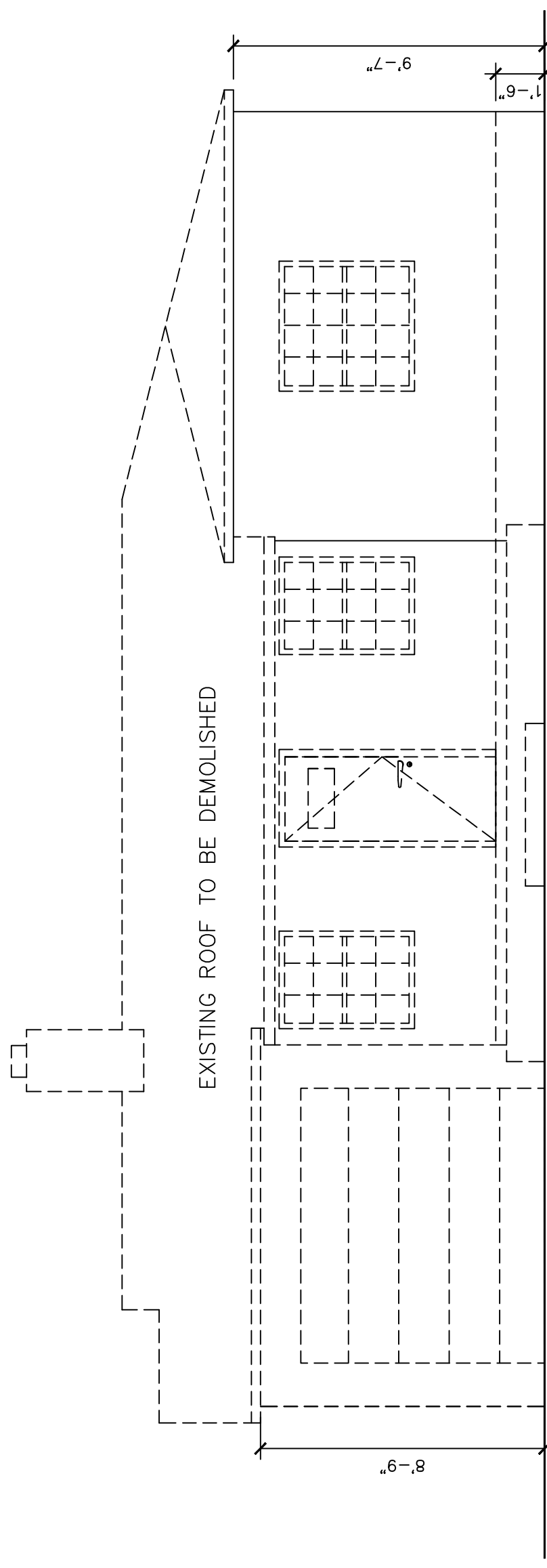
Revisions	Date

Scale: As Shown
 Drawing: RDS
 Date: 07/15/2021

Sheet Number:
EX-1



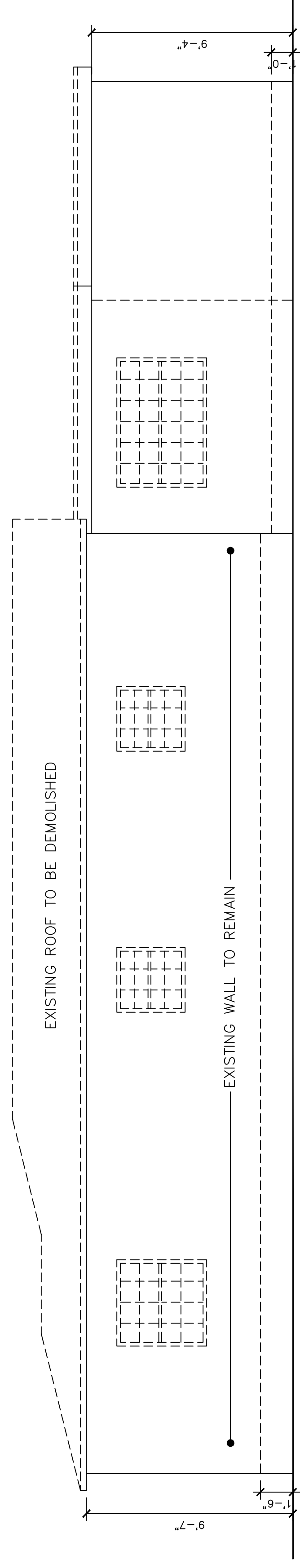
EXISTING / DEMO NORTH ELEVATION (SIDE)
 SCALE: 1/4" = 1' - 0"



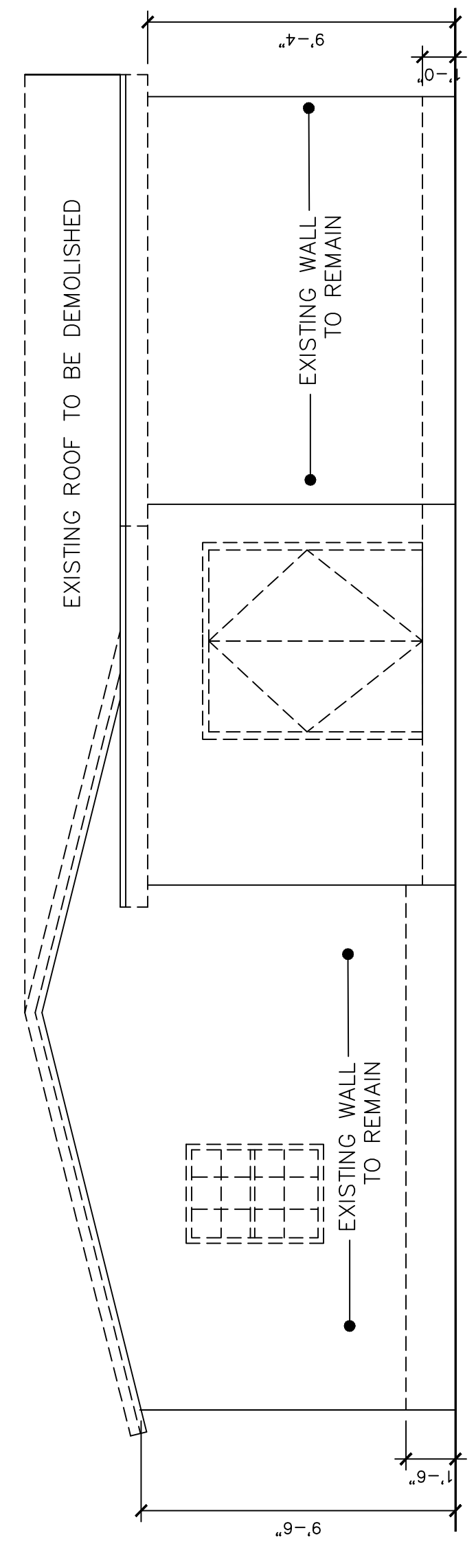
EXISTING / DEMO WEST ELEVATION (FRONT)
 SCALE: 1/4" = 1' - 0"

DEMOLITION LEGEND:

—	DENOTES EXISTING TO REMAIN.
- - -	DENOTES EXISTING TO BE REMOVED.



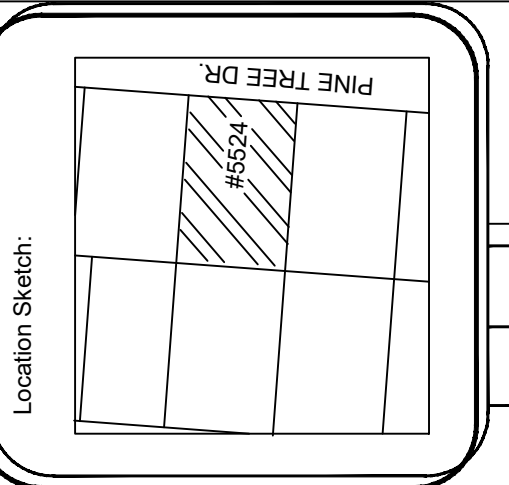
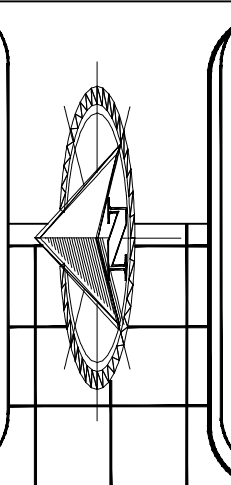
EXISTING / DEMOSOUTH ELEVATION (SIDE)
 SCALE: 1/4" = 1' - 0"



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

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Residence:
RENOVATION

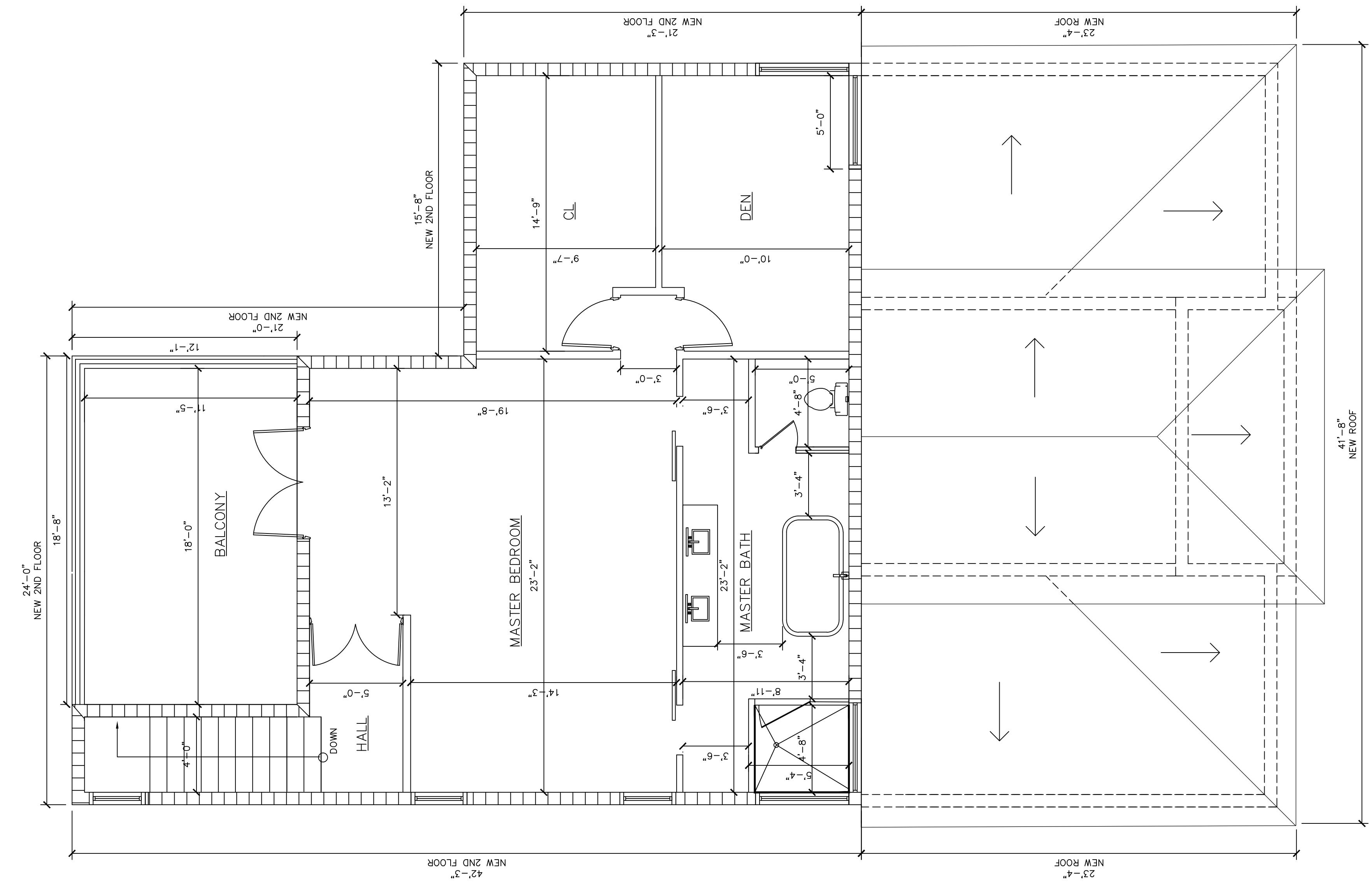
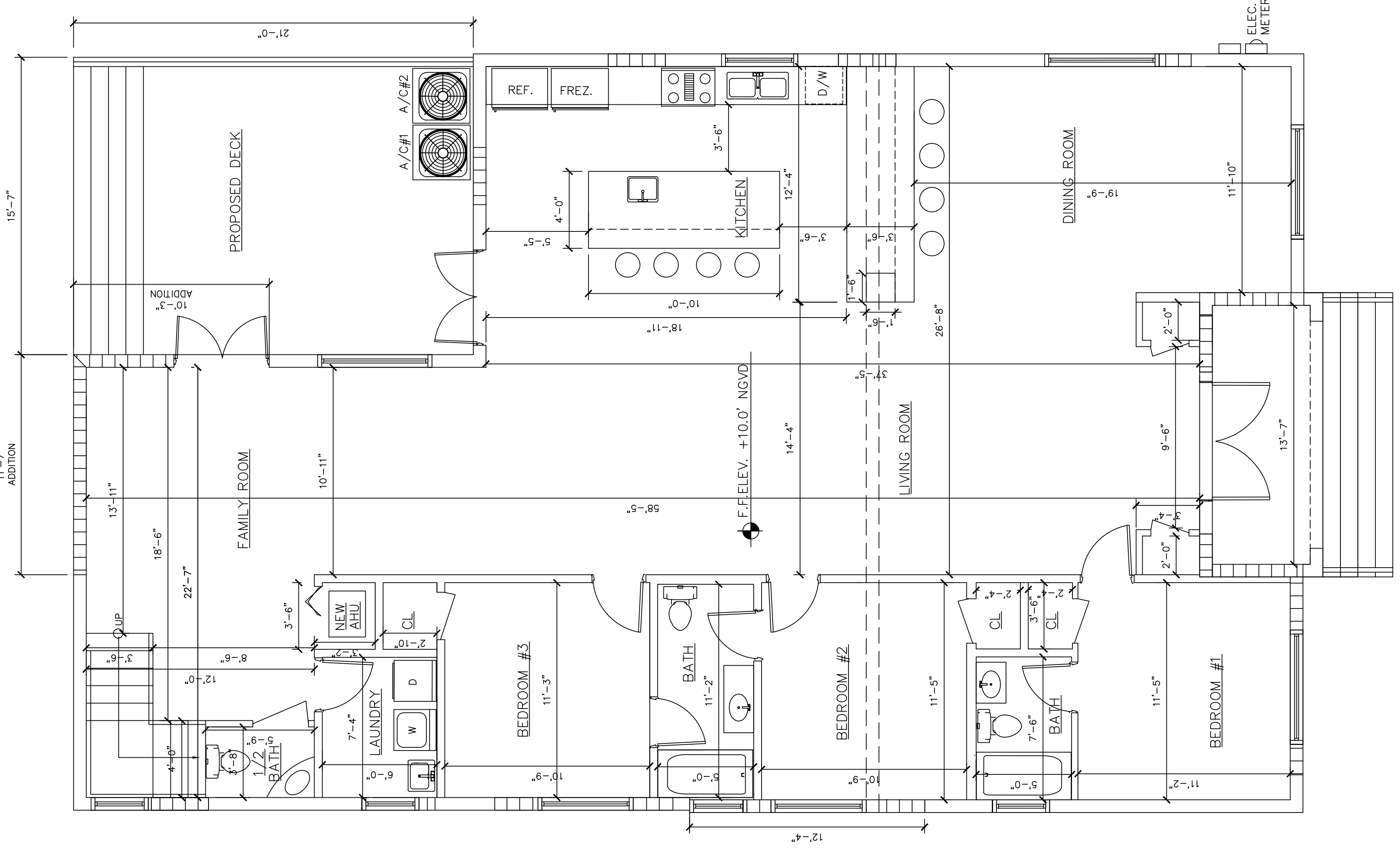
Project # 1198
9281 BYRON AVE
SURFSIDE, FLORIDA

Sheet Title:
PROPOSED FLOOR PLANS

Revisions	Date

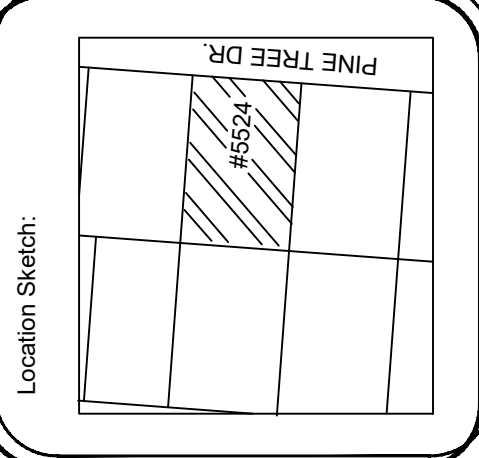
Scale: As Shown
 Drawing: RDS
 Date: 07/15/2021

Sheet Number:
A-1





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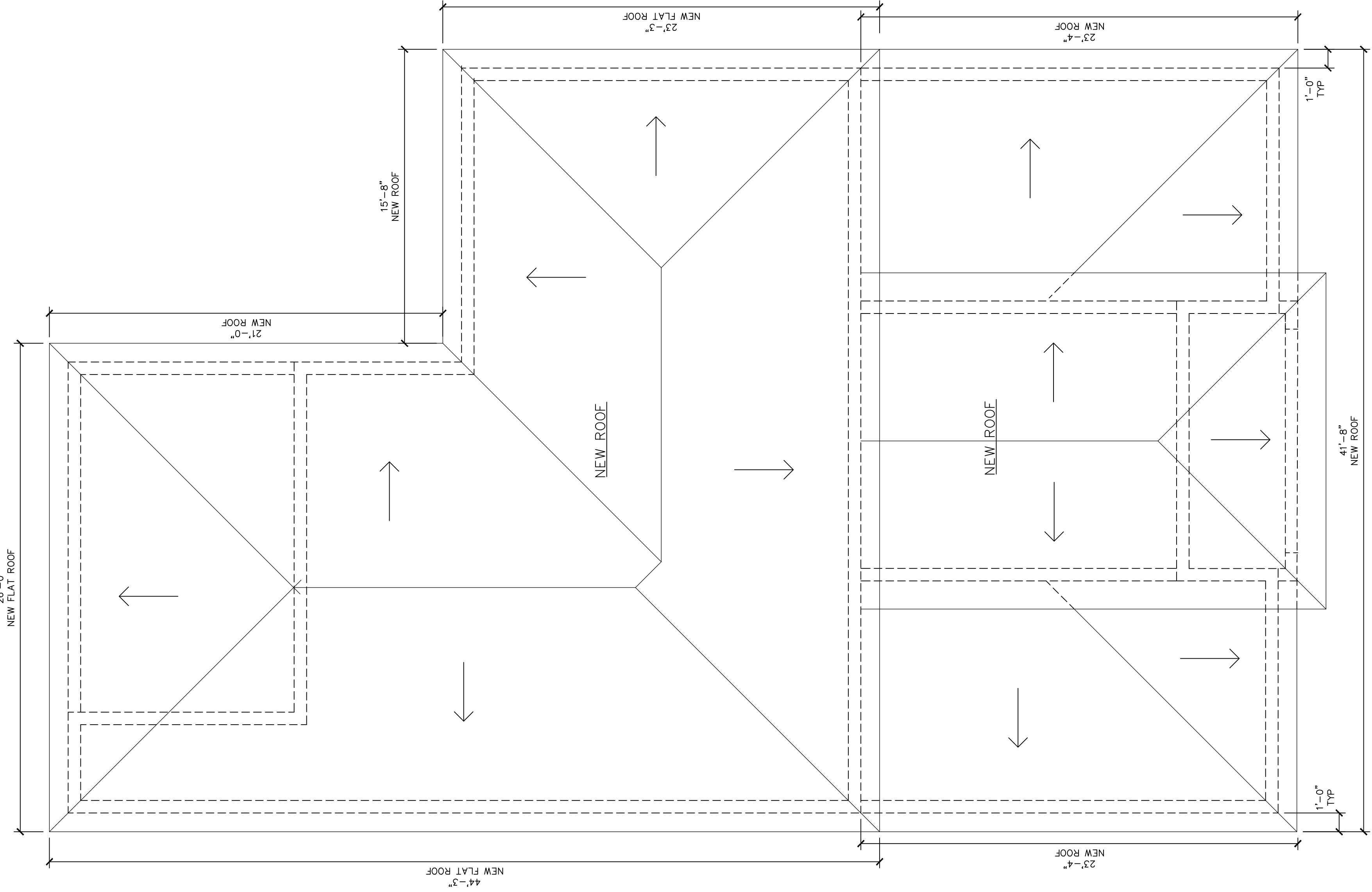
Residence:
RENOVATION

Project # 1198
**9281 BYRON AVE
SURFSIDE, FLORIDA**

Sheet Title:
PROPOSED ROOF PLAN

Revisions	Date

Scale: As Shown
 Drawing: RDS
 Date: 07/15/2021
 Sheet Number:
A-2

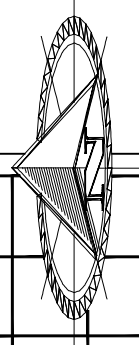


PROPOSED ROOF PLAN
 SCALE: 1/4" = 1'-0"

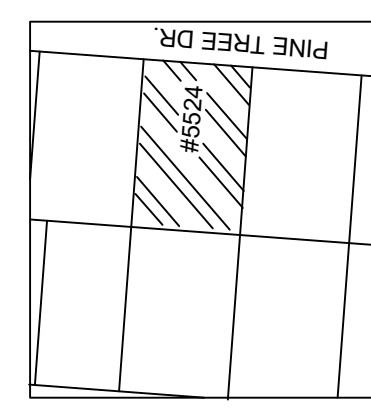


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Location Sketch:



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Residence:
RENOVATION

Project # 1198
**9281 BYRON AVE
SURFSIDE, FLORIDA**

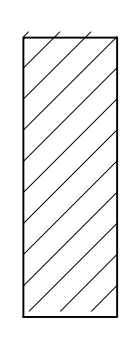

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ELEVATIONS

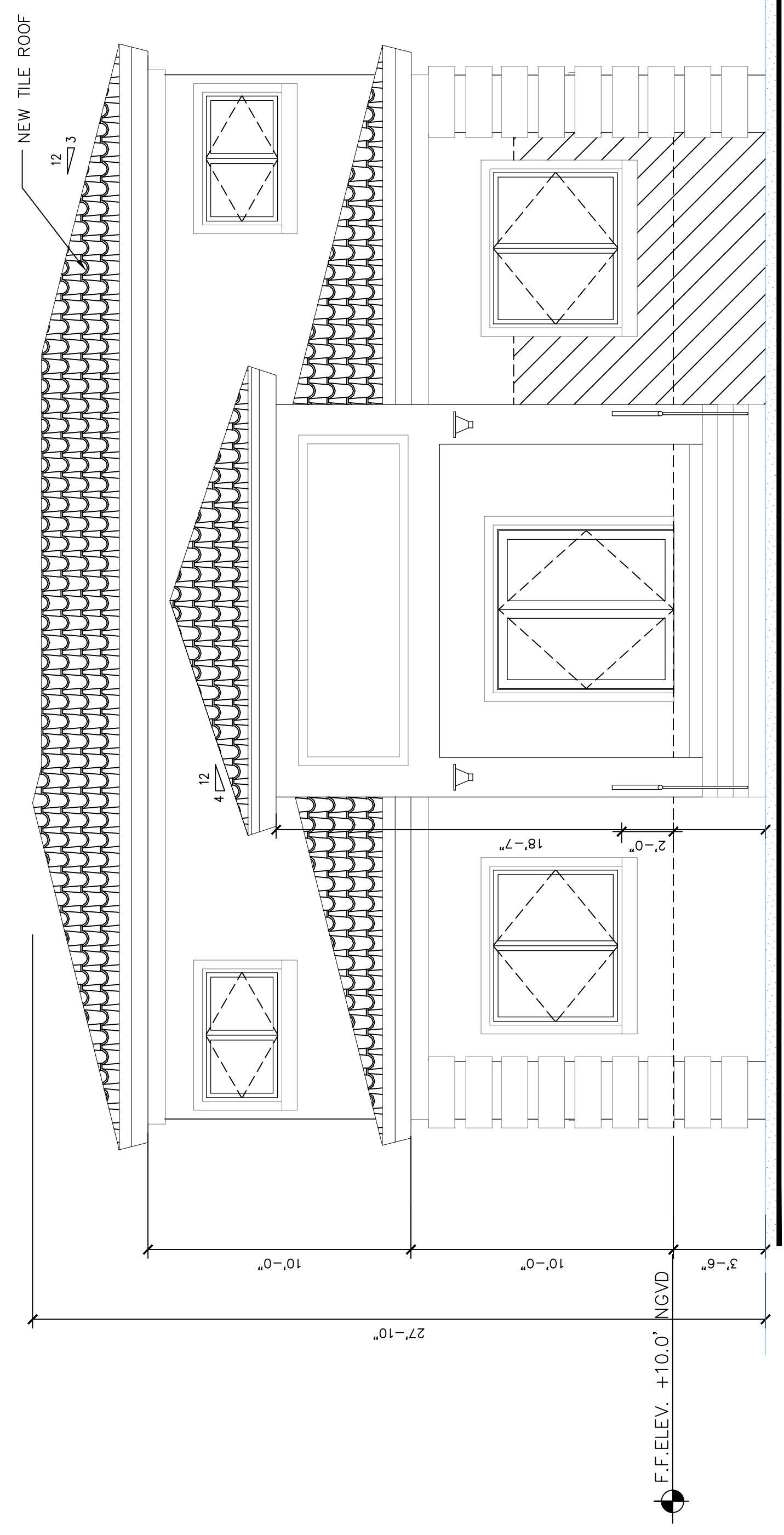
Revisions	Date

Scale: As Shown
Drawing: RDS
Date: 07/15/2021

Sheet Number:
A-3

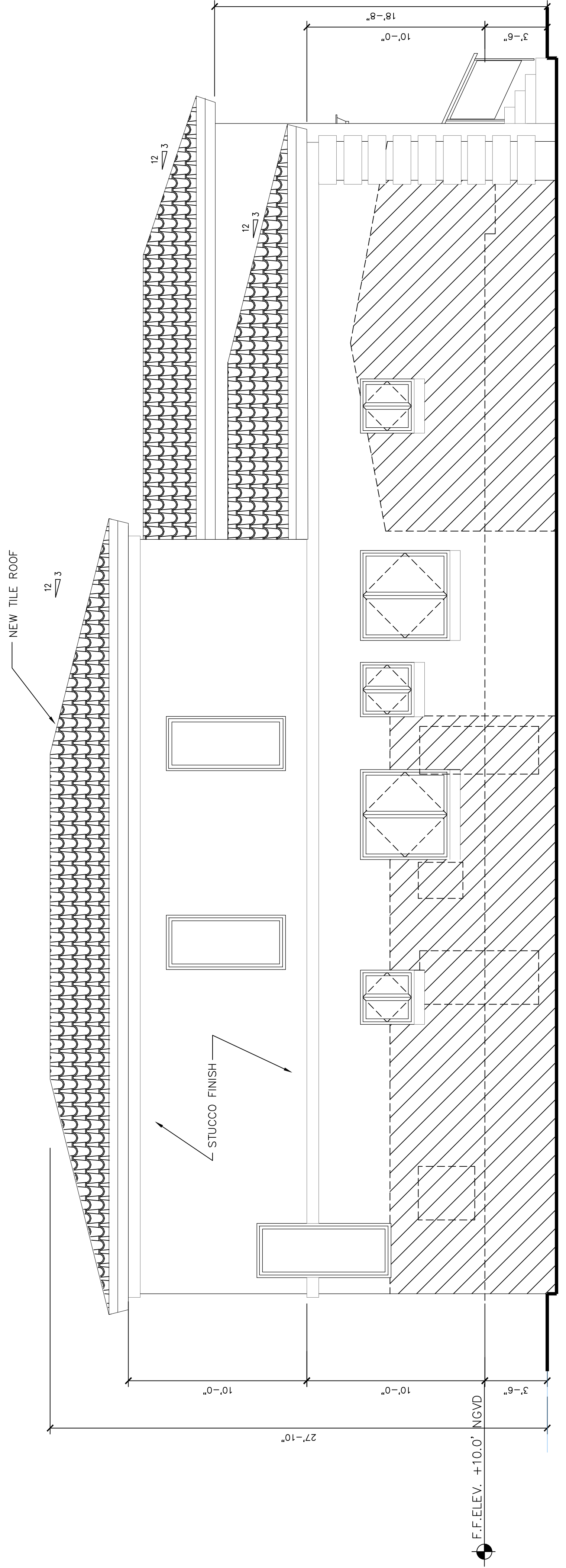
PLAN LEGEND:

EXISTING TO REMAIN	
DENOTES NEW CONSTRUCTION	



PROPOSED WEST ELEVATION

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



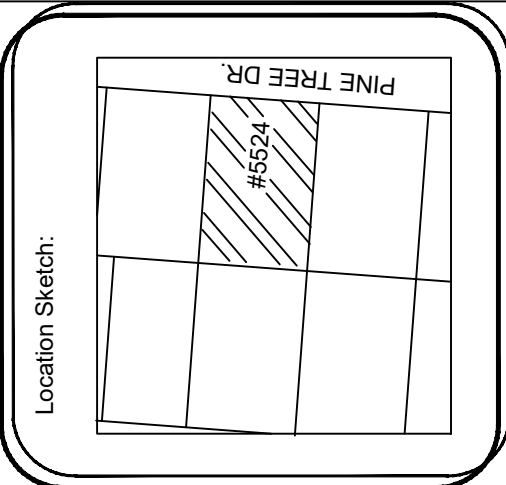
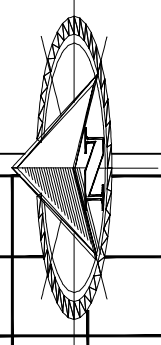
PROPOSED NORTH ELEVATION

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



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Residence:
RENOVATION

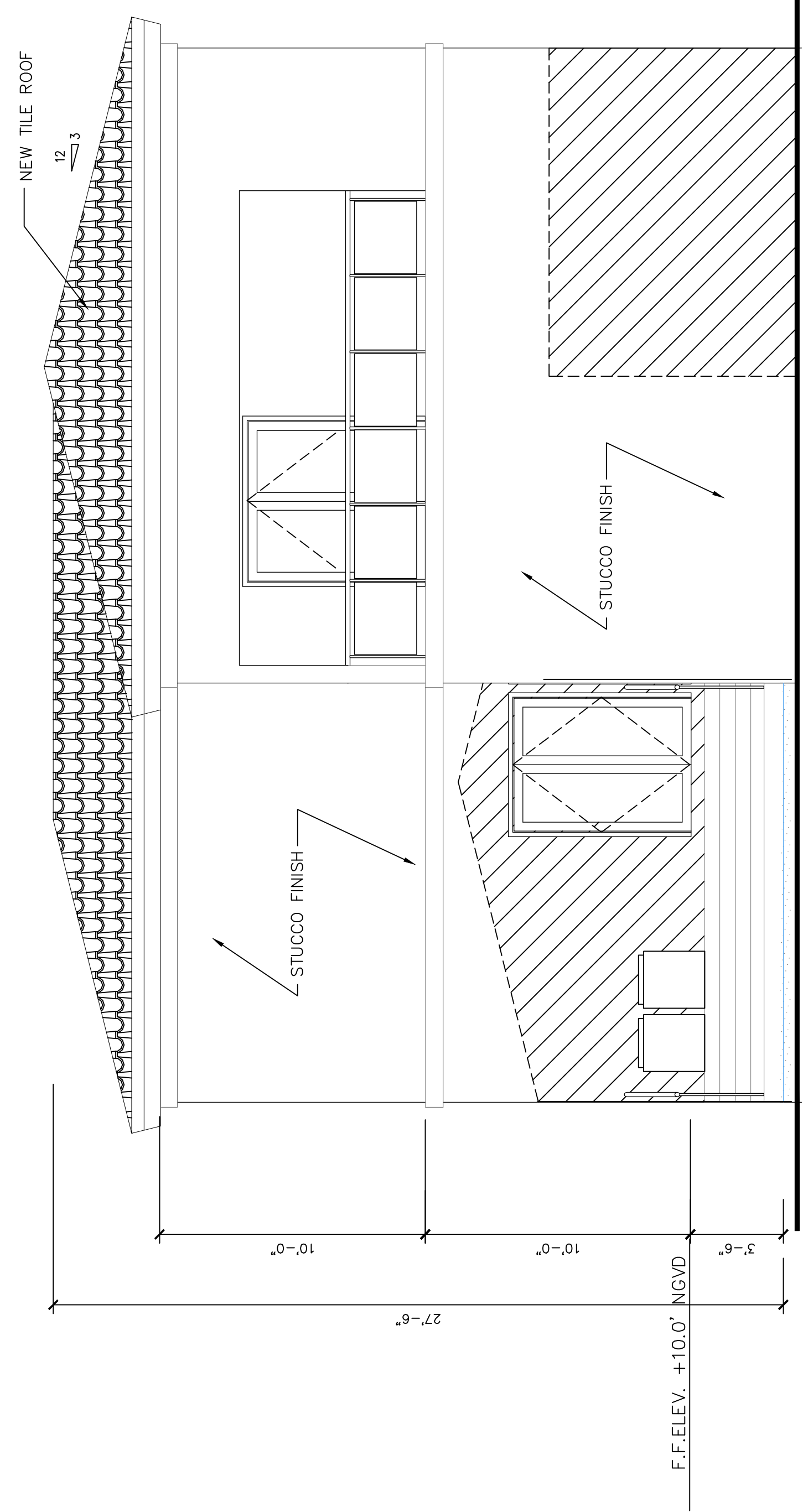
Project # 1198
**9281 BYRON AVE
SURFSIDE, FLORIDA**

Sheet Title:
ELEVATIONS

Revisions	Date

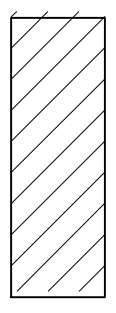

Scale: As Shown
Drawing: RDS
Date: 07/15/2021

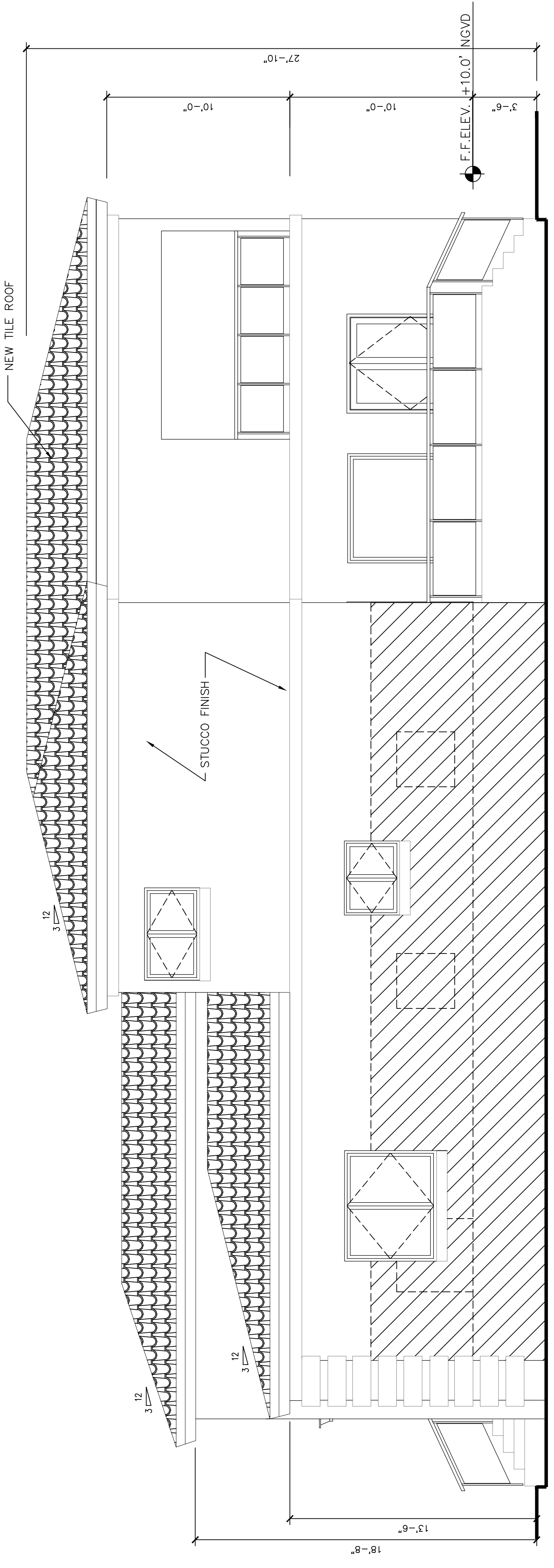
Sheet Number:
A-4



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

PLAN LEGEND:

	EXISTING TO REMAIN
	DENOTES NEW CONSTRUCTION



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



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

Miami, July 22, 2021

Mr. Meir Fellig
 CENTURY BUILDERS & RESTORATION
 1414 Lenox Avenue
 Miami Beach, FL 33139

Re: Proposed Pool and Home Renovations @
 9281 Byron Avenue
 Surfside, FL

Dear Mr. Fellig:

Pursuant to your request, DYNATECH ENGINEERING CORP. (DEC) completed a Subsoil Investigation on July 22, 2021 at the above referenced project. The purpose of our investigation was to help determine the subsoil conditions relative to foundation design of the proposed structures.

A total of (2) standard penetration boring tests were performed according to ASTM-D 1586 down to an average depth of 25' below existing ground surface at the locations shown on the attached sketch only.

The following graph was developed as a general condition below existing ground surface at the time of drilling for the subject site (Subsoil conditions are non-homogenous, refer to field boring logs for exact locations and soil description. Average depths are approximate and will vary in the field):

Average Depth

<u>From</u>	<u>To</u>	<u>Description</u>
0'-0"	1'-0"	Topsoil
1'-0"	21'-0"	Tan beach sand
21'-0"	25'-0"	Tan very sandy limerock

Groundwater was measured immediately at the completion of each boring and was found at an average depth of approximately 4'-6" below existing ground surface at the time of drilling. This immediate depth to groundwater level should not be relied upon alone for project design considerations. Existing ground surface elevation was not provided to us at the time of drilling. Design engineers must verify existing ground elevations as well as FEMA Flood and County highest and lowest groundwater elevation for their design. Fluctuation in water level is anticipated due to seasonal variations and run off as well as varying ground elevations construction dewatering and pumping activities in the area, king tides, flash flooding, storm surge and global warming. Site contractor must familiarize himself with site conditions in the event groundwater controls and dewatering is needed during construction. Surface flooding may result under hurricane conditions and should be taken into consideration in the design of the project. The contractor shall monitor and make sure that groundwater levels on adjacent properties are not adversely impacted due to the contractors dewatering activities. Specialty groundwater and water proofing contractors shall be consulted for all work below the groundwater level. All dewatering volume & effluent discharge must meet local, State & Federal requirements.



Re: 9281 Byron Avenue, Surfside, FL

Based on our understanding of the proposed structure and our field boring logs; the following are our recommendations for foundations design.

- A- Excavate the entire building and pool construction areas of all topsoil, grass, tree stumps and construction debris down to clean granular material wherever encountered **an average depth of 1'-0" below land surface (see field boring logs)**. Any underground structures, former pools, septic tanks, utilities, root systems and drainages trenches, etc...must be removed in their entirety from beneath the proposed construction area. All roots greater than one inch in diameter, or a high concentration of smaller diameter roots, must be removed prior to back filling. Clean fill can be stored for reuse pursuant to our approval.
- B- Compact all construction areas with a **heavy** self propelled roller to a minimum of 95% of ASTM D-1557 but not less than 10 passes in each direction. Localized areas of loose materials, if present, will become evident during site clearing, grubbing and proof rolling, and must be removed prior to filling operations. Backfill construction areas to required elevation using clean granular homogenous material placed in lifts not to exceed 12 inches in thickness and compact as indicated above. In areas not accessible for compaction, flowable fill shall be used.
- C- Excavate footing areas only to proper depth and recompact as indicated above. Footings must be cast as soon as possible after excavation to minimize potential damage to bearing soils from exposure to the element, construction activities and soil creep.
- D- Care should be taken not use vibration in case of existing structures in the vicinity of the construction area. If vibration cannot be used for compaction, static compaction may be applied. However, in this case, the compacted layer should not exceed 6 inches in thickness.
- E- All construction fill material above the water table shall consist of clean granular homogenous soil, free of organics or other deleterious material, and shall contain no more than 12 percent fines passing a U.S. standard No. 200 sieve and have a Unified Soil Classification System (USCS) designation of GP, GW, GP-GM, GW-GM, SP, or SW. No particle size greater than 3 inches shall be in the top 12 inches of the building pad.
Fill material below the water table shall consist of washed free draining gravel to about 12 inches above the water table. (ie: Ballast rock FDOT No. 57 stone or equivalent) unless dewatering is employed. When dewatering is employed, fill material shall consist of clean, granular homogenous soil, free of organics or other deleterious material, and shall contain no more than 5 percent fines passing a US standard No. 200 sieve.
- F- Verify all compaction efforts by taking an adequate number of field density tests in each layer of compacted material and in each footing pad but no less than 1 test every 2500 square feet.
- G- Representative samples of the on-site and proposed fill material shall be collected and tested to determine the classification and compaction characteristics prior to use.
- H- All Geotechnical work must be performed under the supervision of our geotechnical engineer or his representative to verify compliance with our specifications and the Florida Building Code.
- I- In case of existing structures, existing footings new foundations and proposed drainage lines, provisions shall be made by the structural engineer, the civil engineer, and site contractor to protect all footings from future erosion, undermining and exposure. The geotechnical engineer shall be notified of these conditions to evaluate the applicability of his recommendations.

The above foundation recommendations being achieved and verified, it is our opinion that the proposed structures be designed for a shallow foundation system with a net static permissible soil bearing pressure not to exceed 2500 P.S.F. All footings shall be based at a depth of not less than 12" below the lowest adjacent grade. Design computations for thickness shall utilize a modulus of subgrade reaction value of 3250 pci.



Re: 9281 Byron Avenue, Surfside, FL

Slabs may be designed as slabs on grade and must be provided with proper expansion and control joints as designed by the structural engineer.

The following soil parameters shall be used for retaining wall designs:

- Soil unit weight moist: 115 pcf. Submerged: 53 pcf.
- Angle of internal friction: 30°
- Earth pressure coefficient Ka: 0.33; Kp: 3.0
- Angle of wall friction: 30° for steel piles, 20° for concrete or brick walls; 15° uncoated steel.

Excavations shall not extend within 1 foot of the angle of repose, next to existing footings or structures, unless underpinned. Trenching shall be in compliance with the Florida Building Code, OSHA and Trench Safety Act. Shorings shall be designed and inspected by Florida licensed professional engineer. Excavation contractor must make provisions for hard excavation conditions. Particular attention should be paid to any deep excavations and their potential impacts on adjacent structures.

Provisions shall be made by the architect, engineer of record and contractor to address differential vibration / dynamic loading; settlements when tying in new to existing structures. Mixing of different foundation types shall not be used unless provided with expansion joints to address differential settlements and vibration transfer.

Also note that as a common engineering practice for existing and new construction; outside ground surfaces must be sloped away from the structure as to avoid water accumulation and ponding. Rain gutters shall be installed and all rain water shall be discharged over splash guards a minimum of 5 feet away from building foundations. Verify all water, sewer, plumbing, sprinkler and drainage lines are properly functioning with no leaks in the vicinity of the foundations.

An arborist must be consulted prior to any land clearing to verify compliance with local codes.

Detailed settlement analysis was beyond the scope of this report. However, we have compared the field test data obtained in this exploration with our experience with structures similar to those proposed for this report. The estimated magnitude of these settlements is less than ½ inch differential and less than 1 inch total settlements. Due to the granular nature of the subsurface materials, the foundation settlements should occur as the loads are applied and should be virtually negligible by the end of the building shell completion.

If dynamic loading is proposed (ie: parking garage, etc...) this condition MUST be brought to our attention to re-evaluate the applicability of our recommendations.

The site may have been developed in the past. The exact extent of this development is unknown; therefore, any changes in the subsurface conditions must be brought to our attention for evaluation and recommendation. Any voids created by the removal of former structures must be properly backfilled as described in our foundation recommendations.



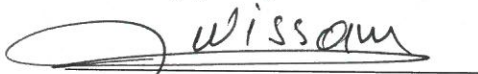
Re: 9281 Byron Avenue, Surfside, FL

This report was prepared in compliance with the 2020 Florida Building Code, 7th edition. Site elevations were not provided to us for the test locations. Depths reported on the field boring logs represent the depth below existing ground surface as they existed on the date of drilling. In the event of subsequent filling, excavations or site work, the reported depths must be adjusted to represent proper depths.

The boring log (s) attached present (s) a detailed description of the soils encountered at test location (s). The soil stratification shown on the boring log (s) is based on the examination of the recovered soil samples and interpretation of the driller's field log (s). It indicates only the approximate boundaries between soil types. The actual transitions between adjacent soil types may be gradual. Regardless of the thoroughness of a geotechnical exploration there is always the possibility that conditions may be different from those of the test locations; therefore, DYNATECH ENGINEERING CORP. does not guarantee any subsoil conditions between the bore test holes. In accepting and using this report the client understands and accepts that all data from the borings are strictly for foundation analysis only and are not to be used for excavation or back filling estimates and pricing. Owner and site contractor must familiarize themselves with site conditions prior to bidding. Client recognizes that actual conditions in areas not tested by DEC may differ from those anticipated in DEC's report. Client understands and accepts that this can significantly increase the cost of construction for its future projects. Client agrees that DEC shall not be responsible or liable for any variations in the actual conditions of areas not tested by DEC. This report is not a Phase I and/or Phase II Environmental Site Assessments. As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval. The scope of services performed in the execution of this investigation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user. Said user must contact DEC in writing to verify applicability of this report for their use. All work must be conducted under the supervision of our geotechnical engineer. The discovery of any site or subsurface conditions during construction which deviate from the information obtained from our subsoil investigation is always likely and should be reported to us for our evaluation. All work shall be conducted in compliance with the Florida Building Code FBC and OSHA workers protection rules and all applicable Federal, State, County and City rules and regulations. In the event, changes, challenges and other value engineering opportunities occur without our knowledge, our recommendations may become compromised and geotechnical related issues may be misconstrued. Therefore, all geotechnical work shall be performed under our supervision to verify compliance with the intent of our recommendations.

It has been a pleasure working with you and look forward to do so in the near future.

Sincerely yours,



Wissam Naamani, P. E.
DYNATECH ENGINEERING CORP.
Florida Reg. No. 39584
Special Inspector No. 757
Certificate of Authorization No.: CA 5491



“This item has been digitally signed and sealed by Wissam Saad Naamani, P.E. on the date adjacent to the seal using a IdenTrust authentication code. Printed copies of this document are not considered signed & sealed and the IdenTrust authentication code must be verified on any electronic copies”.



TEST BORING FIELD LOG

TEST BORING FIELD LOG

CLIENT : CENTURY BUILDERS & RESTORATION
PROJECT : Proposed Pool and Home Renovations @
ADDRESS : 9281 Byron Avenue, Surfside, FL
LOCATION : See attached sketch

DATE: July 22, 2021
HOLE NO.: B-1
DRILLER: M.G.

Depth From - To	DESCRIPTION OF MATERIALS	Depth From - To	HAMMER BLOWS ON SAMPLER	"N"
		2	Hand	H
0'-0" to 0'-6"	TOPSOIL AND GRASS	4	6 5 7 9	12
0'-6" to 1'-0"	BROWN SAND W/ORGANIC STAIN	6	8 6 5 8	11
1'-0" to 10'-0"	TAN BEACH SAND	8	7 7 6 8	13
10'-0" to 21'-0"	TANISH GRAY BEACH SAND	10	A	A
21'-0" to 22'-0"	TAN VERY SANDY LIMEROCK	12	A	A
22'-0" to 22'-6"	TAN SANDY LIMEROCK	14	A	A
22'-6" to 23'-0"	TAN VERY SANDY LIMEROCK	16	9 7 9 12	16
23'-0" to 25'-0"	TAN SANDY LIMEROCK	18	A	A
		20	A	A
		22	A	A
		24	12 15 14 11	29
		26	A	A
		28		
		30		
		32		
		34		
		36		
		38		

Water Level: 4'-6" Below Existing Land Surface at time of drilling As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval. H.A.: Hand Auger; A: Hollow Stem Auger; R: Refusal, DRILLING: S: Soft, M: Medium, H: Hand, R: Refusal, V.H.: Very Hard.



TEST BORING FIELD LOG

CLIENT : CENTURY BUILDERS & RESTORATION
PROJECT : Proposed Pool and Home Renovations @
ADDRESS : 9281 Byron Avenue, Surfside, FL
LOCATION : See attached sketch

DATE: July 22, 2021
HOLE NO.: B-2
DRILLER: M.G.

Depth From - To	DESCRIPTION OF MATERIALS	Depth From - To	HAMMER BLOWS ON SAMPLER	"N"
		2	Hand	H
0'-0" to 0'-6"	TOPSOIL AND GRASS	4	7 6 5 7	11
0'-6" to 1'-0"	BROWN SAND W/ORGANIC STAIN	6	8 6 6 8	12
1'-0" to 10'-0"	TAN BEACH SAND	8	5 7 8 6	15
10'-0" to 21'-0"	TANISH GRAY BEACH SAND	10	A	A
21'-0" to 22'-0"	TAN VERY SANDY LIMEROCK	12	A	A
22'-0" to 22'-6"	TAN SANDY LIMEROCK	14	A	A
22'-6" to 23'-0"	TAN VERY SANDY LIMEROCK	16	8 9 7 9	16
23'-0" to 24'-0"	TAN SANDY LIMEROCK	18	A	A
24'-0" to 25'-0"	TAN VERY SANDY LIMEROCK	20	A	A
		22	A	A
		24	15 19 15 17	34
		26	A	A
		28		
		30		
		32		
		34		
		36		
		38		

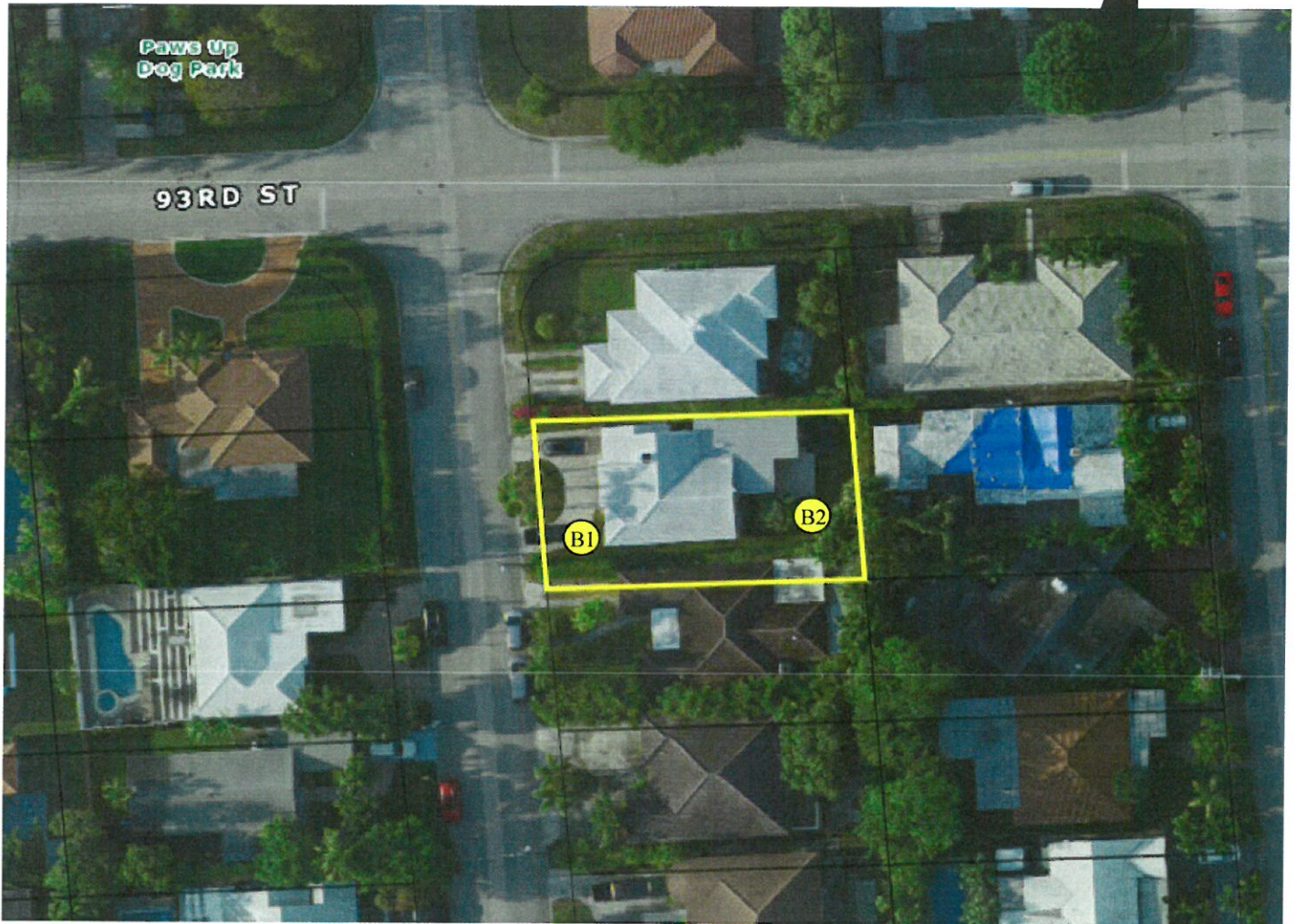
Water Level: 4'-6" Below Existing Land Surface at time of drilling As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval. H.A.: Hand Auger; A: Hollow Stem Auger; R: Refusal, DRILLING: S: Soft, M: Medium, H: Hand, R: Refusal, V.H.: Very Hard.



SITE PLAN

B# : Boring Test Location

N



DYNATECH ENGINEERING CORP.

Client: Century Builders & Restoration

Scale: N.T.S.

Project: 9281 Byron Avenue, Surfside, FL

Date: July 22, 2021

GENERAL NOTES

Soil borings on unmarked vacant property should be considered preliminary with further boring (s) to be drilled after building pad(s) are staked out.

Soil borings on existing structures that are to be demolished should be considered preliminary and additional borings would need to be performed after the structure(s) has been demolished and proposed new building staked out.

As mutual protection to clients, the public and ourselves, all reports are submitted as confidential property of clients. Authorization for publication of statements, conclusions, extracts from or regarding our reports is reserved pending our written approval.

KEY CLASSIFICATION & SYMBOLS

CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

	CONE PENETRATION TESTS (Kg./Cm ²)	STANDARD PENETRATION (BLOWS/Ft.)	RELATIVE DENSITY
SANDS	0-16	0-4	VERY LOOSE
	17-40	5-10	LOOSE
	41-80	11-20	FIRM
	81-120	21-30	VERY FIRM
	OVER 120	31-50	DENSE
SILTS & CLAY	0-3	0-2	VERY LOOSE
	4-9	3-4	SOFT
	10-17	5-8	FIRM
	18-31	9-15	STIFF
	32-60	16-30	VERY STIFF
	OVER 60	31-50	HARD

	PARTICLE SIZE
BOULDERS	>12 in.
COBBLE	3 in. to 1 in.
GRAVEL	4.76 mm to 3 in.
SAND	0.07 mm to 4.67 mm
SILT	0.005 mm to 0.074 mm
CLAY	<0.005 mm

	MODIFIERS
5%-10%	Slightly Silty or Clayey
10%-30%	Silty or Clayey
30%-50%	Very Silty or Very Clayey
0% - 5%	Slight Trace
6%-10%	Trace
11%-20%	Little
21%-35%	Some
>35%	And

	ROCK HARDNESS DESCRIPTION
Soft	Rock core. Crumbles when handled
Medium	Can break with your hands.
Moderate Hard	Thin edges or rock core. Can be broken with fingers.
Hard	Thin edges or rock core. Can be broken with fingers.
Very Hard	Rock core. Rings when struck with hammer (cherts).

















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: March 21, 2022
RE: 524 89th 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 wall with a fence on top, not to exceed a total height of 6 feet and an outside staircase to access mechanical equipment and solar panels located on the roof. The parcel is located in the H30B Zoning District at 524 89th 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 application was deferred at the February 24, 2022 meeting to the March 31, 2022 meeting due to concerns of the Planning and Zoning Board.

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% side 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.

The Applicant has revised the landscaping and is now proposing 6 Royal Palms and 2 Green Buttonwood street trees where 8 street trees are required. The Applicant is also proposing 6 lot trees and 35 shrubs



Town of Surfside, Florida Development Review

for the lot, where 6 trees of two different species and 35 shrubs are required for corner lots. A total of 40% of all landscaping is proposed to be Florida-Friendly. 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 89th Street



Town of Surfside, Florida Development Review

Table 1 – Site Characteristics and Zoning Requirements

Address	524 89 th Street	
General Location	Center	
Property Size	6,860 SF (112.5 Feet x 61.25 Feet)	
Zoning District	H30B	
Lowest Floor Elevation	Base Flood Elevation 10' NGVD (8.00 + 2.00)	
Lot Coverage	Required	Proposed
Total Lot	40% Max. (2,744 SF)	39% (2,679 SF)
Exempt Accessory Uses	15% or Less	N/A
2 nd Story Lot Coverage	32% of the Lot or 80% of First Floor	Unknown 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
Setbacks		
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
Encroachments		
Eaves – Sloped Roofs	24 Inches Max	Unknown
All Other Ornamentals	6 inches Max	N/A
Accessory Buildings		
Maximum Height	12 Feet Max	N/A
Max. Aggregated Area	500 SF Max.	Unknown
Pools & Decks		336 SF
Primary Front and Secondary Corner	10 Feet Min 10 Feet Min	N/A 10 Feet
Uncovered Patio	Rear & Side – 5 Feet Front & Corner -10 Feet	5 Feet 1 inch N/A



Town of Surfside, Florida Development Review

The revised site plan package includes larger eyebrows over the 2nd floor windows in the front and rear elevations and over the front entry door. Mechanical equipment (2 A/C units) have been relocated to the roof and future locations for solar panels are noted. Elevation grades have been placed on the driveway, covered entry, finished floor, patio deck and outside swale areas.

Applicant Package: A revised package of drawings was submitted by the Applicant with a date of 3/9/2022.

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

- Provide the Town Planner a signed and sealed site plan drawings prior to the Planning and Zoning Board meeting.
- Maximum height of the stair rail to the roof is limited to 27 feet 4 inches above the crown of the road.
- Verify the equipment located adjacent to the 6 foot 2 inch side yard setback is 15 feet from the adjacent residence
- Per **Sec. 90-97**, any trees removed require a tree removal permit

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



DRB Meeting	03/31/2022
Application / Plans Due	03/10/2022



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.

<u>PROJECT INFORMATION</u>	
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

<u>INTERNAL USE ONLY</u>	
Date Submitted	<i>Resubmitted 3/10/2022</i> Project Number <i>21-1660</i>
Report Completed	Date <i>2/1/2022</i>
Fee Paid	\$ <i>PAID ON</i>

<u>ZONING STANDARDS</u>	Required	Provided
Plot Size	5,600 SF	6,860 SF
Setbacks (F/R/S)	2 0' 20' 6'-1.5"	20'- 1" 20'-4" 6'-2"
Lot Coverage	2,744 SF MAX.	2,616 SF
Height	30' MAX	29'-7"
Pervious Area	2,401 SF - 35%	2,745 SF - 40.1%


03/10/2022

03.10.2022
 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:

Mikhail Damiani & Danielle Damiani *03/10/2022*
NAME OF REPRESENTATIVE DATE

**INVOICE (INV-00004720)
FOR TOWN OF SURFSIDE**

BILLING CONTACT
DANNIELLE DAMIANI



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00004720	02/01/2022	02/01/2022	Paid In Full	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
2021-001660	Planning & Zoning Fee	\$200.00
524 89 St Surfside, FL 33154		SUB TOTAL
		\$200.00

REMITTANCE INFORMATION
Town of Surfside 9293 Harding Avenue Surfside, FL 33154

TOTAL \$200.00



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

ISSUE FOR:
 03.09.2022 ZONING BOARD

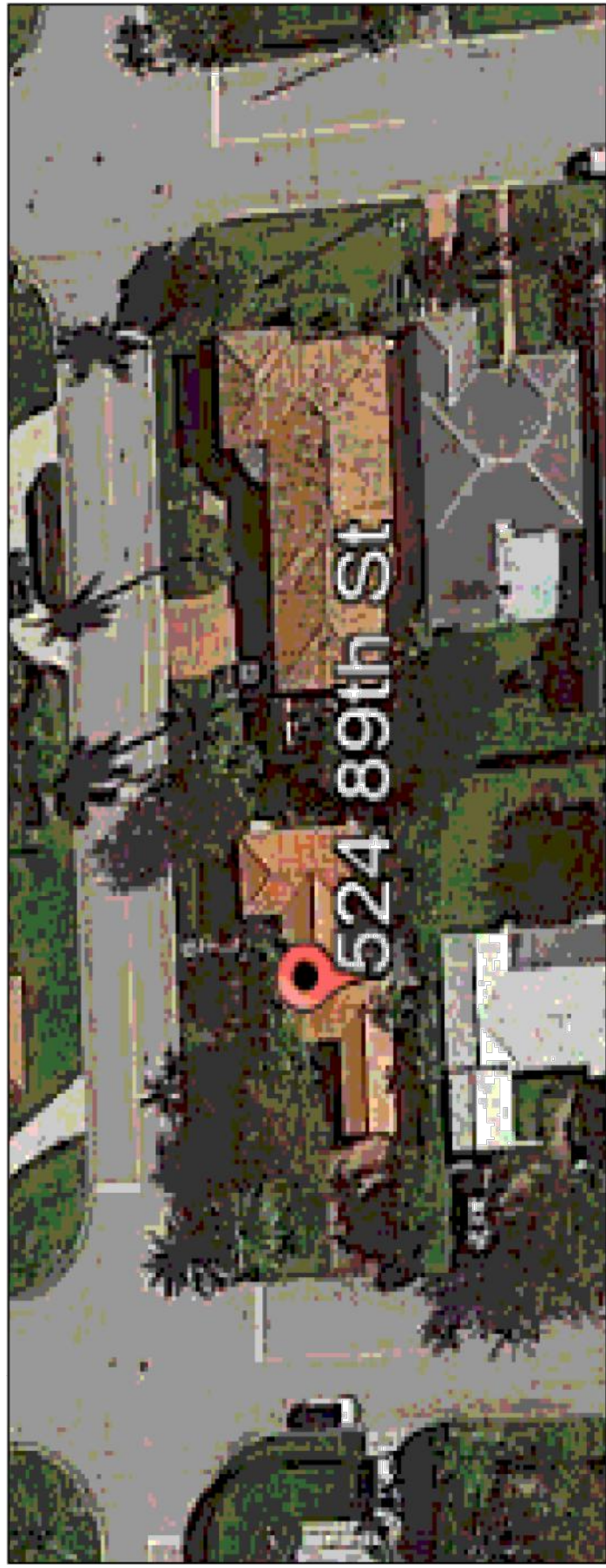
CLIENT:
 MIKHAIL DAMIANI
 DANNIELLE DAMIANI
 524 89TH STREET
 SURFSIDE, FL 33154

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

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

SURVEY
 SHEET NUMBER:
 SP-0

 LEVEL-TECH SURVEYORS, LLC. 777 NW 72ND AVENUE, SUITE 3002, MIAMI FL, 33126. TEL: 305.261.8483 LB # 7154	DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, LLC, AND MAY NOT BE USED BY ANY OTHER PROJECTS WITHOUT THE WRITTEN AND APPROPRIATE COMPENSATION TO LEVEL-TECH SURVEYORS, LLC.
BOUNDARY SURVEY 524 89th St, Surfside, FL 33154-3345 CLIENT ADDRESS: DANNIELLE DAMIANI & MIKHAIL DAMIANI CLIENT TELEPHONE:	NAME AND TYPE OF PROJECT: SCALE: 1" = 30' DATE: 07/19/2021 DRAWN BY: GS-RCH FIELD BOOK: LR 21-07-9718 PROJECT No: LT 21-06-9718 SHEET: 1 OF 1 SHEETS



LEGAL DESCRIPTION:
 LOT 1, BLOCK 11, OF SECOND AMENDED PLAT OF NORMANDY BEACH, according to the Plat thereof, as recorded in Plat Book 16, AT Page 44, of the Public Records of DADE County, Florida.

SURVEYOR'S NOTES:

- The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- Bearings shown hereon are based on an assumed Meridian and referenced on the SOUTH RIGHT-OF-WAY OF 524 89TH STREET.
- Ownership subject to opinion of the Title.
- Underground utilities are not depicted hereon.
- Underground portions of Footings, Foundations or other improvements were not located.
- Zoning and Setbacks are not verified by this survey.
- Fence ownership not determined by this survey.
- Flood Elevation Information:
 Community: TOWN OF SURFSIDE 120659. FIRM Panel: 12086C0326L
 Flood Zone: AE Date of FIRM: 09/11/2009 Suffix: L Base Flood Elevation: 8 FEET
 Elevation shown hereon are relative to the National American Vertical Datum 1929 (N.G.V.D.29) of mean sea level and are based on a Benchmark supplied by the engineering department of MIAMI DADE COUNTY, FLORIDA.
 Benchmark used: Number: D-180 Elevation: 3.51'
 The minimum relative distance accuracy for this type of Survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.
 Well-Identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.

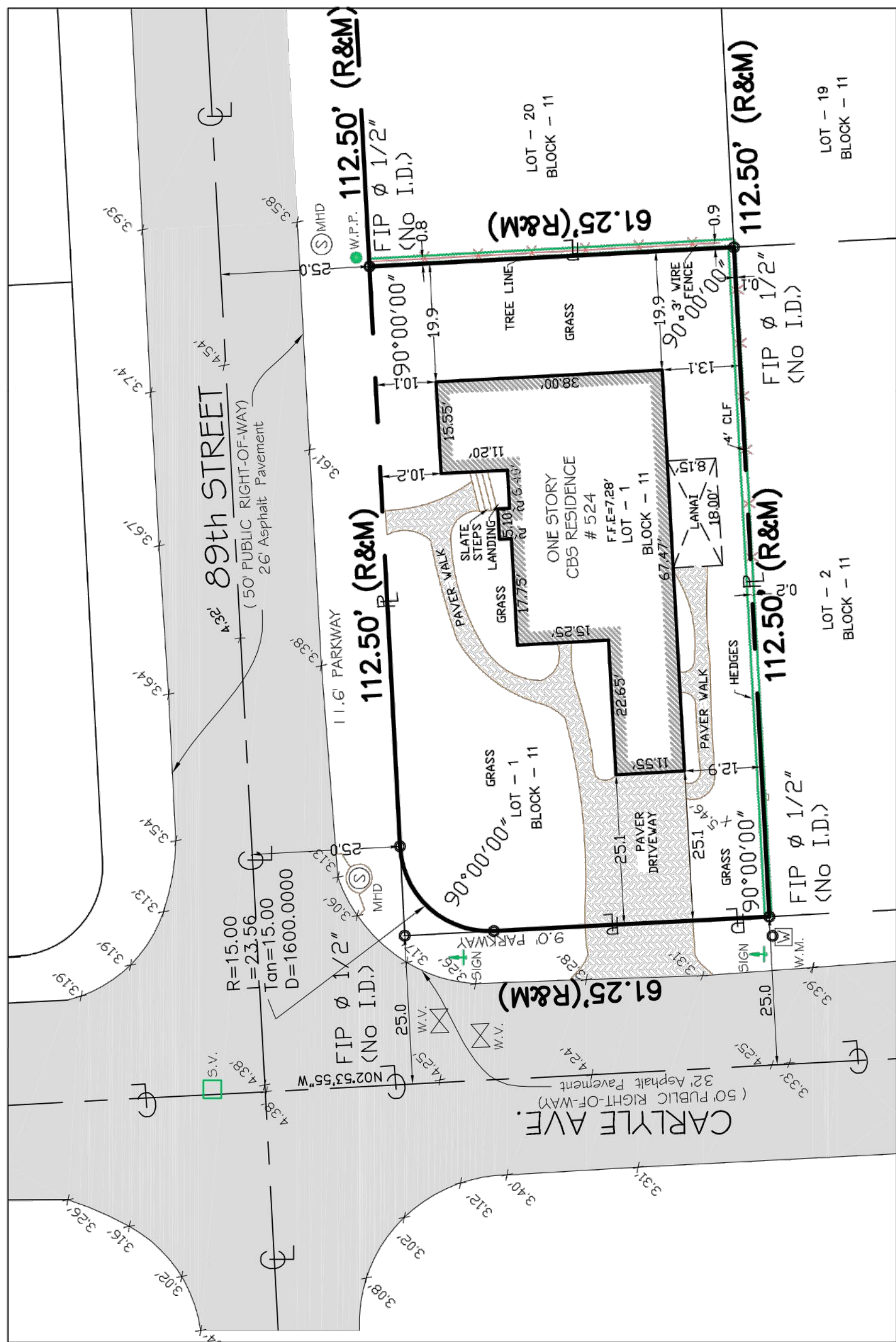
ENCROACHMENT NOTES:

There are no above ground encroachments, other than those shown hereon.

CERTIFICATE NOTE:

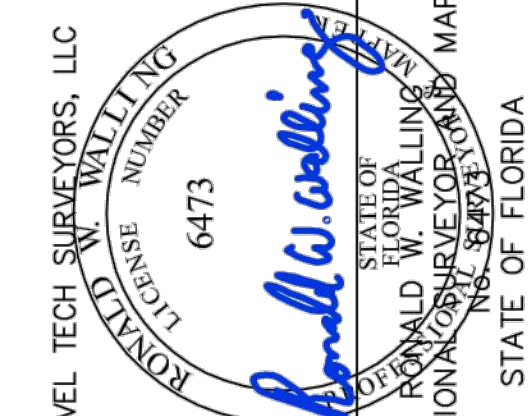
I hereby certify that the BOUNDARY SURVEY hereon was completed under my direction on June 17, 2021 and that said survey is true and correct to the best of my knowledge and belief. I further certify that this survey meets the STANDARDS OF PRACTICE set forth by the FLORIDA BOARD OF SURVEYORS AND MAPPERS in Chapter SJ-17-051, Florida Administrative Code pursuant to Section 472.027 Florida State Statutes.

Date of Field Work: 07/19/2021
Ronald W. Walling
 Digitally signed by Ronald W. Walling
 Date: 2021.07.27 12:48:18 -04'00'
CERTIFIED TO:
 1.- DANNIELLE DAMIANI
 2.- MIKHAIL DAMIANI



ABBREVIATIONS AND LEGEND

- PL, F.L. = PROPERTY LINE
- (NO) = MEASURED
- (CR) = RECORD
- NO ID. = NO IDENTIFICATION NUMBER
- R/W = RIGHT OF WAY
- PG. = PAGE
- SEC. = SECTION
- R. = RADIUS
- CL = CENTER LINE
- P.B. = PLAT BOOK
- B.C. = BLOCK CORNER
- ID. = IDENTIFICATION
- (C) = CALCULATED
- (D) = DEED
- F.I.P. = FOUND IRON PIPE
- CONC. = CONCRETE
- BLDG. = BUILDING
- N.T.S. = NOT TO SCALE
- X-CLF = CHAIN LINK FENCE
- Δ, FH = FIRE HYDRANT
- ←-GYA = GUY ANCHOR
- DHL = OVERHEAD ELECTRIC LINE
- ⊞ = MAILBOX
- ⊕, UP = UTILITY POLE
- ⊞ = WATER METER VALVE
- ⊞ = SIGN
- ⊞ = WOOD POWER POLE
- ⊞ = SEWER VALVE





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

ISSUE FOR:

03.09.2022 ZONING BOARD

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
 CHECKED BY: JB/XSV
 DATE: 10.14.21

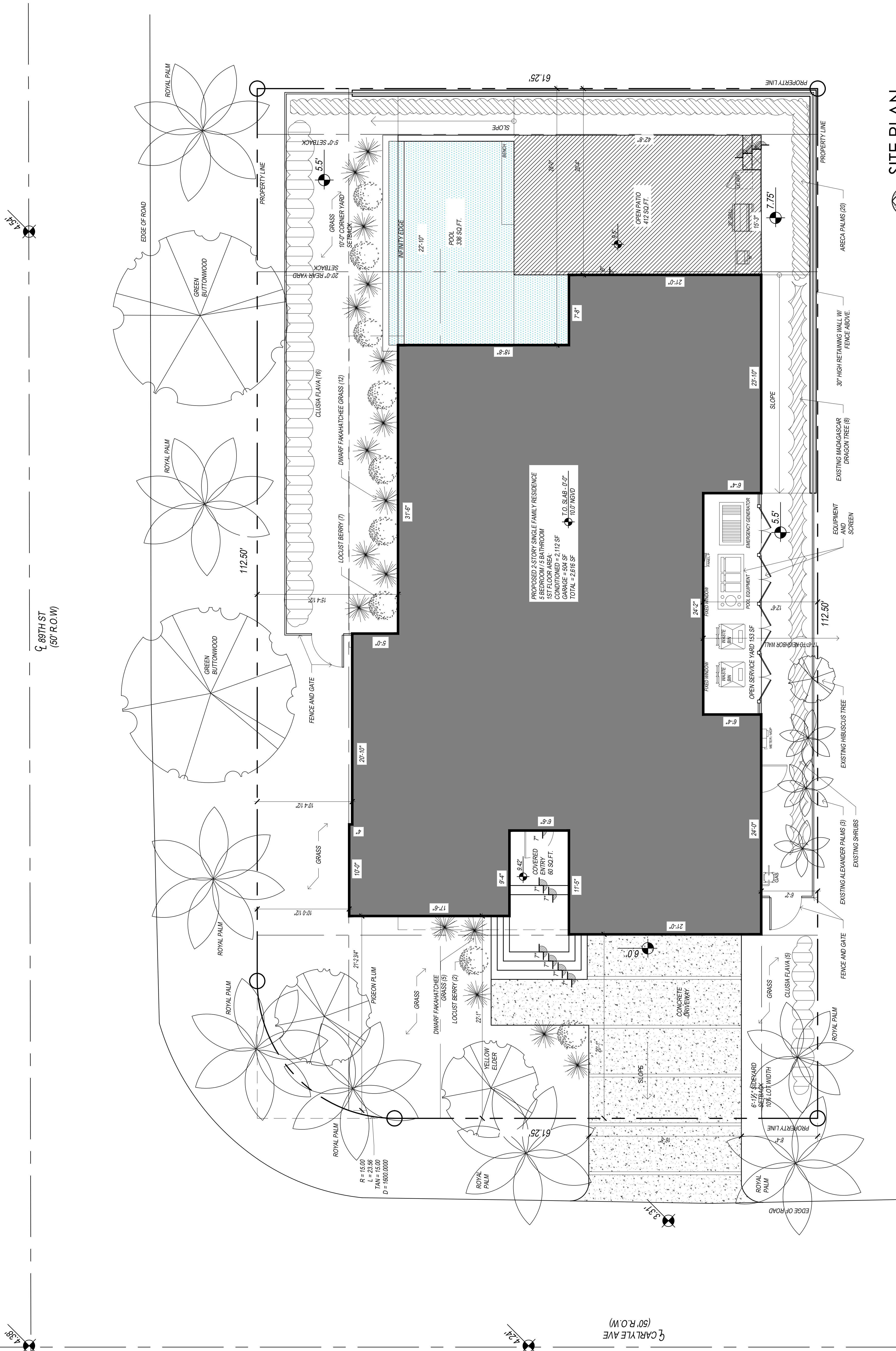
SHEET NAME:

SITE PLAN

SHEET NUMBER:

SP-1

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





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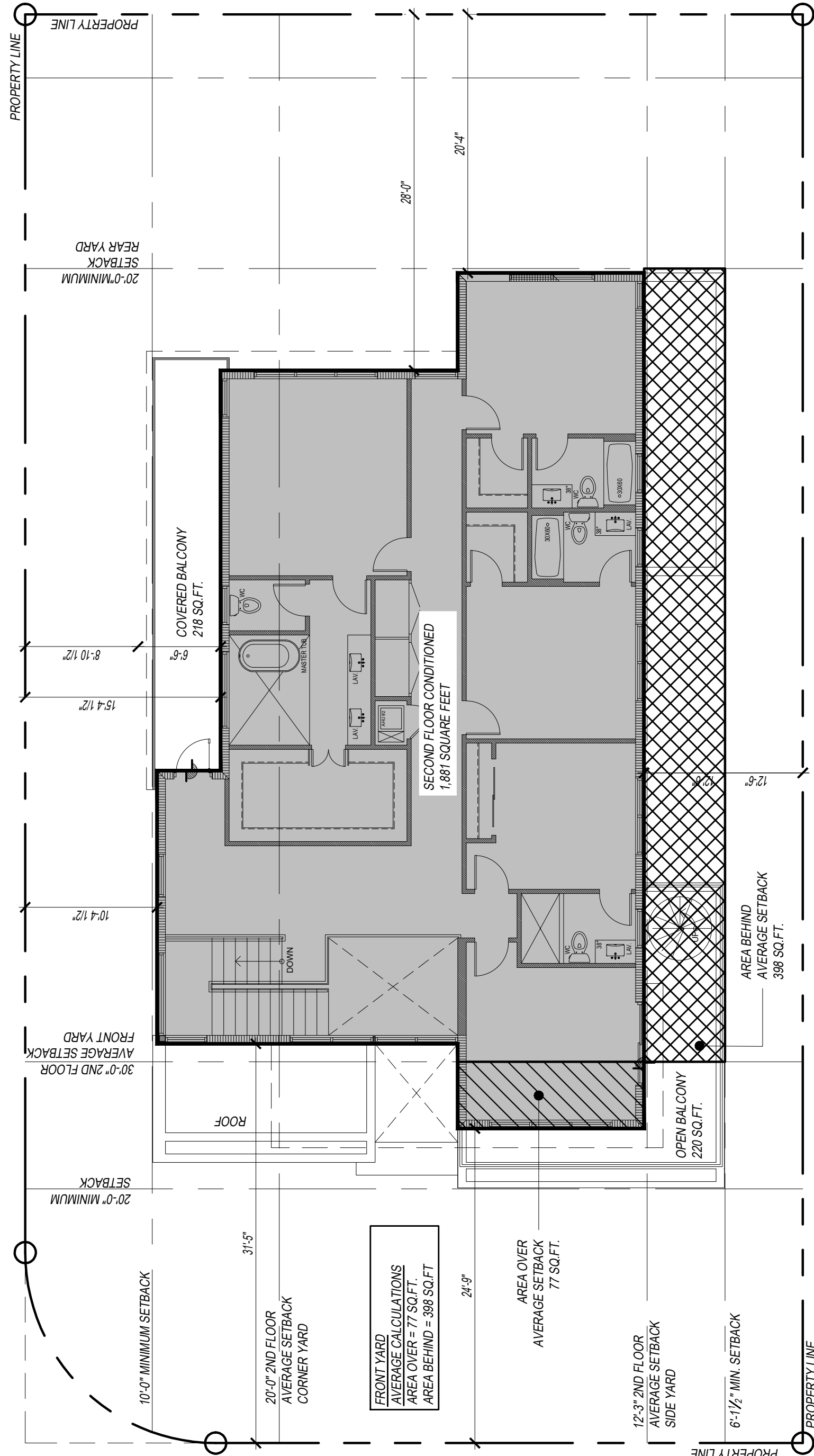
SHEET NAME:

**SETBACK
 DIAGRAMS**

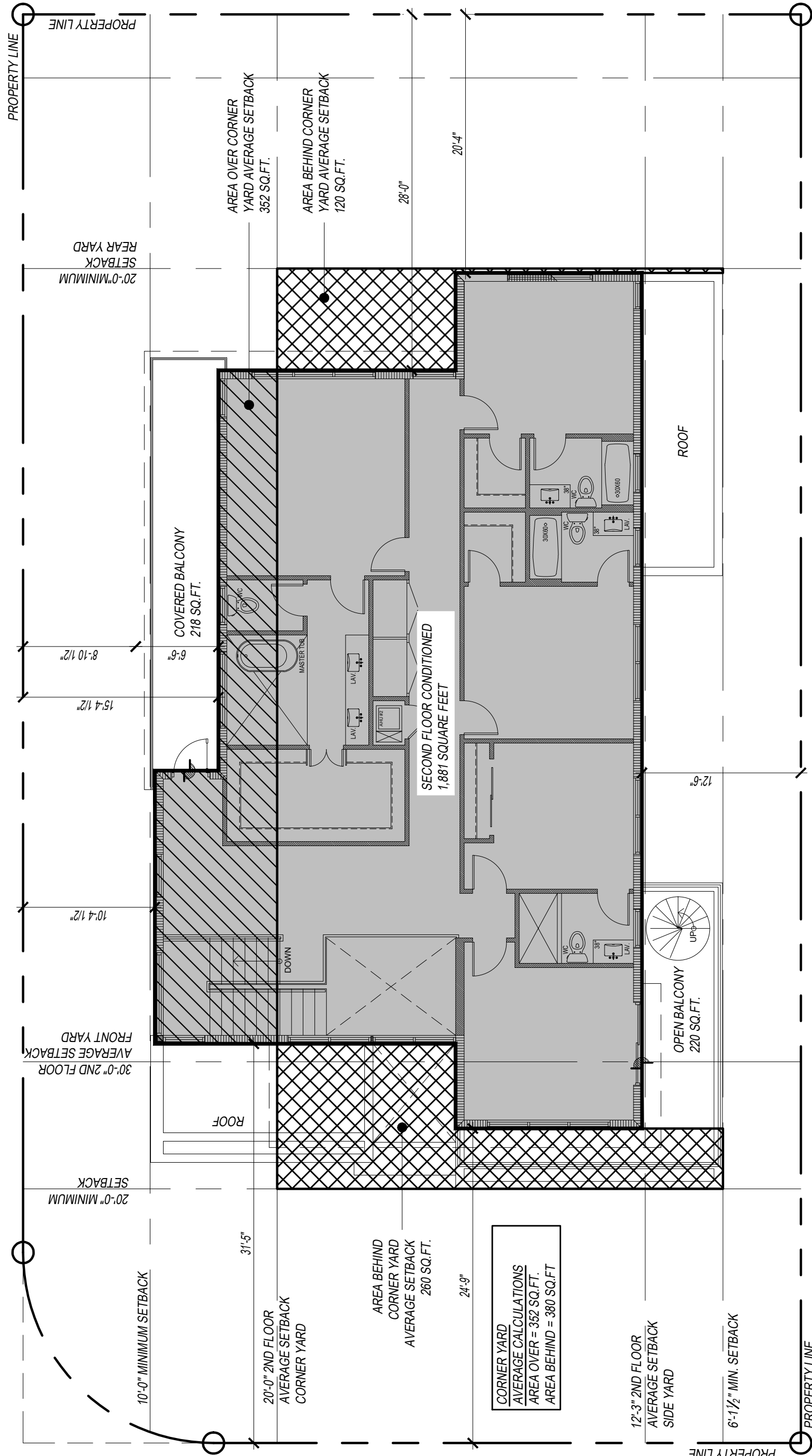
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SP-2

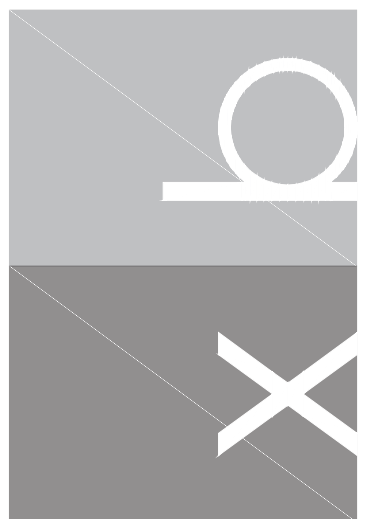
ZONING REQUIREMENTS - H30B:	
LOT SIZE	61.25 X 112.5
MAX LOT COVERAGE	40% (6,860)
FIRST BUILDING SETBACKS AND LOT COVERAGE:	
FIRST FLOOR ENCLOSED	REQUIRED
FIRST FLOOR COVERED ENTRY	PROPOSED
FIRST FLOOR LOT COVERAGE	2,744 SQ.FT.
FRONT YARD SETBACK	20'-0"
CORNER YARD SETBACK	10'-0"
REAR YARD SETBACK	20'-0"
SIDE YARD SETBACK	6'-1 1/2" (61.25 * 10%)
SECOND FLOOR BUILDING SETBACKS AND AREA:	
FRONT YARD AVERAGE SETBACK	REQUIRED
CORNER YARD AVERAGE SETBACK	PROPOSED
REAR YARD MIN. SETBACK	20'-4"
SIDE YARD AVERAGE SETBACK	12'-3" [(61.25 * 10%)(2)]
SECOND FLOOR CONDITIONED	2,095 SQ.FT. (2619 * 80%)
ADDITIONAL CALCULATIONS:	
MAX HEIGHT FROM CROW OF ROAD	REQUIRED
MIN. TOTAL PERVIOUS AREA	2,401 SQ.FT. (6,860 * 35%)
MIN. FRONT YARD PERVIOUS AREA	588 SQ.FT. (1176 * 50%)
MIN. REAR YARD PERVIOUS AREA	490 SQ.FT. (1224 * 40%)
MAXIMUM GARAGE WIDTH	22'-6" (50% TOTAL FAÇADE WIDTH)
FLOOR AREA RATIO	N/A
LANDSCAPE REQUIREMENTS - H30B:	
STREET TREES	1 TREE / 20 LF FRONTAGE
LOT TREES	5 TREES / 4 SPECIES
SHRUBS	35
NOTE: A MINIMUM OF 40% OF THE REQUIRED LANDSCAPE SHALL BE FLORIDA FRIENDLY	
SEE SURVEY FOR INFO ON EXISTING RESIDENCE TO BE DEMOLISHED BY SEPARATE PERMIT	
SEE SURVEY FOR LOCATION OF UTILITIES	



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



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



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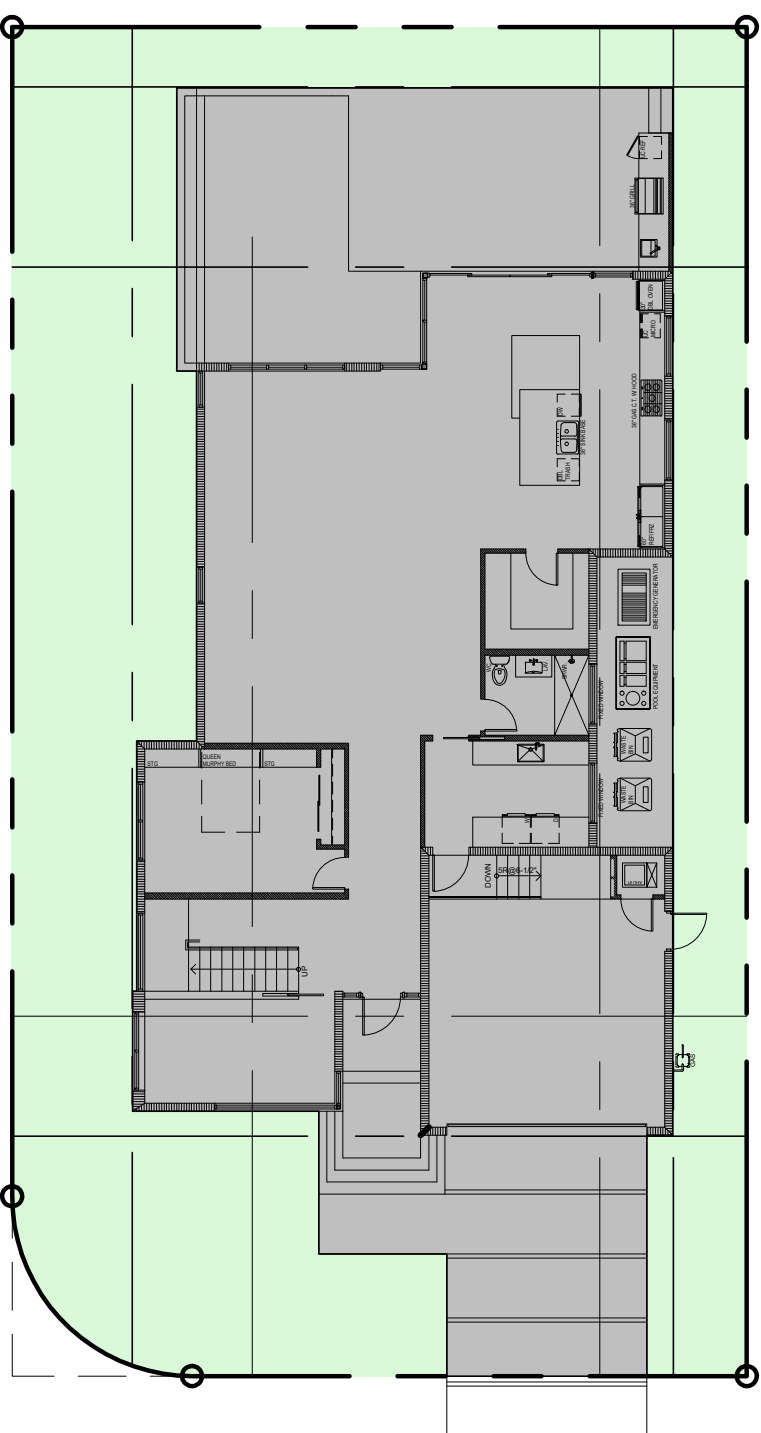
SHEET NAME:

SITE
DIAGRAMS

SHEET NUMBER:

SP-3

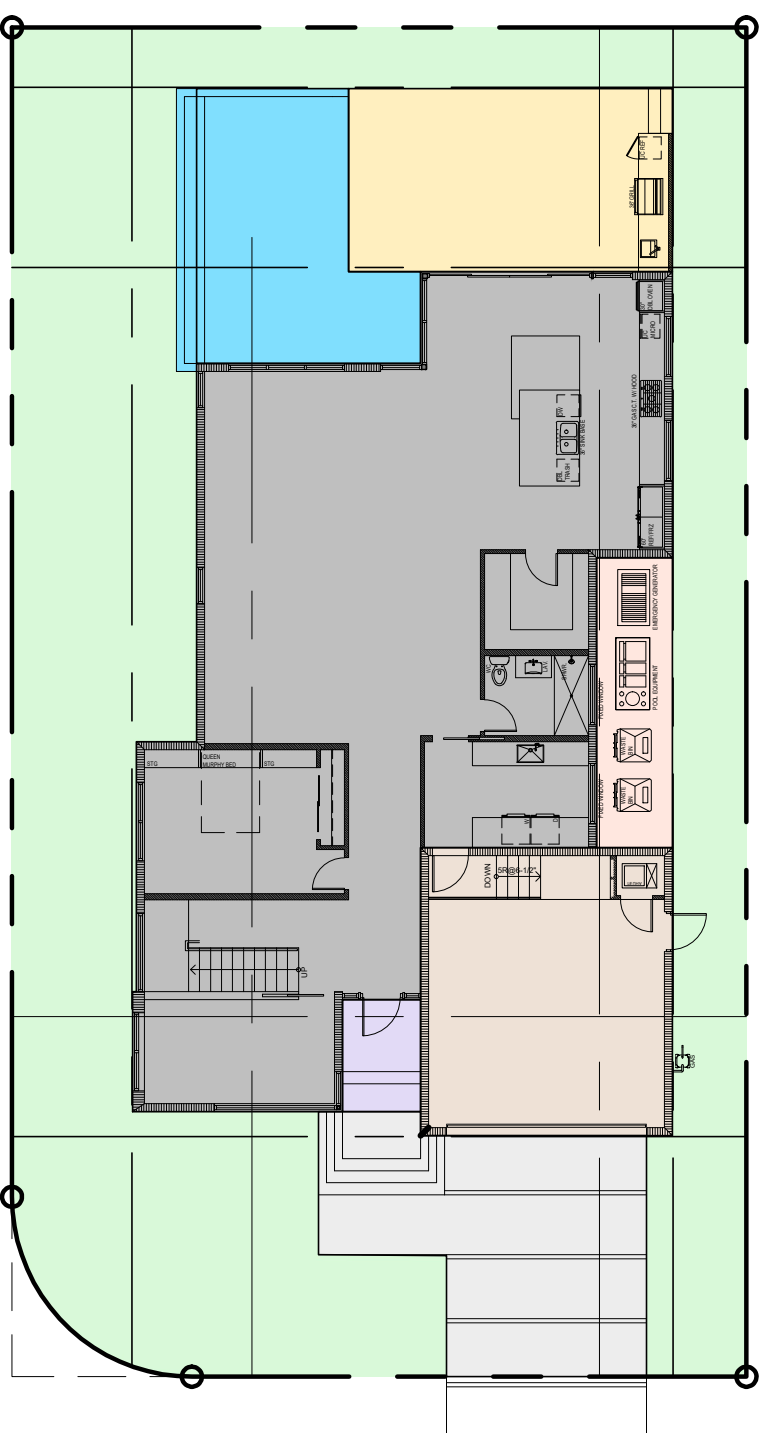
TOTAL PERVIOUS / IMPERVIOUS AREA	
35% MINIMUM PERVIOUS REQUIREMENT	6,860 SQ. FT.
TOTAL LOT AREA	2,754 SQ. FT.
PERVIOUS AREA	4,078 SQ. FT.
IMPERVIOUS AREA	2,779/6860 = 40.3% PERVIOUS AREA



TOTAL PERVIOUS / IMPERVIOUS AREAS

1/16" = 1'-0"

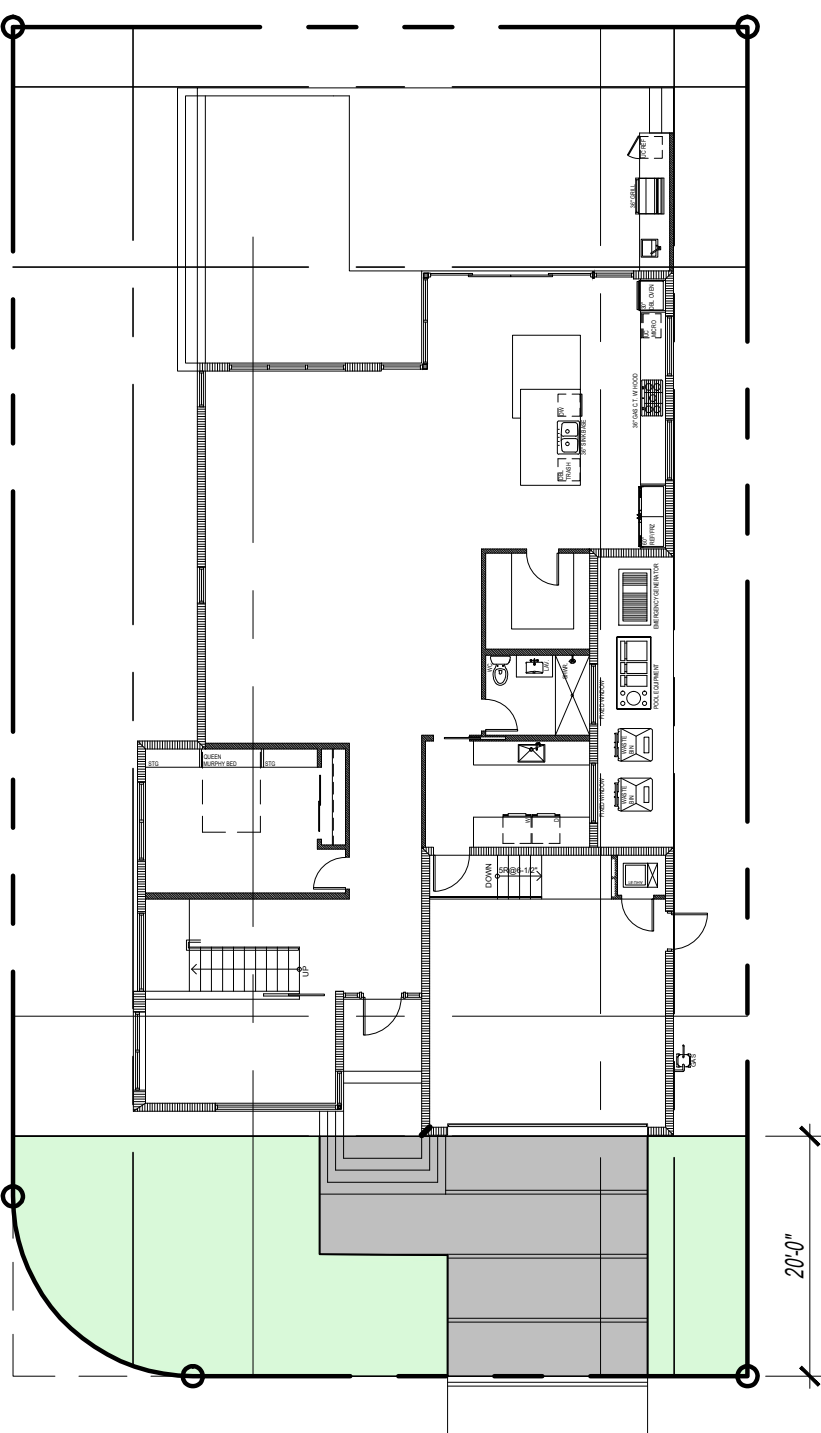
1ST FLOOR AREA BREAKDOWN	
TOTAL LOT AREA	6,860 SQ. FT.
PERVIOUS - LANDSCAPE AREA	2,754 SQ. FT.
1ST FLOOR AC	2,112 SQ. FT.
2-CAR GARAGE	504 SQ. FT.
COVERED ENTRY	60 SQ. FT.
OPEN PATIO	412 SQ. FT.
POOL	375 SQ. FT.
DRIVEWAY & WALKWAY	457 SQ. FT.
SERVICE YARD	153 SQ. FT.



1ST FLOOR AREA BREAKDOWN

1/16" = 1'-0"

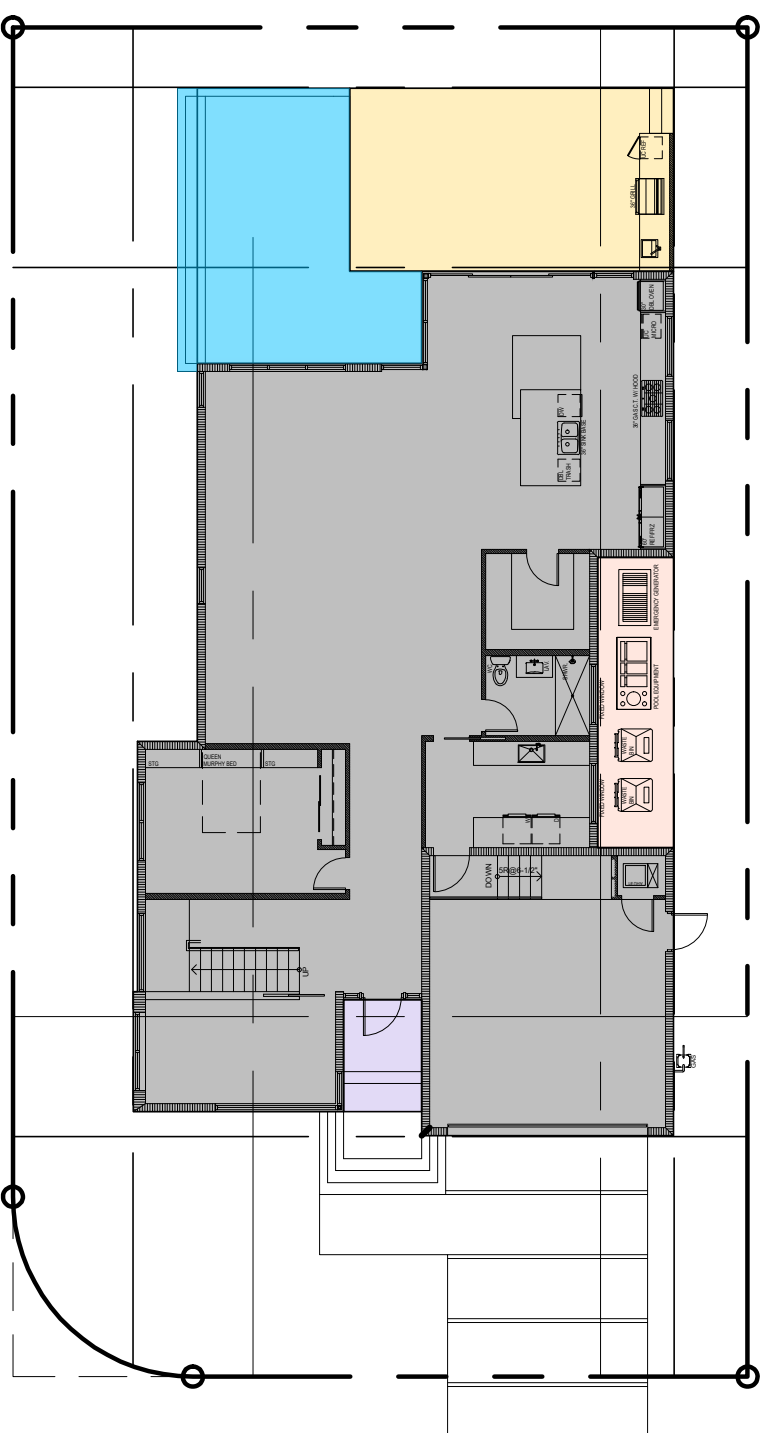
FRONT YARD PERVIOUS / IMPERVIOUS AREA	
50% MINIMUM FRONT YARD PERVIOUS REQUIREMENT	1,176 SQ. FT.
TOTAL FRONT YARD AREA	737 SQ. FT.
FRONT YARD PERVIOUS AREA	439 SQ. FT.
FRONT YARD IMPERVIOUS AREA	737/1176 = 62.6% PERVIOUS AREA



FRONT YARD PERVIOUS / IMPERVIOUS AREAS

1/16" = 1'-0"

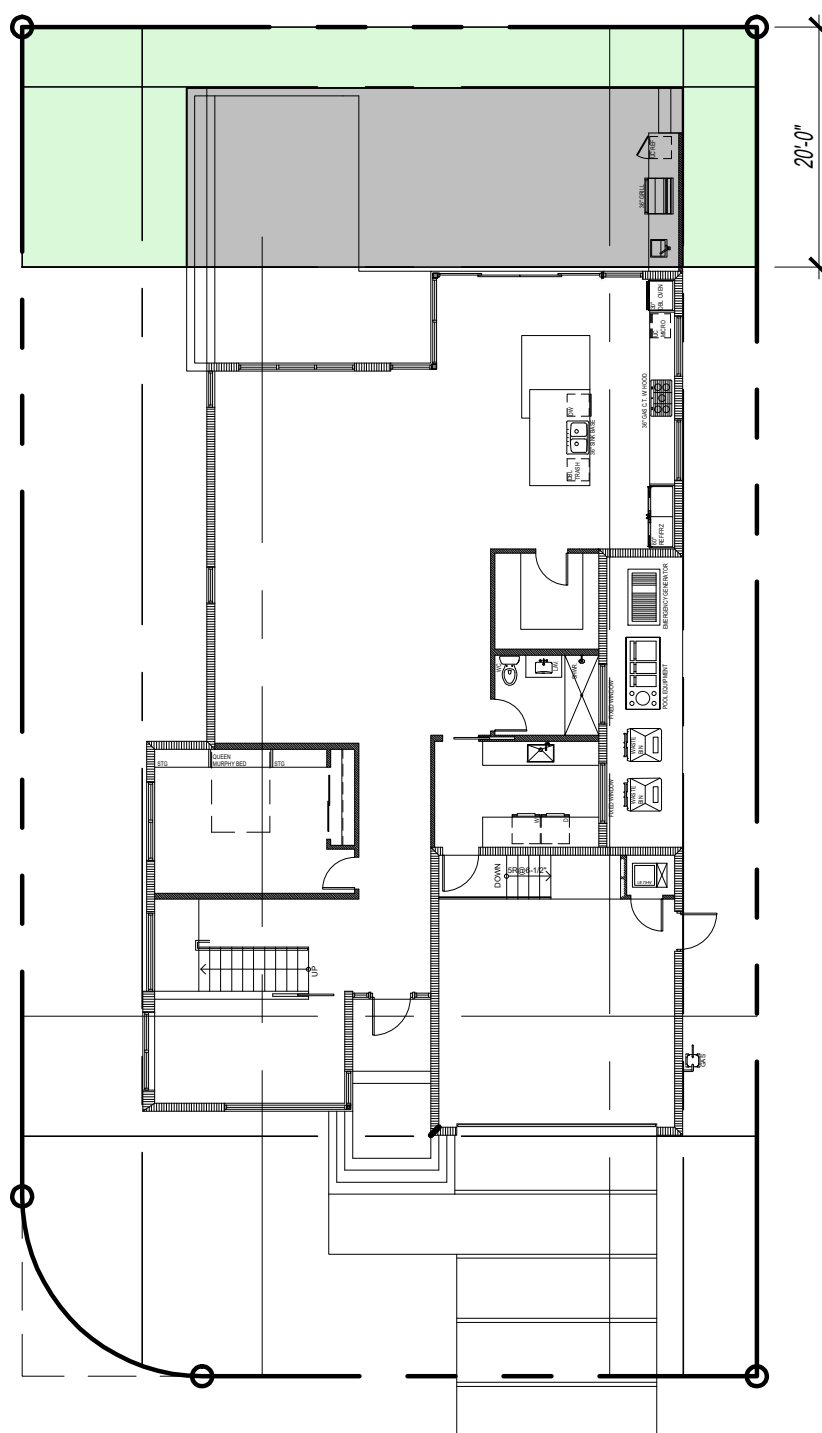
1ST FLOOR LOT COVERAGE	
ENCLOSED SPACE	2,516 SQ. FT.
COVERED ENTRY	60 SQ. FT.
OPEN PATIO	412 SQ. FT.
POOL	375 SQ. FT.
SERVICE YARD	153 SQ. FT.



1ST FLOOR LOT COVERAGE

1/16" = 1'-0"

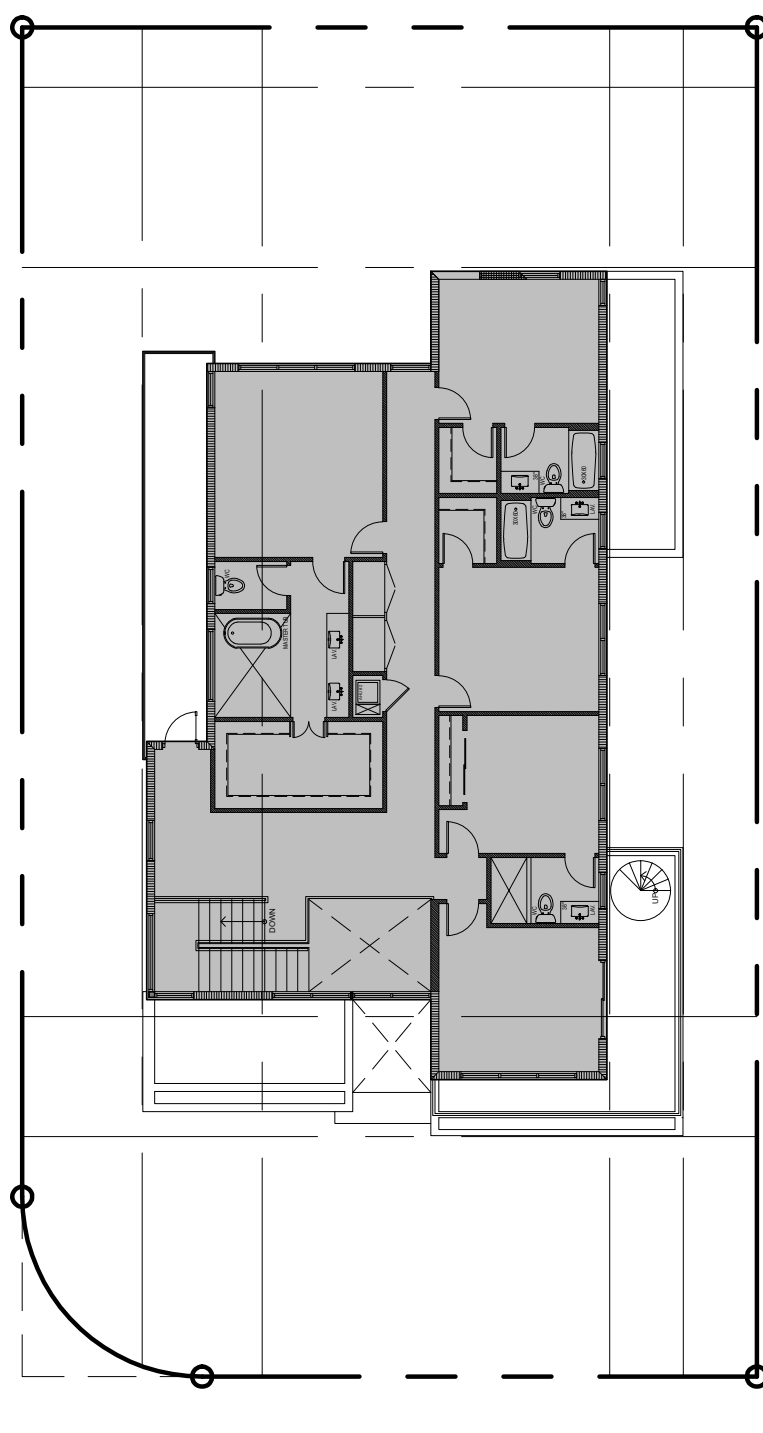
REAR YARD PERVIOUS AREA	
40% MINIMUM REAR YARD PERVIOUS REQUIREMENT	1,224
TOTAL REAR YARD AREA	632
REAR YARD PERVIOUS AREA	592
REAR YARD IMPERVIOUS AREA	632/1224 = 51.6%



REAR YARD PERVIOUS / IMPERVIOUS AREAS

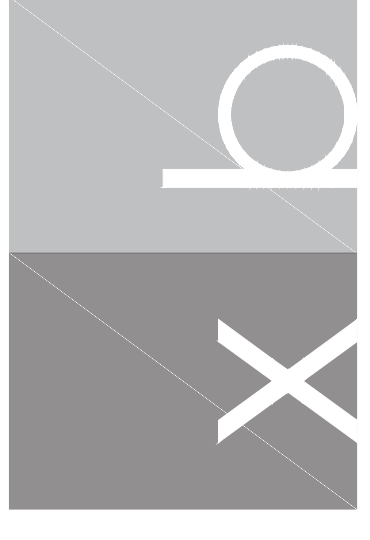
1/16" = 1'-0"

2ND FLOOR AREA	
80% OF FIRST FLOOR = MAX 2ND FLOOR AREA	1,881 SQ. FT.
80% (2619) = 2,095 SQ. FT. MAX 2ND FLOOR	
2ND FLOOR AREA	1,881 SQ. FT.
1,881/2619 = 71.8%	



2ND FLOOR AREA

1/16" = 1'-0"



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

ISSUE FOR:

03.09.2022 ZONING BOARD

CLIENT:

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

PROJECT:

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

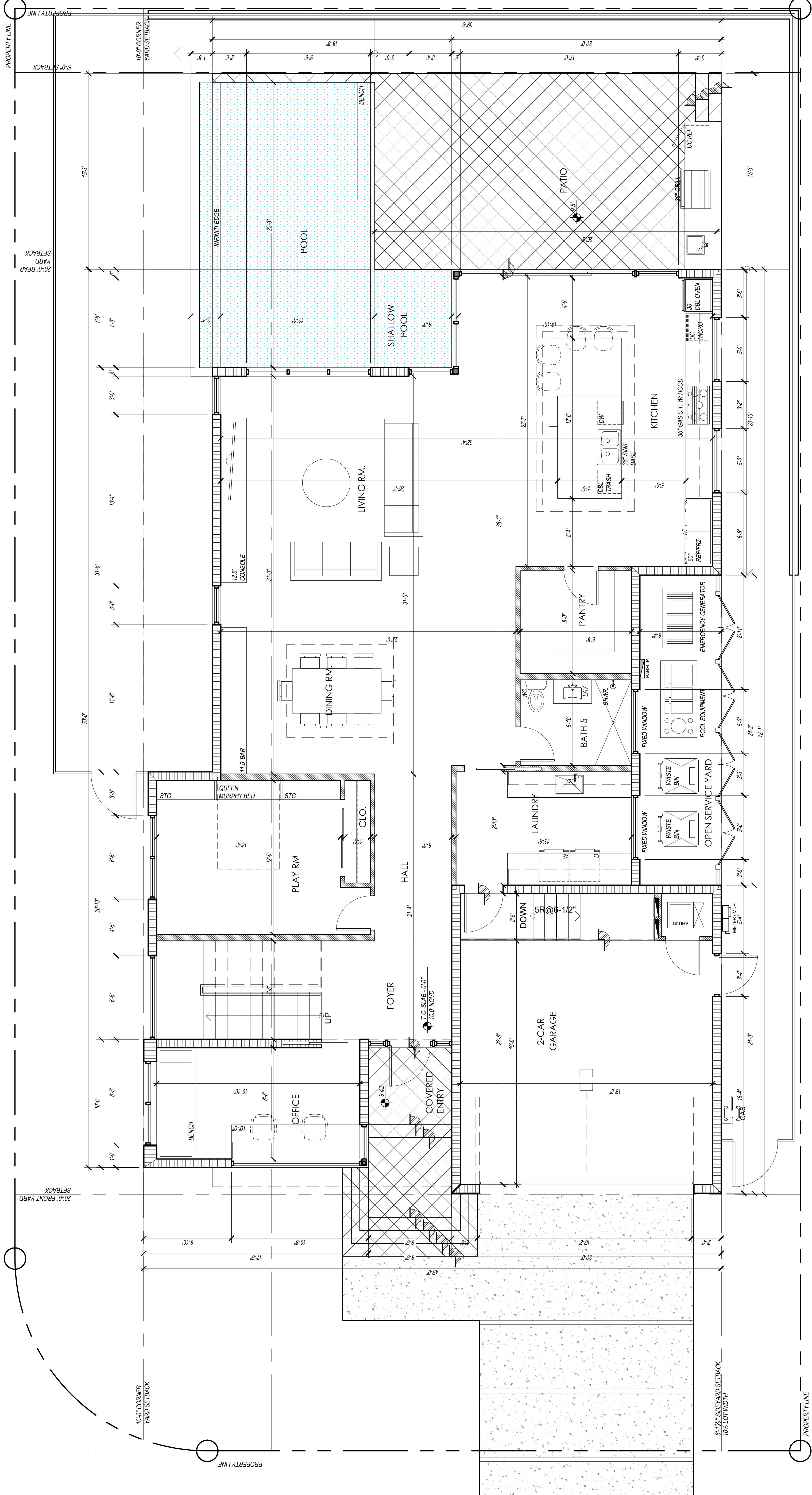
PROJECT NO.: 2127
 DRAWN BY: JB/GC
 CHECKED BY: JB/XSV
 DATE: 10.14.21

SHEET NAME:

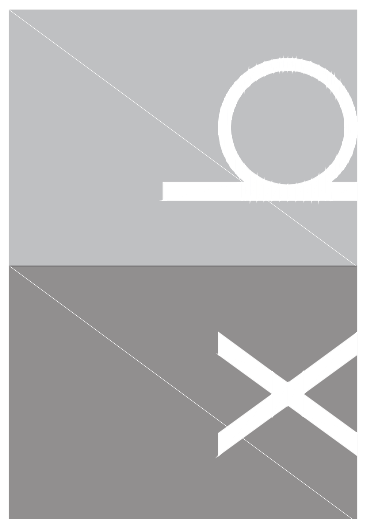
**FIRST FLOOR
 PLAN**

SHEET NUMBER:

A-1



FIRST FLOOR PLAN
 1/4" = 1'-0"



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 524 89TH STREET
 SURFSIDE, FL 33154

PROJECT:

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

PROJECT NO.: 2127

DRAWN BY: JB/JCC

CHECKED BY: JB/XSV

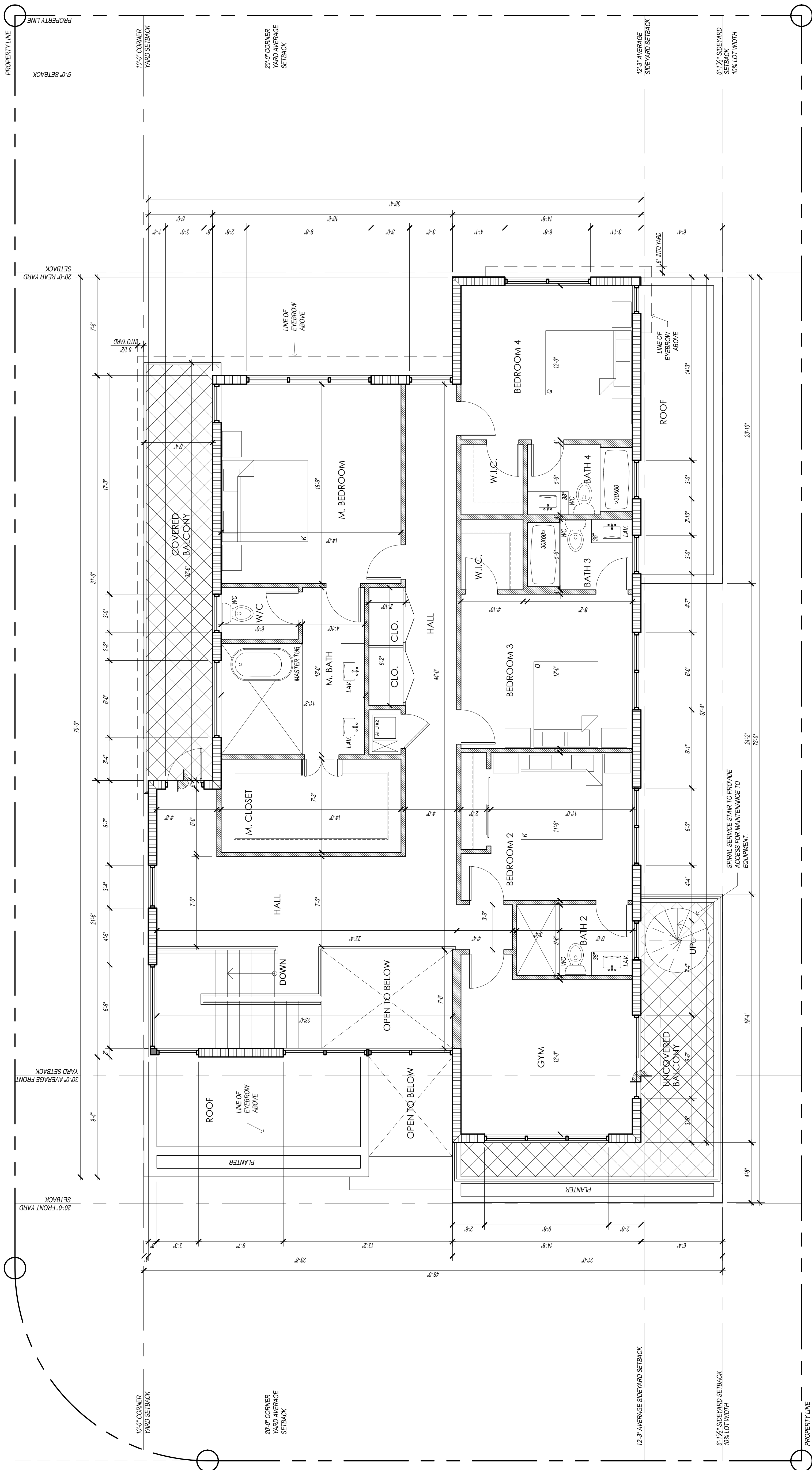
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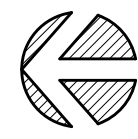
**SECOND
 FLOOR PLAN**

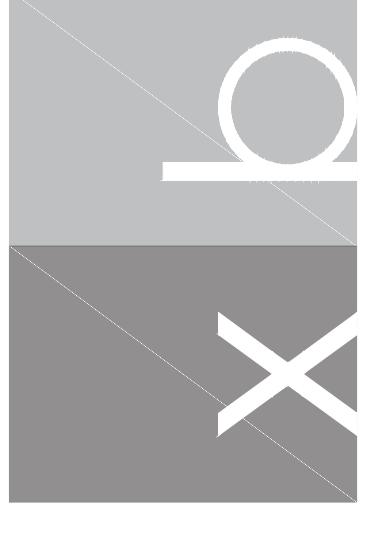
SHEET NUMBER:

A-2



SECOND FLOOR PLAN
 1/4" = 1'-0"





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 Fort Lauderdale, FL 33306
 office@xb-architecture.com

ISSUE FOR:

03.09.2022 ZONING BOARD

CLIENT:

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

PROJECT:

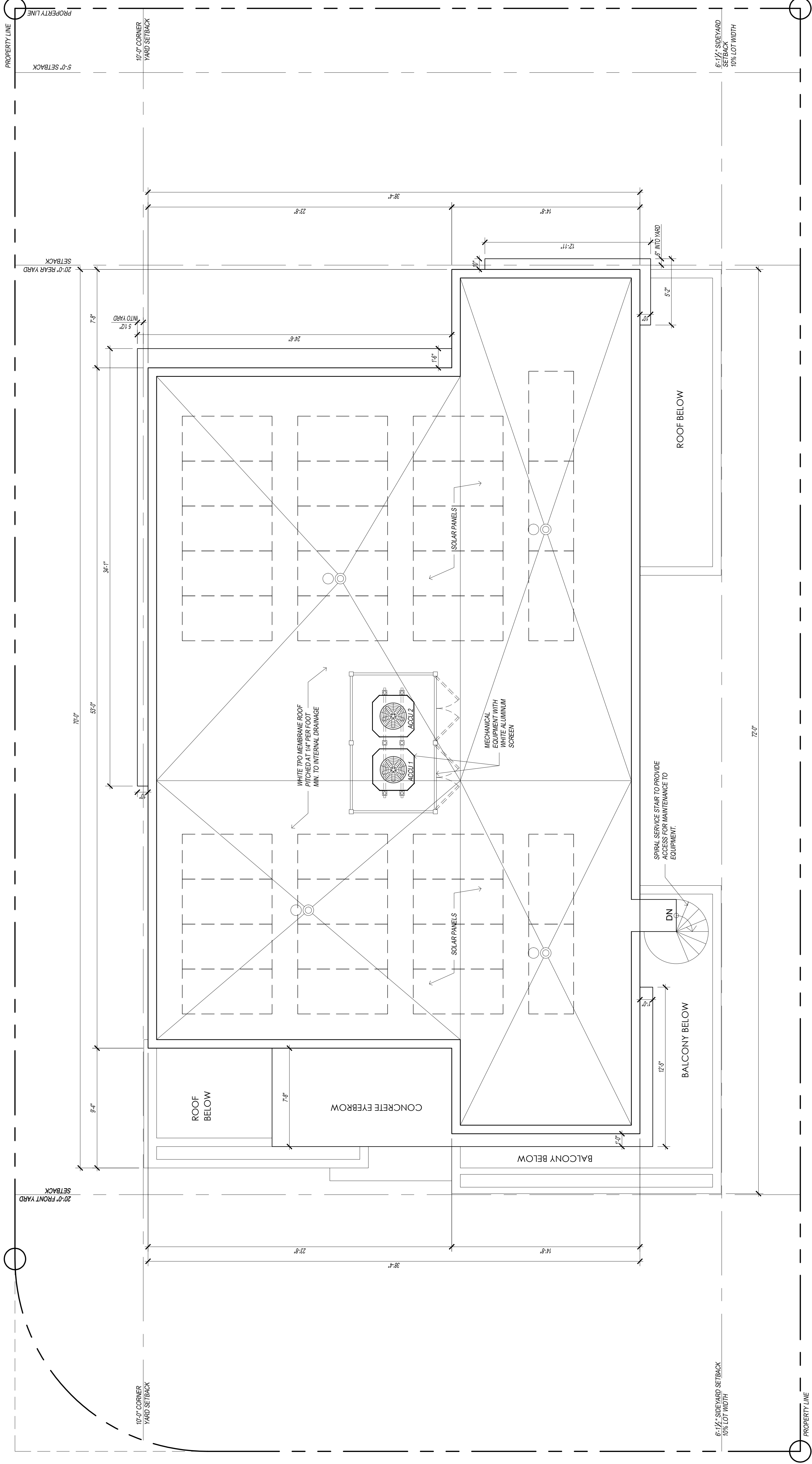
**NEW SINGLE-FAMILY
 RESIDENCE**
 524 89TH ST.
 SURFSIDE, FL 33154

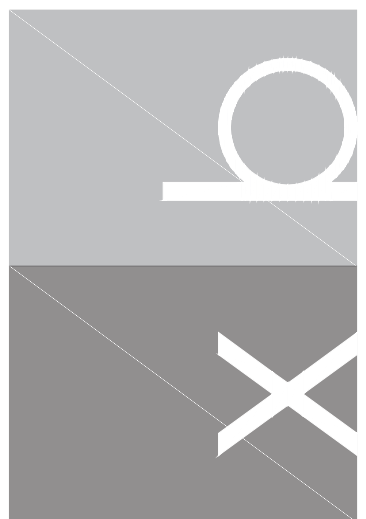
PROJECT NO.: 2127
 DRAWN BY: JB/GC
 CHECKED BY: JB/XSV
 DATE: 10.14.21
 SHEET NAME:

ROOF PLAN

SHEET NUMBER:

A-3





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ISSUE FOR:

03.09.2022 ZONING BOARD

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
 CHECKED BY: JB/XSV
 DATE: 10.14.21

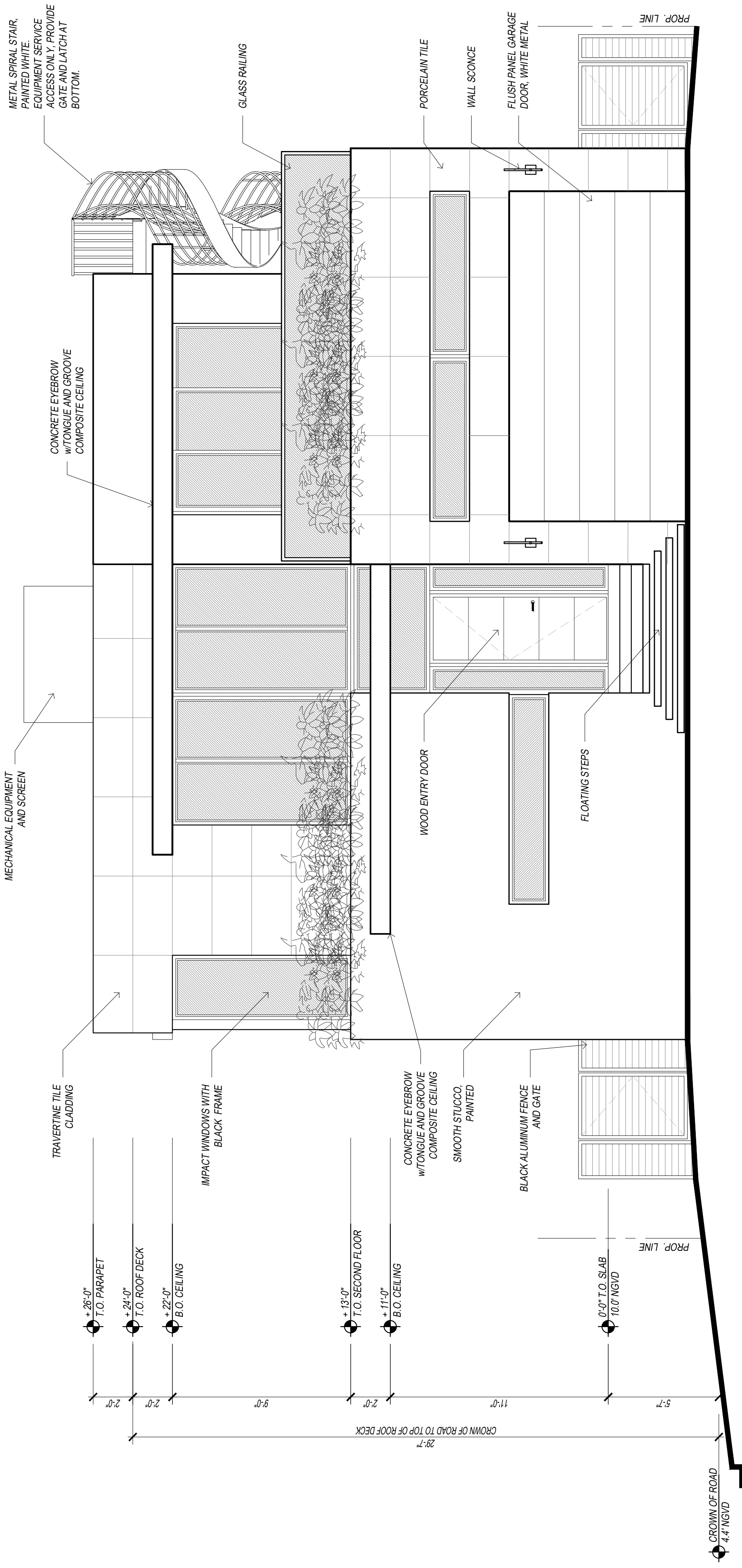
SHEET NAME:

ELEVATIONS

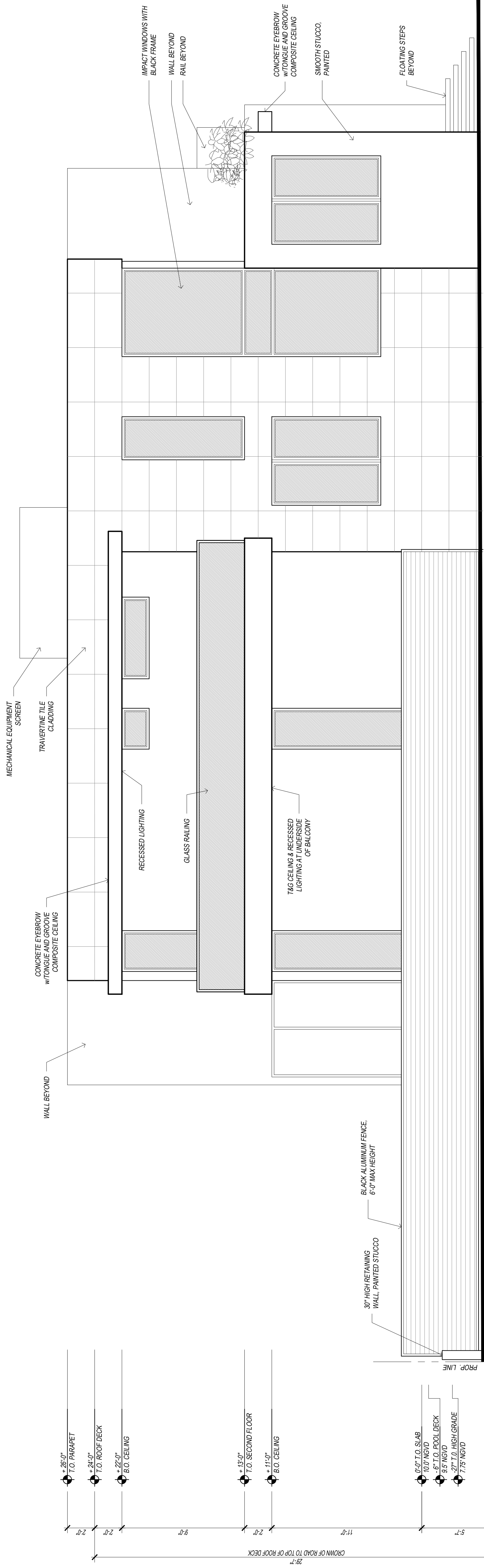
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A-4

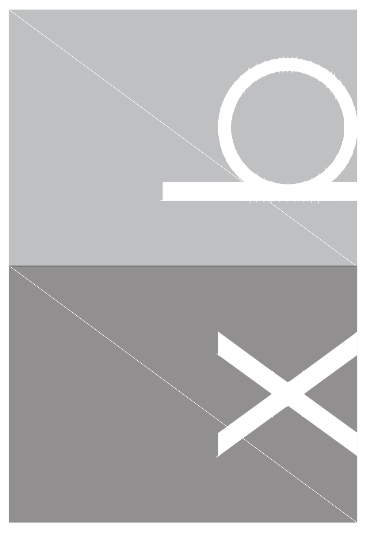
AR100207



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



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



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03.09.2022 ZONING BOARD

CLIENT:

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

PROJECT:

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

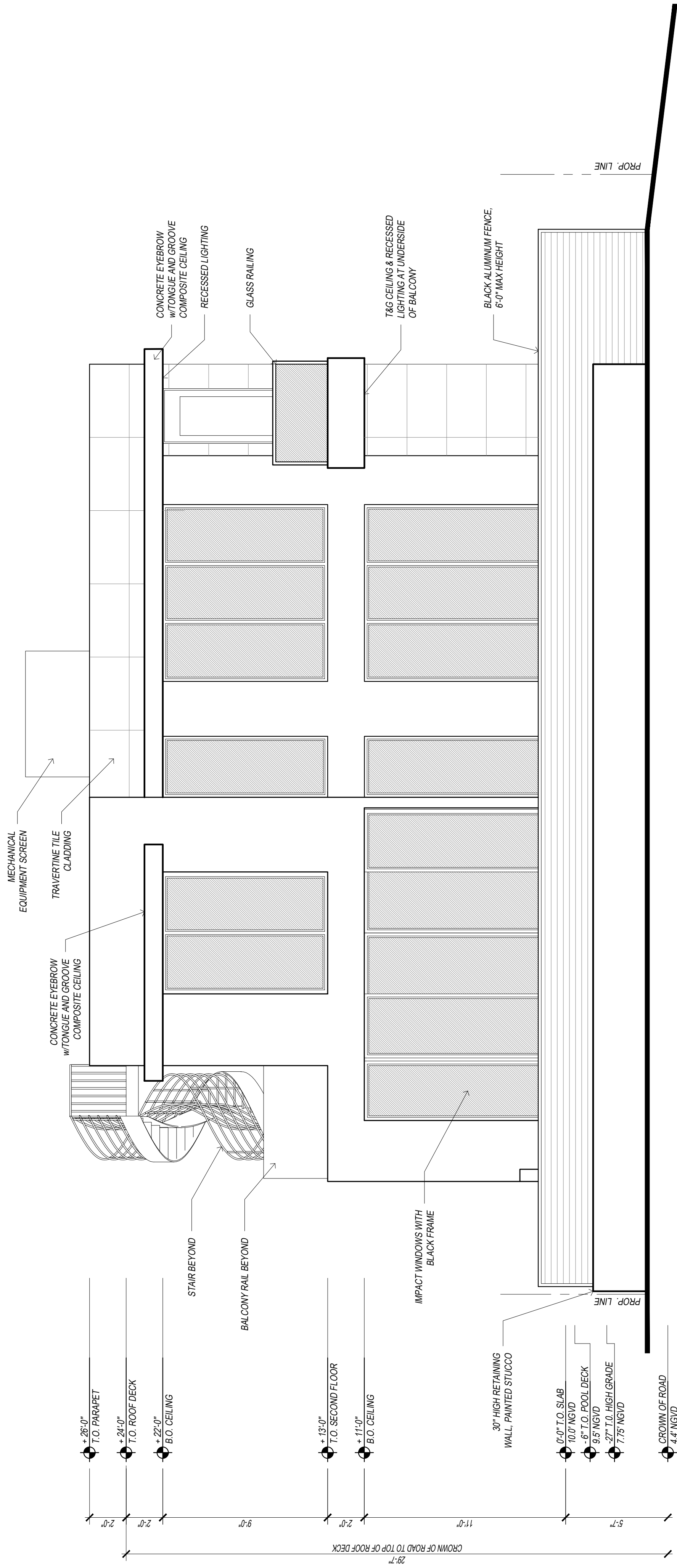
PROJECT NO.: 2127
 DRAWN BY: JB/GC
 CHECKED BY: JB/XSV
 DATE: 10.14.21

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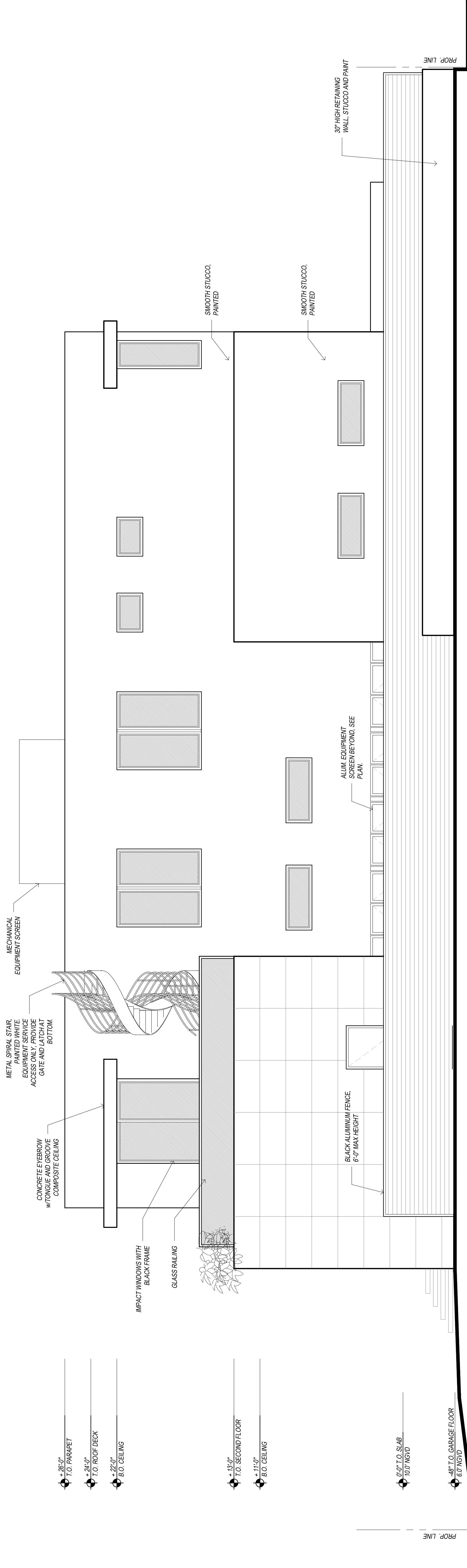
ELEVATIONS

SHEET NUMBER:

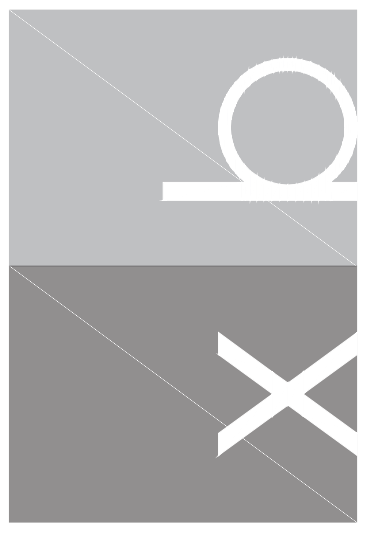
A-5



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



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



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03.09.2022 ZONING BOARD

CLIENT:

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

PROJECT:

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

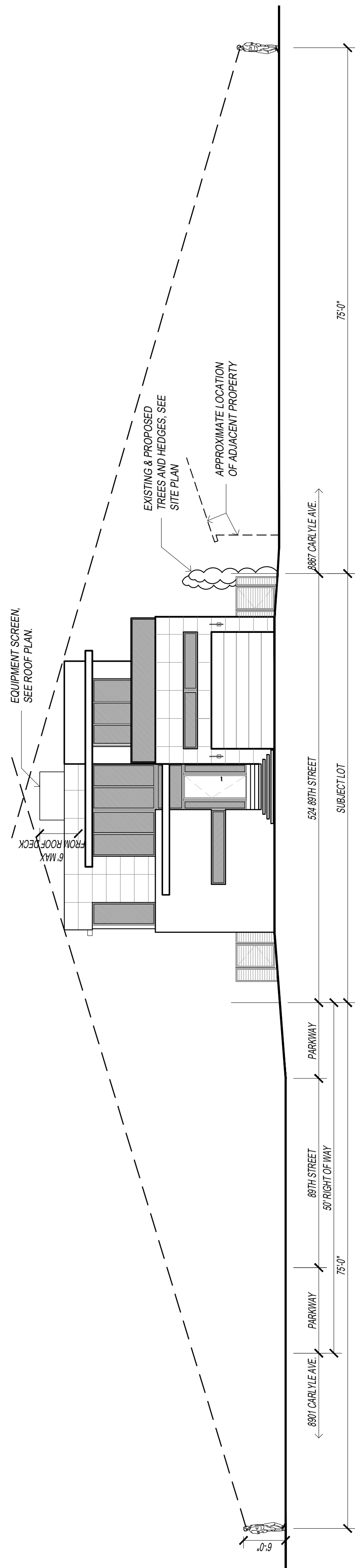
PROJECT NO.: 2127
 DRAWN BY: JB/JCC
 CHECKED BY: JB/XSV
 DATE: 10.14.21

SHEET NAME:

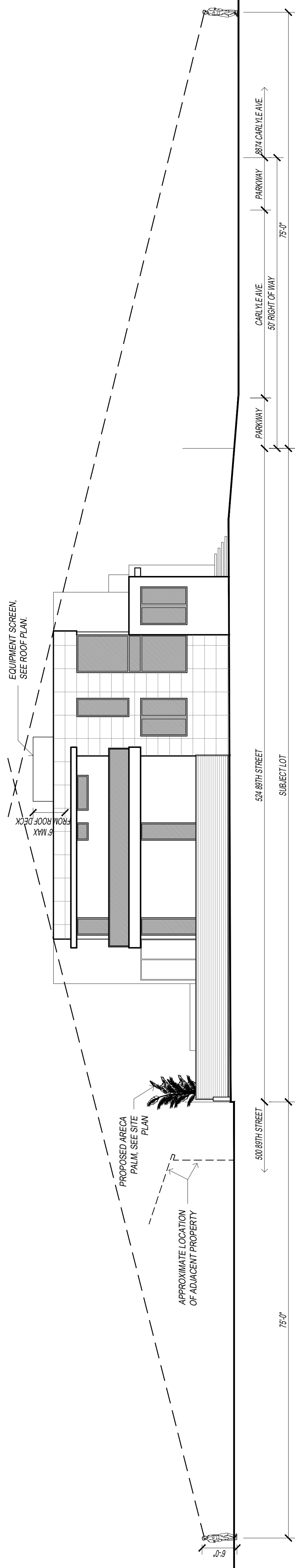
**ELEVATION
 DIAGRAM**

SHEET NUMBER:

A-6



WEST LINE OF SIGHT DIAGRAM
 3/32" = 1'-0"



NORTH LINE OF SIGHT DIAGRAM
 3/32" = 1'-0"



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ISSUE FOR:

03.09.2022 ZONING BOARD

CLIENT:

MIKHAIL DAMIANI
DANNIELLE DAMIANI
524 89TH STREET
SURFSIDE, FL 33154

PROJECT:

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

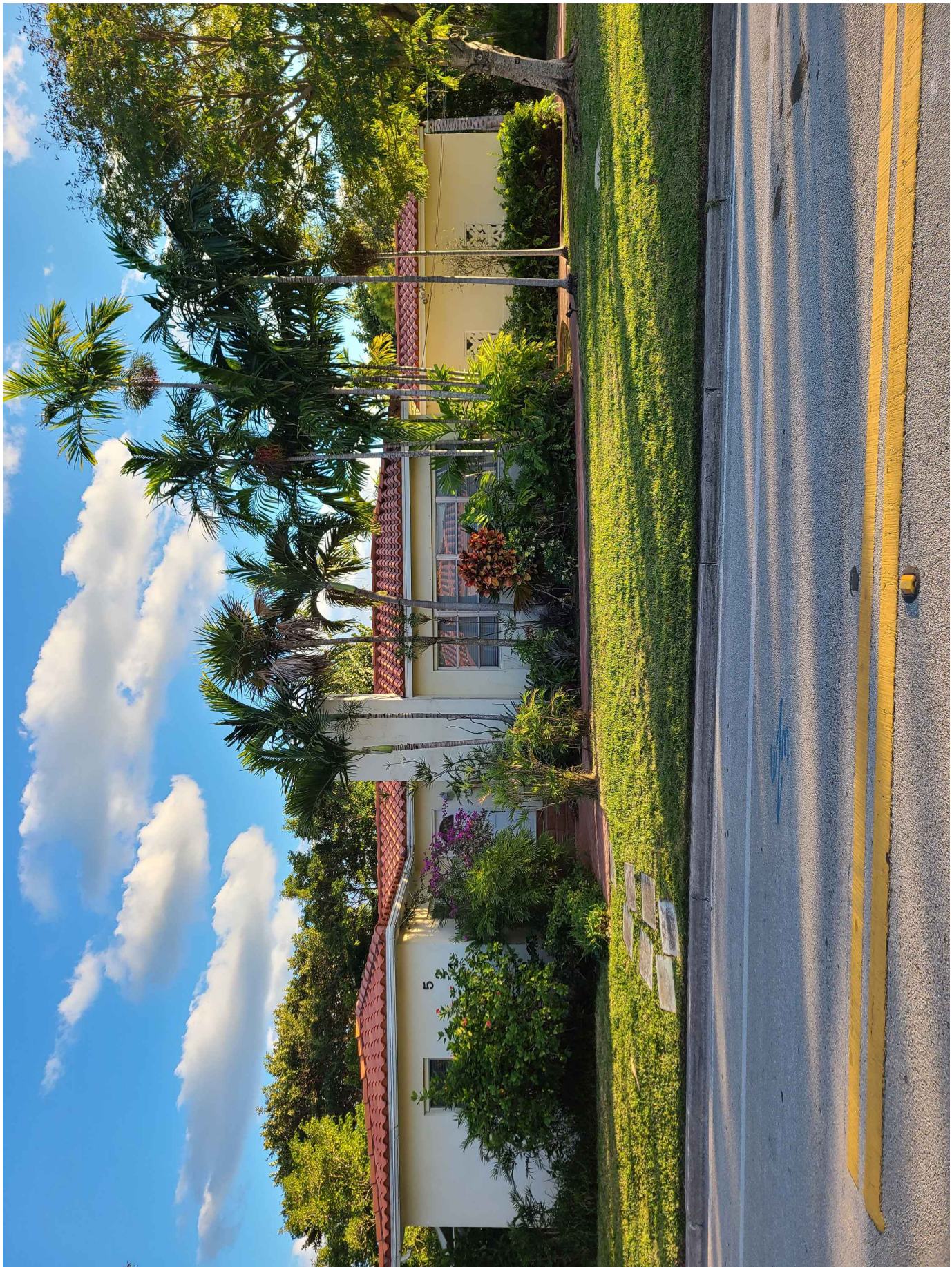
PROJECT NO.: 2127
DRAWN BY: JB/GC
CHECKED BY: JB/XBY
DATE: 10.14.21

SHEET NAME:

**NEIGHBORHOOD
IMAGES**

SHEET NUMBER:

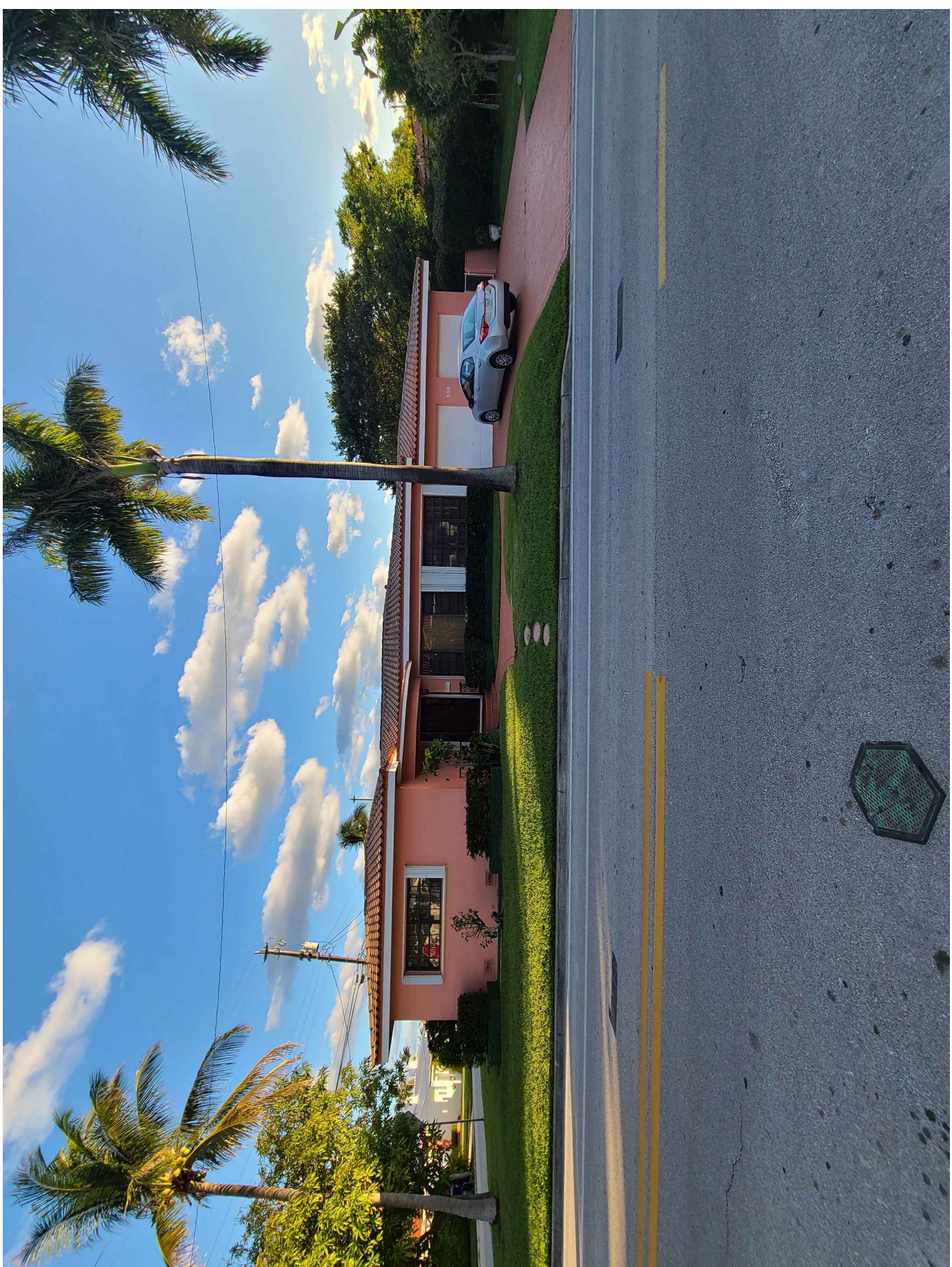
A-9



SUBJECT PROPERTY 524 89th ST. CORNER



8859 CARLYLE



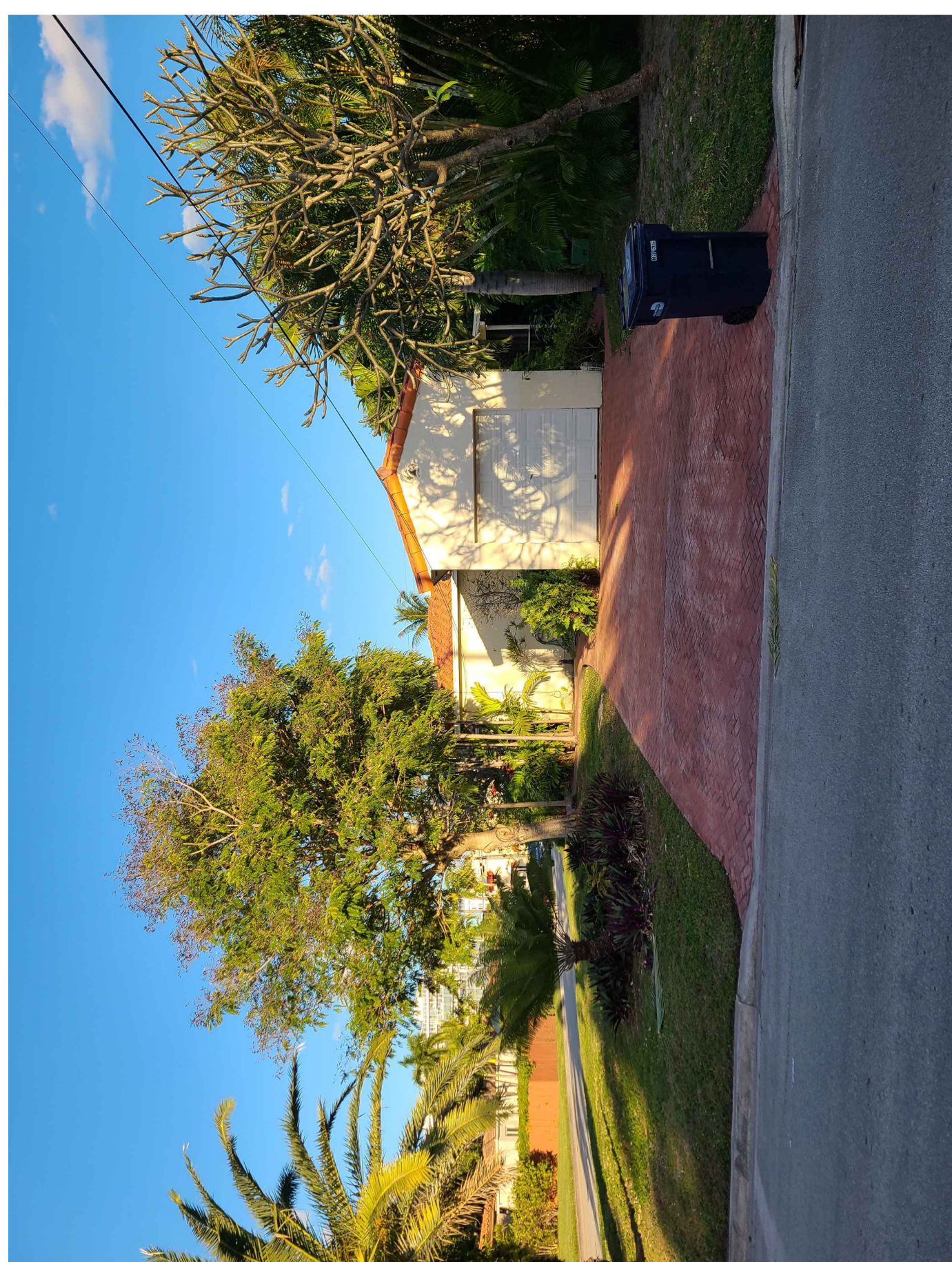
500 89TH STREET



8867 CARLYLE



424 89TH STREET



SUBJECT PROPERTY - 524 89TH. ST. FRONT



Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
For: 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 March 21, 2022
RE: 800 92nd Street – Front Yard Pool

Background: This Applicant is requesting approval to construct a pool in the front yard. The corner lot is zoned H30B with a lot size of 6,160 square feet (SF) per the site plan.

The proposed pool is located in the northeast portion of the lot. The required pool setback for the front yard is 10 feet. The proposed setback indicates a minimum of 10 feet 9 inches to the waters edge. The required rear setback is 5 feet. The proposed setback is 5 feet 6 inches from the water's edge. The proposed pool is 288 SF.

A 4-foot picket fence is proposed enclosing the pool and part of the secondary frontage. The fence will be 50% opaque. There are no details if hedges will be planted or what type for screening. The pool equipment is located in the rear yard at the southeast portion of the property 9 feet from the rear property line.

Total lot pervious area is 2,835 SF or 46% where 35% is required. The front and rear yard pervious area was not provided.

Miami Dade County Property Appraiser photos are provided on the following pages. Note, differences in the landscaping.



Town of Surfside, Florida
Development Review



800 92nd Street – MDCPA Top View Photo



Town of Surfside, Florida
Development Review



800 92nd Street – MDCPA Google Street View Photo



Town of Surfside, Florida Development Review

Applicant Package: A single sheet site plan was submitted by the Applicant. A survey was not provided.

Staff Recommendation: The proposed improvements are generally consistent with the Town's Land Development Regulations and Zoning in Progress. Recommend approval subject to the following conditions:

- Provide the Town Planner a current signed and sealed survey and signed and sealed site plan drawing prior to the Planning and Zoning Board meeting.
- Provide a 5 foot setback from the rear property line to the outside edge of the pool coping.
- Provide a 10 foot setback from the front property line to the outside edge of the pool coping.
- Verify the front yard setback area complies with the 50% pervious/landscape requirements.
- Verify compliance with the Town's requirements for street trees.
- The 4 foot high fence and gate requires design approval by the Planning and Zoning Board.



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

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

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

PROJECT INFORMATION	
OWNER'S NAME	SARAH ZILBNOVSKI
PHONE / FAX	
AGENT'S NAME	GA Contractors Inc. / Madeilyn Gorman
ADDRESS	491 SW 7th Hallandale Beach, FL 33154
PHONE / FAX	
PROPERTY ADDRESS	800 92nd St. Surfside FL 33154
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	Built a new pool

INTERNAL USE ONLY			
Date Submitted	3/1/2022	Project Number	2021-001794
Report Completed		Date	
Fee Paid	\$ 200		

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

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



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

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

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

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

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

<u>Roberto Melicani / Mary Battaglini</u>	
NAME OF REPRESENTATIVE	DATE

03/01/22



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: March 21, 2022
RE: 9472 Byron Avenue – New Raised Rear Wood Deck with Railings

Background: This application is a request to construct a raised wooden deck of 224 square feet which is attached to the rear portion of the single family residence. The deck will be raised 18 inches on eleven 4 x4 pressure treated wood columns set in concrete footers. The deck will include 3 foot 6 inch cable railings all around and include a wood steps with similar cable railings to natural ground.

Attached drawings depict the proposed raised deck.

The proposed deck is consistent with the Town Zoning Code and Zoning in Progress.

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

- Provide the Town Planner signed and sealed site plan drawings prior to the Planning and Zoning Board 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.

elgovernor@hotmail.com

PROJECT INFORMATION	
OWNER'S NAME	<u>Jonathan Luis Jordan</u>
PHONE / FAX	<u>904-591-8998</u>
AGENT'S NAME	
ADDRESS	<u>9472 Byron Ave, Surfside, FL</u>
PHONE / FAX	
PROPERTY ADDRESS	<u>9472 Byron Ave, Surfside, FL</u>
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	<u>New Wood deck - 16 x 14</u>
	<u>Isa Garcia 305-321-4330</u> <u>Isa@dvgbuilders.com</u>

INTERNAL USE ONLY	
Date Submitted	<u>3/10/2022</u> Project Number <u>21-927</u>
Report Completed	Date
Fee Paid	\$ <u>#200.00</u> <i>check</i>

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

Kimberly Jordan 3/9/2022 _____
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.

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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:

Isaiah Joe Garcia 3/10/22

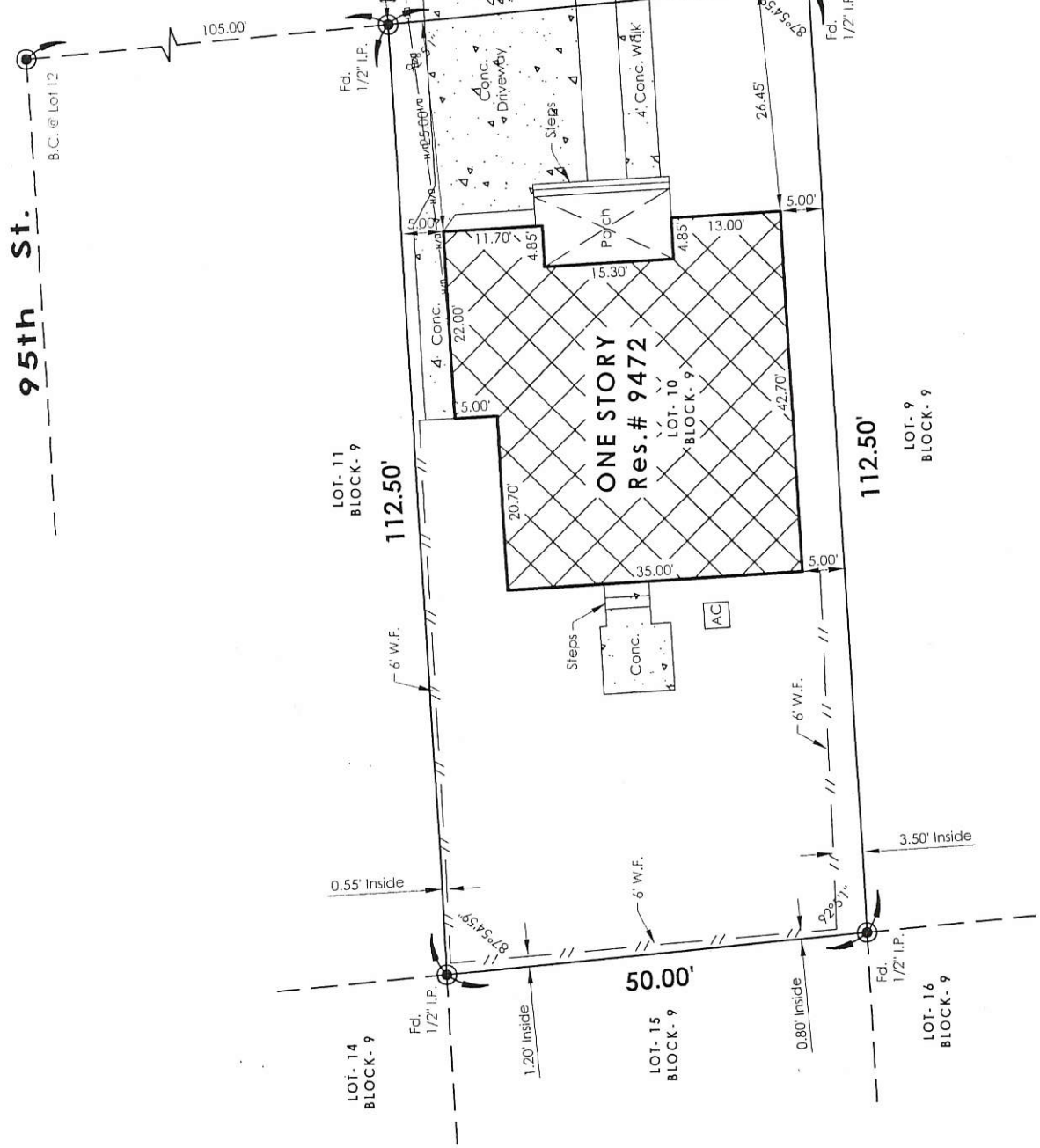
NAME OF REPRESENTATIVE

DATE

BOUNDARY SURVEY

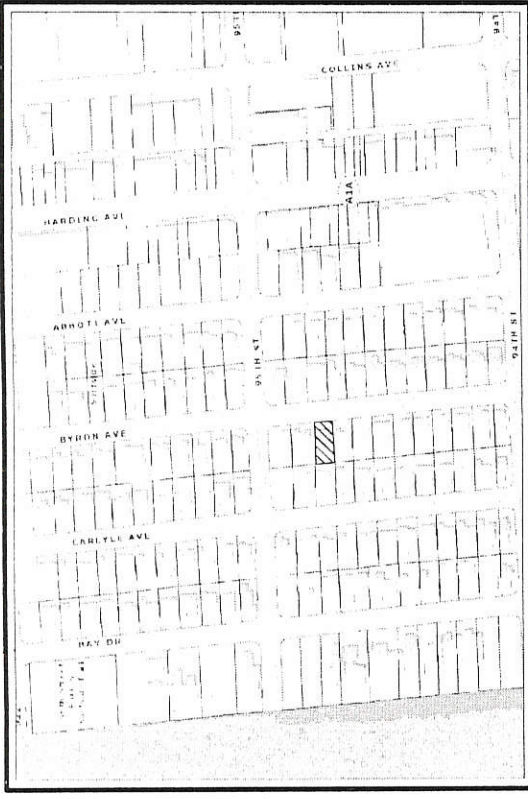
SCALE: 1" = 20'

95th St.



LOCATION MAP

NOT TO SCALE



LEGEND AND ABBREVIATIONS

- | | | | |
|---------------------------------------|----------------------------------|-------------------|-----------------------|
| A = ARC DISTANCE | P.B. = PLAT BOOK | W = WATER METER | CS = CATCH BASIN |
| AC = AIR CONDITIONED UNIT | P.C.P. = PERMANENT CONTROL POINT | WV = WATER VALVE | SS = SANITARY SEWER |
| ADJ. = ADJACENT | P.G. = PAGE | WP = WATER POLE | W = WATER VALVE |
| B.C. = BLOCK CORNER | P.O.B. = POINT OF BEGINNING | LP = LIGHT POLE | TVB = TV BOX |
| BLDG. = BUILDING | P.O.C. = POINT OF COMMENCEMENT | PH = FIRE HYDRANT | FPL = FPL TRANS. |
| B.O.B. = BASIS OF BEARINGS | P.P. = POOL PUMP | MI = MAINHOLE | CP = CONC. POWER POLE |
| CL = CLEAR | R = RADIUS | | |
| CL.F. = CHAIN LINK FENCE | RES. = RESIDENCE | | |
| CONC. = CONCRETE | R/W = RIGHT-OF-WAY | | |
| D.M.E. = DRAINAGE MAINT. EASEMENT | TYP. = TYPICAL | | |
| ENC. = ENCROACHMENT | U.E. = UTILITY EASEMENT | | |
| FD. = FOUND | WF = WOOD FENCE | | |
| F.F. ELEV. = FINISHED FLOOR ELEVATION | WM = WATER METER | | |
| I.F. = IRON FENCE | Ø = DIAMETER | | |
| L.F. ELEV. = LOWEST FLOOR ELEVATION | ⊕ = CENTER LINE | | |

JOB NUMBER: 211147

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 9-11-09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN

ZONE AE BASE FLOOD ELEV. 8 COMMUNITY NUMBER 120559 PANEL NUMBER 0144 SUFFIX L

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

CERTIFIED TO:
 Jonathan Louis Jordan
 Kimberly Joyce Jordan

DATE OF FIELD WORK: November 9, 2021
 REVISED ON:

I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation of a field survey performed under my direction. And also meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17.050 thru 5J-17.052 F.A.C. pursuant to Section 472.027 F.S.

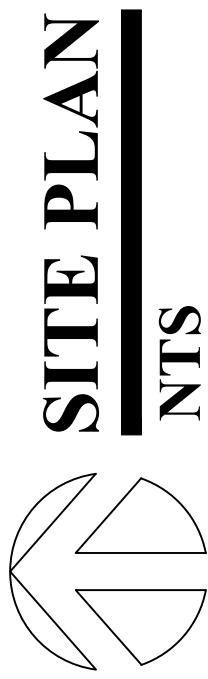
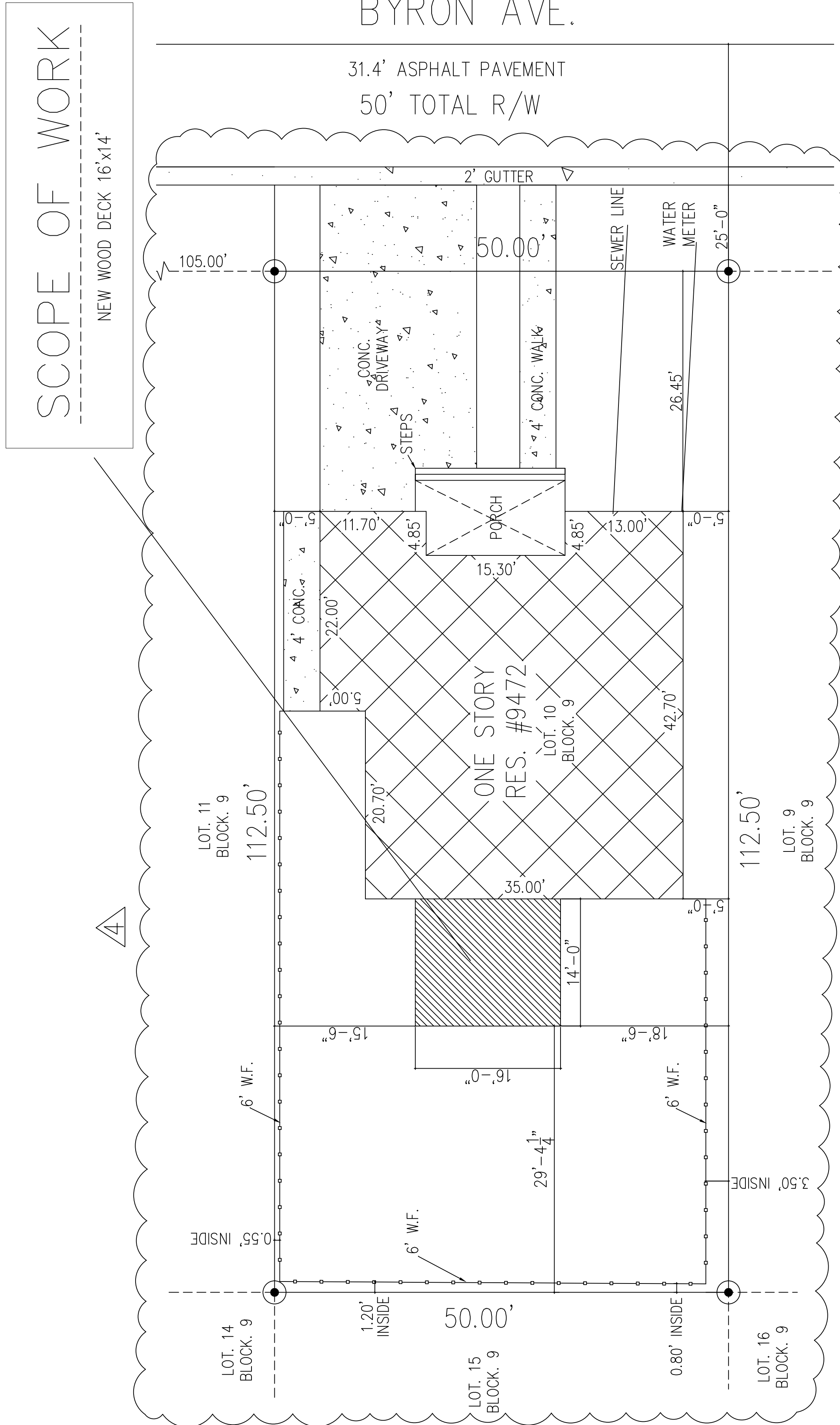
ARTURO R. TOIRAC
 PROFESSIONAL LAND SURVEYOR & MAPPER
 14317 S.W. 45th Terrace Miami, Florida 33175
 Tel: (305) 552-7504 Fax: (305) 229-8068
 E-mail: enpav@yahoo.es

ARTURO R. TOIRAC P.S.M. 3102
 Not valid without the signature and the original embossed seal of a Florida Licensed Surveyor and Mapper.

PROPERTY ADDRESS: 9472 Byron Ave. Surfside, FL 33154

LEGAL DESCRIPTION: Lot 10, Block 9, of ALTOS DEL MAR NO 6, according to the plat thereof as recorded in Plat Book 8, at Page 106, of the Public Records of Miami Dade County, Florida.

NOTES:
 Before any construction the setbacks must be checked
 The certificate does not extend to any unnamed party
 Elevations are referred to Miami Dade County BM# N/A Elev. = N/A of N.G.V.D. of 1929
 There may be Easements recorded in Public Records not shown on this Survey.



DRAWING INDEX
S-1: SITE PLAN AND NOTES
S-2: FOUNDATION PLAN
S-3: FLOOR PLAN
S-4: RAILING DETAILS

LOT COVERAGE CALCULATIONS:
HOUSE COVERED ON THE GROUND: 1578 SF
NEW WOOD DECK: 224 SF
TOTAL COVERED: 1802 SF
LOT: 5600 SF
COVERAGE%: 32.17%

CONTRACTORS

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING AND/OR ADJACENT STRUCTURES DURING CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. SHOULD A DISCREPANCY BE FOUND BETWEEN PLANS AND ACTUAL SITE CONDITIONS HE/SHE MUST STOP WORK IMMEDIATELY AND NOTIFY OUR OFFICE.
- CONTRACTOR SHALL WORK THE STRUCTURAL PLANS IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
- EXISTING STRUCTURE: CONTRACTOR SHALL REVIEW THE ORIGINAL CONSTRUCTION DRAWINGS OF THE EXISTING BUILDING PRIOR TO BIDDING AND DURING CONSTRUCTION TO VERIFY THE EXISTING MEMBERS AFFECTED BY THE NEW CONSTRUCTION.
- THE USE OF SCALE TO OBTAIN DIMENSIONS NOT SHOWN ON THESE PLANS IS STRICTLY FORBIDDEN. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS RESULTING FROM SUCH ACTION.
- IN CASE OF DISCREPANCIES BETWEEN THE ARCHITECTURAL AND STRUCTURAL PLANS, THE ARCHITECTURAL PLANS SHALL GOVERN UNLESS STRENGTH IS AFFECTED.
- ALL SPECIFIED MATERIALS AND CONNECTORS CAN BE SUBSTITUTED WITH EQUAL OR BETTER, WITH THE APPROVAL OF ENGINEER OF RECORD.

WOOD

- ALL WOOD TO BE SOUTHERN YELLOW PINE No. 2.
- WOOD IN CONTACT WITH CONCRETE OR MASONRY, AND AT OTHER LOCATIONS AS SHOWN ON STRUCTURAL DRAWINGS, SHALL BE PROTECTED WITH 30 # FELT OR PRESSURE TREATED IN ACCORDANCE WITH AITC-109. MEMBER SIZE SHOWN ARE NOMINAL UNLESS NOTED OTHERWISE.
- ALL METAL CONNECTORS USED IN LOCATIONS EXPOSED TO WEATHER SHALL BE HOT DIP GALVANIZED. IN ADDITION, THEY SHALL BE COATED WITH ONE SHOP COAT OF EPOXY RUST INHIBITING PAINT, MIN. 3 MIL DRY FILM THICKNESS.
- NAILS SHALL PENETRATE THE SECOND MEMBER A DISTANCE EQUAL TO THE THICKNESS OF THE MEMBER BEING NAILED THERE TO.
- THERE SHALL BE NOT LESS THAN 2 NAILS IN ANY CONNECTION.
- INSPECTIONS: SHALL COMPLY WITH THE LOCAL BUILDING CODE REQUIREMENTS FOR INSPECTIONS (BY THE MUNICIPALITY, ARCHITECT OR ENGINEER) OF SPECIFIED COMPONENTS OF THE ROOF STRUCTURE REQUIRING INSPECTIONS.
- ALL WOOD TO WOOD CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE SPECIALTY ENGINEER BUT AT A MIN. ALL CONNECTIONS SHALL BE CAPABLE OF WITHSTANDING A UPLIFT LOAD OF 800 LB.
- MEMBERS MOISTURE CONTENT SHALL BE 19% OR LESS.

APPLICABLE CODES

- FLORIDA BUILDING CODE 2020
- A.S.C.E.7-16 FOR WIND ANALYSIS AND DESIGN
- NDS 2018

DESIGN CRITERIA AND LOADS

- WIND:
 - BASIC WIND VELOCITY: 180 MPH (ULT)
 - OCCUPANCY CATEGORY: II
 - EXPOSURE: D
 - Kd: 0.85
 - Kz: 0.85
 - Gcpi: +-0.18 (ENCLOSED STRUCTURES)
- GRAVITY DESIGN LOADS:
 - SUPERIMPOSED DEAD LOAD: 10 PSF
 - LIVE LOADS: 60 PSF

FOUNDATIONS

- SOIL STATEMENT: VISUAL INSPECTION OF THE SITE SHOWS A SOIL OF LIMESTONE WITH SANDY POCKETS AND WITH LAYER OF TOPSOIL. THE LIMESTONE HAS A SAFE BEARING CAPACITY IN EXCESS OF 2000PSF. AT THE TIME OF CONSTRUCTION, A LICENSED ENGINEER SHALL SUBMIT TO THE BUILDING OFFICIAL A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.
- SHOULD ORGANIC SILT, CLAY POCKETS OR OTHER UNSUITABLE BEARING CONDITIONS BE ENCOUNTERED DURING EXCAVATIONS, NOTIFY THE ENGINEER BEFORE CONTINUING WITH CONSTRUCTION.
- TOP OF FOOTINGS SHALL BE AT 0'-0" AT ALL POINTS U.N.O.
- CONTRACTOR SHALL PROVIDE SURFACE DRAINAGE AND PUMPS TO PROTECT EXCAVATIONS FROM FLOODING AFTER APPROVAL.

CONCRETE AND REINFORCING

- SUBMIT CONCRETE MIX DESIGN TO ENGINEER FOR REVIEW PRIOR TO POURING.
 - ALL NORMAL-WEIGHT CONCRETE MUST BE MIXED IN ACCORDANCE WITH ACI 301 TO ACHIEVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000PSI. WATER/CEMENT RATIO MUST BE 0.40 MAX. BY WEIGHT UON ON PLANS AND 0.15 MAX. WATER-SOLUBLE CHLORIDE ION CONTENT IN CONCRETE (PERCENT BY WEIGHT OF CEMENT) IN ACCORDANCE TO TABLE 4.3.1 OF ACI 318-19.
 - SLUMP SHALL BE 4" (±1).
 - CONTRACT AN INDEPENDENT TESTING LABORATORY TO PERFORM THE CONCRETE CYLINDER SAMPLING AND TESTING AS REQUIRED FLORIDA BUILDING CODE, 2017. SUBMIT TEST REPORTS TO ENGINEER.
 - AGGREGATES TO BE CLEAN AND WELL GRADED, MAX. SIZE 1". VERTICAL DROP NOT TO EXCEED 8'-0".
 - NO ADDITIONAL WATER SHALL BE ADDED TO THE CONCRETE MIX AT THE JOBSITE UNLESS PREVIOUSLY APPROVED.
 - PROVIDE ALL FORMING AND TEMPORARY SHORING.
- REINFORCING STEEL:
- STANDARD: ASTM A-615, GRADE 60, ASTM A185 FOR WELDED WIRE FABRIC.
 - REINFORCEMENT PLACEMENT TOLERANCES MUST COMPLY WITH SECTION 2.2 OF ACI 117.
 - SHALL BE DEFORMED BARS, FREE FROM LOOSE RUST AND SCALE.
 - CONTRACTOR TO PROVIDE CHAIRS BOLSTERS, SPACERS ETC. IN ORDER TO CORRECTLY ASSEMBLE, PLACE AND SUPPORT ALL REINFORCING IN PLACE.
 - ALL REINFORCING SHALL CONFORM TO THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI-315)
 - CONCRETE COVER FOR REINFORCEMENT:
 - FOOTINGS: 3" CLEAR ALL AROUND

REVISIONS		
#	DATE	DESCRIPTION
1	09/24/21	BUILDING COMMENTS
2	11/19/21	BUILDING COMMENTS
3	01/05/22	BUILDING COMMENTS
4	01/21/22	BUILDING COMMENTS

CALC ENGINEERING
 www.calceng.com
 2000 NW 89TH PL, UNIT 102
 DORAL FL 33172
 Phone: (305) 898-9995
 ENGINEERING BUSINESS
 CA CERTIFICATION: 32566

PROJECT:
NEW WOOD DECK
9472 BYRON AVE,
SURFSIDE, FL, 33154

CLIENT:
JONATHAN JORDAN

TITLE:
NEW STRUCTURE

PROPOSED STRUCTURAL PLAN		
DATE	JOB NO.	SHEET #
AUGUST-2021		S-1
SCALE	CHECKED BY:	M.H.
AS SHOWN		
CAD BY:	M.H.	APPROVED BY:

DESIGN IS BASED ON FBC 2020

REVISIONS	
#	DESCRIPTION



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 www.calceng.com
 2000 NW 89TH PL, UNIT 102
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 Phone: (305) 898-9995
 ENGINEERING BUSINESS
 CA CERTIFICATION: 32566

NEW WOOD DECK
9472 BYRON AVE,
SURFSIDE, FL, 33154

CLIENT:
JONATHAN JORDAN

TITLE:
NEW STRUCTURE

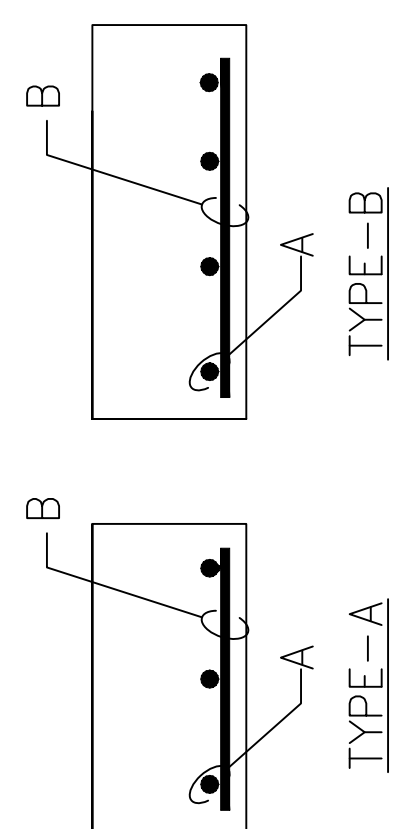
PROJECT:
PROPOSED STRUCTURAL PLAN

DATE: AUGUST-2021
 SCALE: AS SHOWN
 CAD BY: M.H.
 CHECKED BY: M.H.
 APPROVED BY:

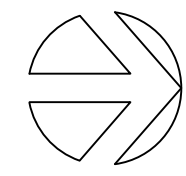
SHEET # S-2

DESIGN IS BASED ON FBC 2020

MARK	FOOTING TYPE	WIDTH	LENGTH	DEPTH	TOP AND BOTTOM REINFORCEMENT		REMARKS
					A	B	
F-30	A	30"	30"	18"	3 #5	3 #5	
F-3048	B	30"	48"	18"	4 #5	4 #5	



DECK FOUNDATION PLAN



REVISIONS	
#	DESCRIPTION

DESIGN IS BASED ON FBC 2020

PROJECT:
NEW WOOD DECK
9472 BYRON AVE,
SURFSIDE, FL, 33154

CLIENT:
JONATHAN JORDAN

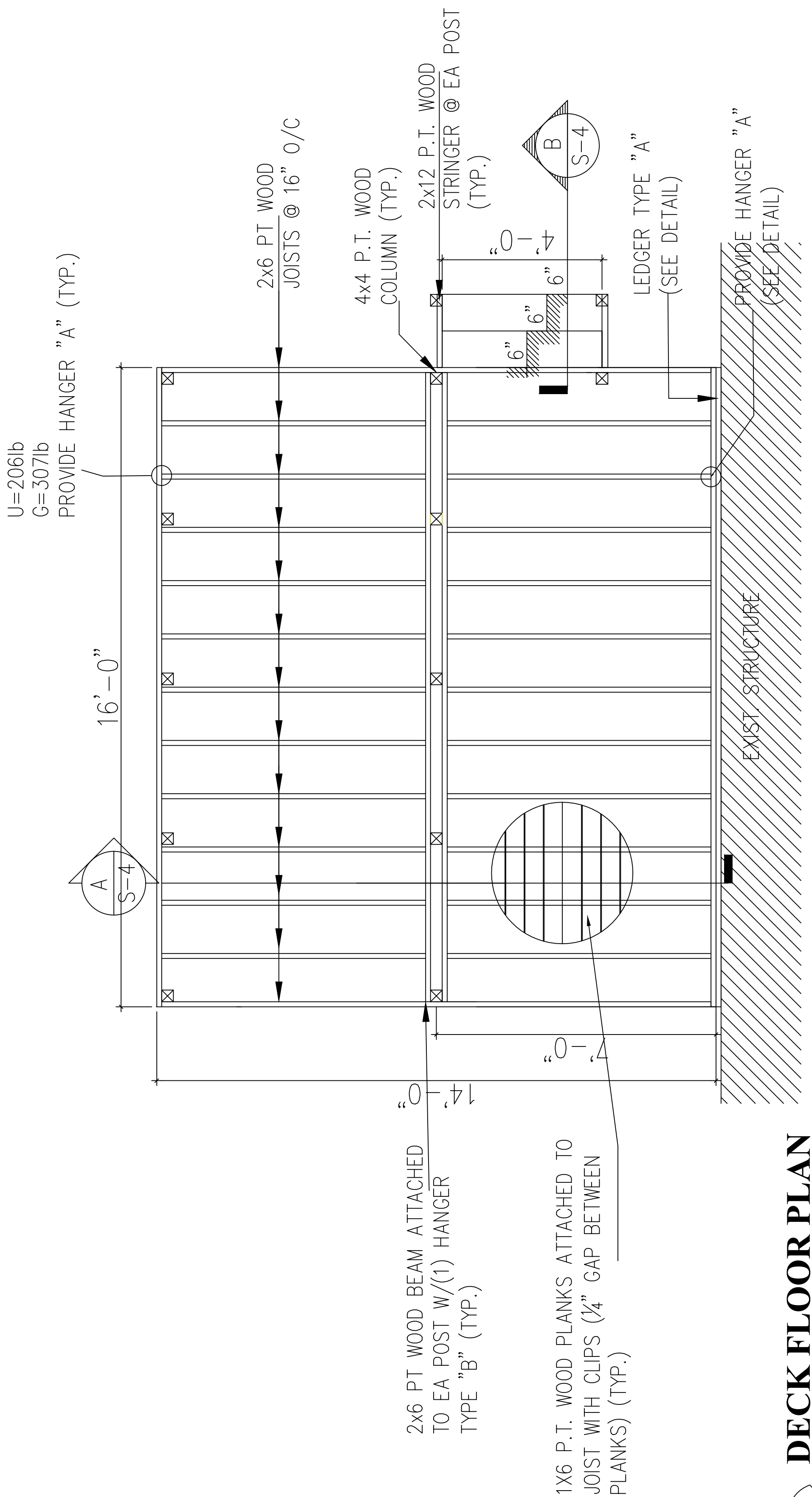
TITLE:
NEW STRUCTURE

TITLE:
PROPOSED STRUCTURAL PLAN

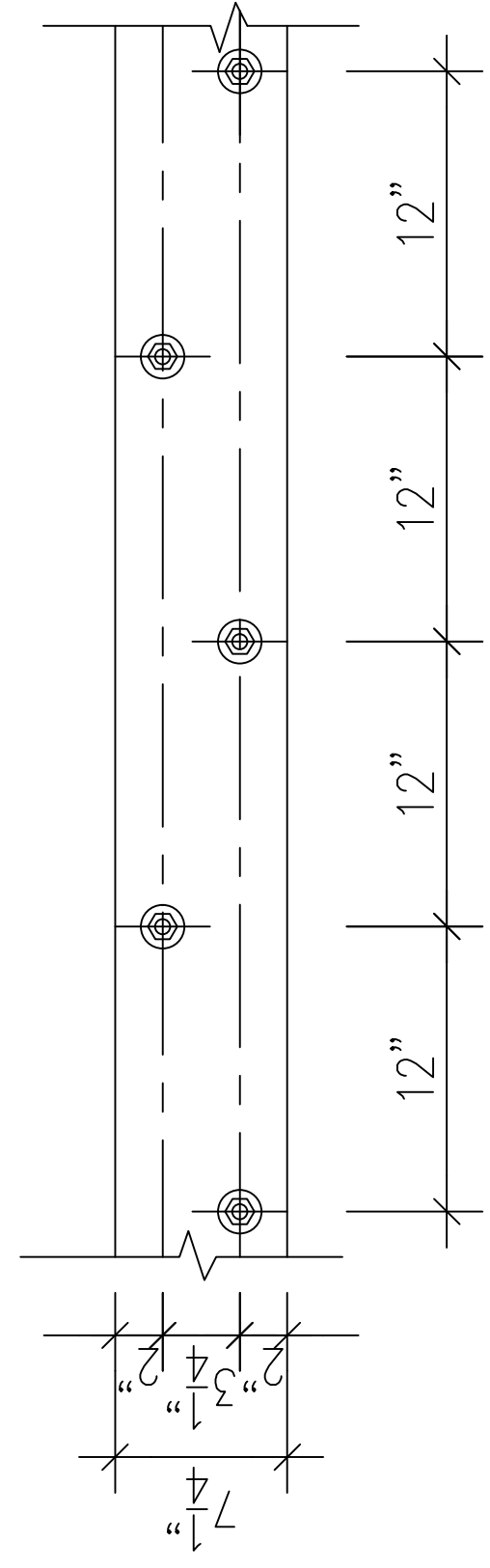
DATE	JUNE-2020	JOB NO.		SHEET #	S-3
SCALE	AS SHOWN	CHECKED BY:	AS SHOWN	APPROVED BY:	M.H.
CAD BY:	M.H.				

CALC ENGINEERING
 www.calceng.com
 2000 NW 89TH PL, UNIT 102
 DORAL FL 33172
 Phone: (305) 898-9995
 ENGINEERING BUSINESS
 CA CERTIFICATION: 32566

LABEL	TYPE	QTY	NOA No./ FL. APPROVAL	ALLOWABLE LOAD	NAILING
A	USP HUS-26	1	17232-R2	U=2045# G=2760#	(14) 16d @ BEAM (6) 16d @ JOIST
C	USP MP9	1	17244	F1=720#	(6) 10d @ BEAM (6) 10d @ POST
D	USP MP9	1	17244	F1=720#	(6) 10d @ BEAM (4) HILTI X-U PINS @ FTG (2" EMB.)



DECK FLOOR PLAN



LEDGER "A"
 (2) 2x8 P.T. WOOD LEDGER W/ 5/8" HILTI HUS-EZ SCREW ANCHORS (4" EMB.) @ 12" O/C (STAGGERED)

REVISIONS	
#	DESCRIPTION
1	09/24/21 BUILDING COMMENTS
2	01/21/22 BUILDING COMMENTS

CALC ENGINEERING
 www.calceng.com
 2000 NW 89TH PL, UNIT 102
 DORAL FL 33172
 Phone: (305) 898-9995
 ENGINEERING BUSINESS
 CA CERTIFICATION: 32566

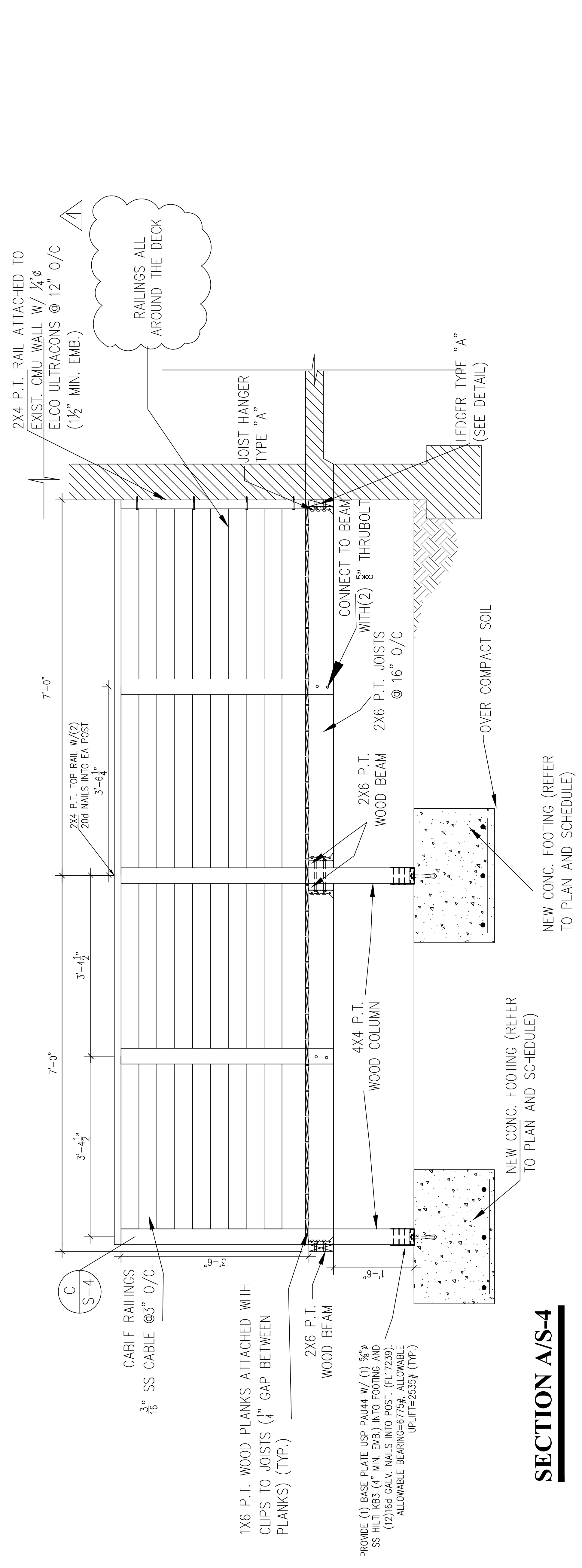
PROJECT:
NEW WOOD DECK
9472 BYRON AVE,
SURFSIDE, FL, 33154

CLIENT:
JONATHAN JORDAN

TITLE:
PROPOSED STRUCTURAL PLAN

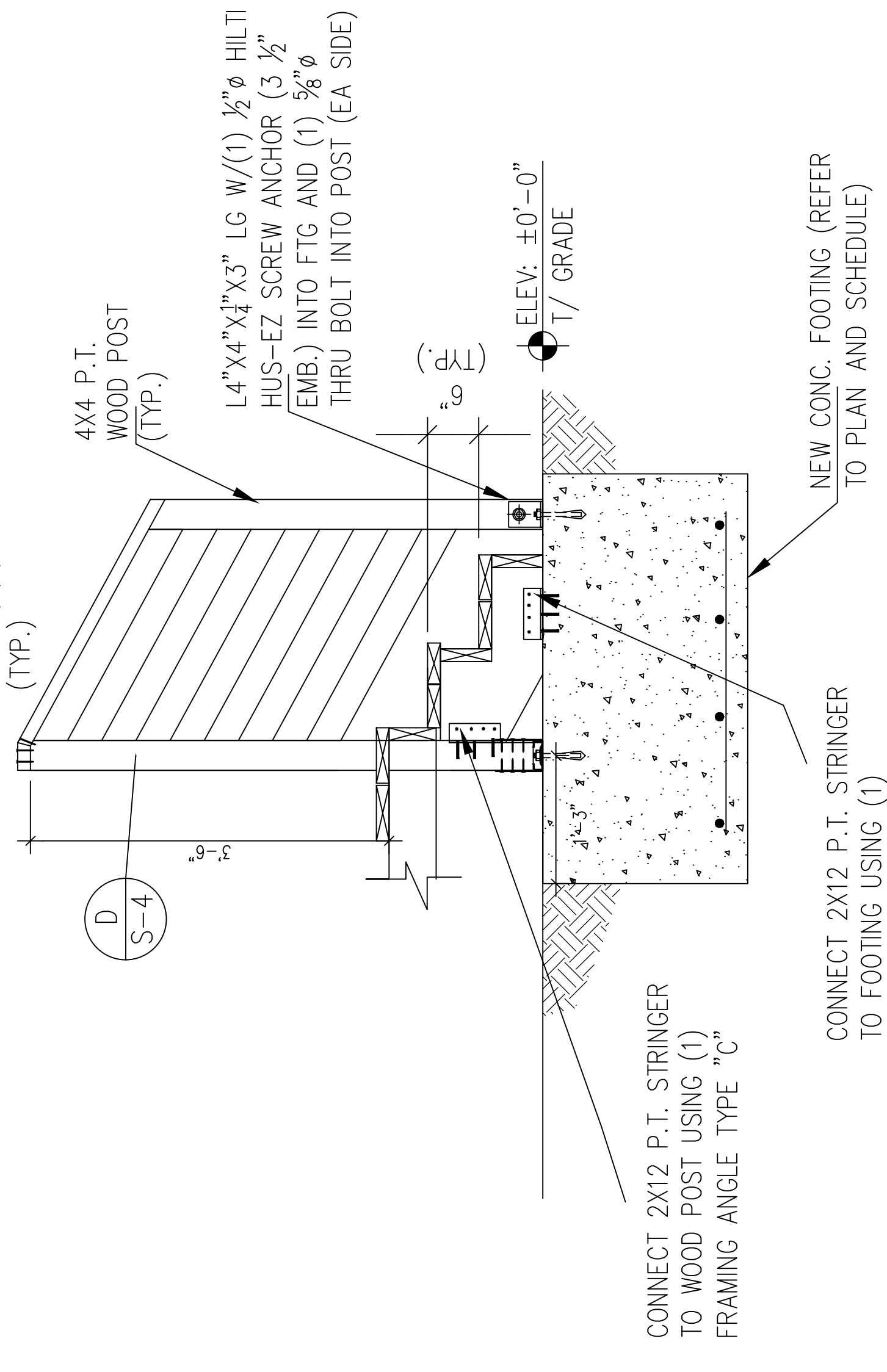
DATE:	AUGUST-2021	JOB NO.:	S-4
SCALE:	AS SHOWN	CHECKED BY:	M.H.
CAD BY:	M.H.	APPROVED BY:	

DESIGN IS BASED ON FBC 2020

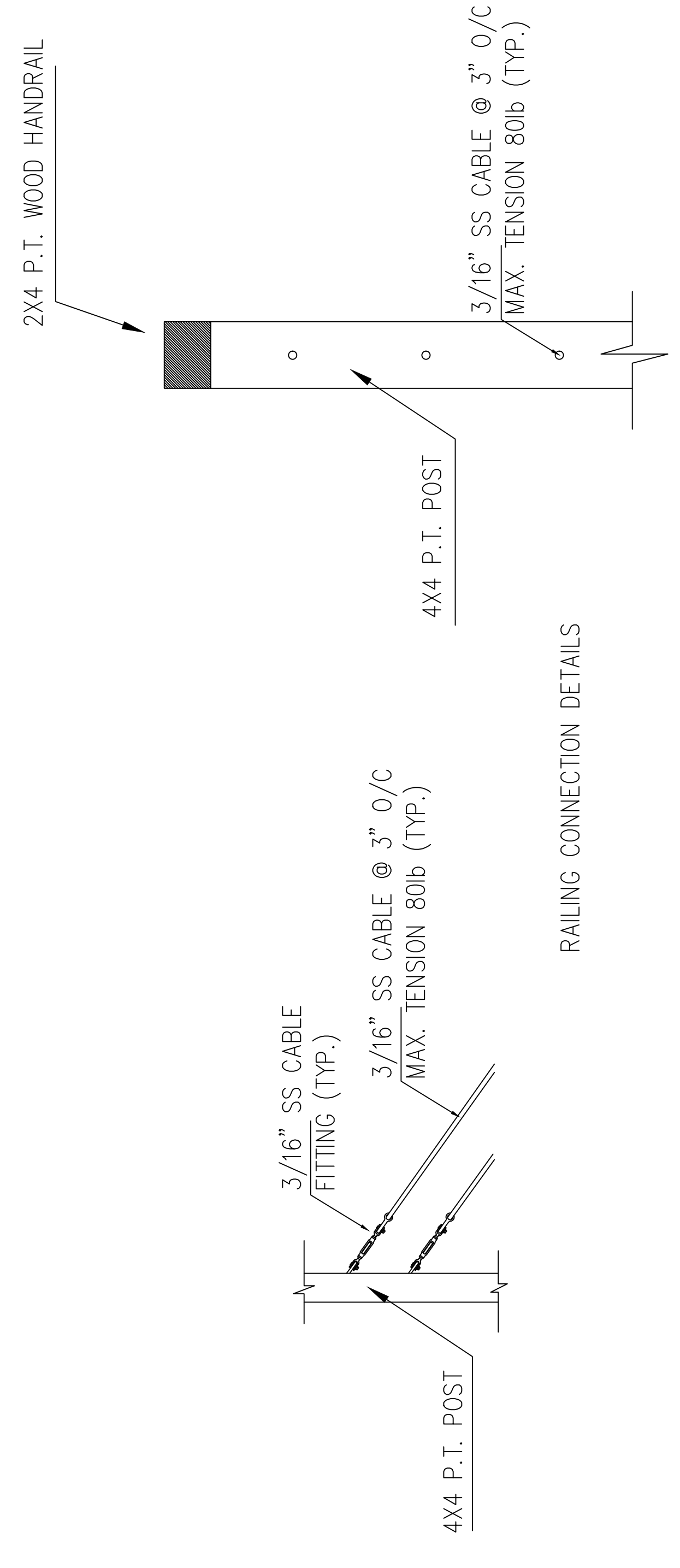


SECTION A/S-4

NUMBER OF FLOOR: 1
HEIGHT OF DECK: 18"
FROM GROUND



SECTION B/S-4



SECTION C/S-4

SECTION D/S-4

SECTION D/S-4



Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
Thru: 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 March 21, 2022
RE: 9452 Harding Ave – Permanent Wall Sign -Barber Shop

Background: This application is a request to install an illuminated channel letter sign with a sign area of 14 Sq ft. The parcel is located in the SD-B40 Zoning District. A Google Street View photo of the storefront is provided on the following page.

Governing Codes: The relevant requirements for lots in the SD-B40 District are:

Current Municode: *Sec 90-73.a(3b(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 25 SF sign is allowed. This store has 13 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 package of drawings, renderings, material detail and survey were submitted by the Applicant.

Staff Recommendation: The Applicant’s proposed wall sign is 14 SF. The illumination of the sign is white LED. It is recommended the Planning and Zoning Board give design approval of the exterior wall sign provided the raceway is offset the wall ¼ inch to 2 inches.



Town of Surfside, Florida
Development Review



9452 Harding Avenue Google Street View



DRB Meeting	___/___/20__
Application / Plans Due	2/25/22 12:04 PM ___/___/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.

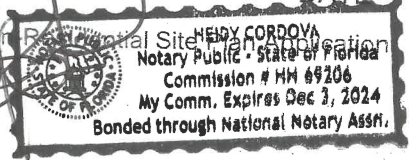
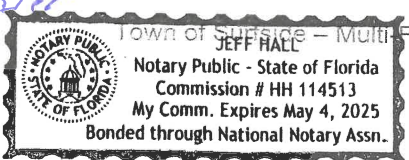
PROJECT INFORMATION	
OWNER'S NAME	9452 Harding LLC
PHONE / FAX / EMAIL	305-865-4314 ext 101 Joe @ GKPPA.com
AGENT'S NAME	Joe Piotrkowski
ADDRESS PHONE /	317 71st Street
FAX	
PROPERTY ADDRESS	Miami Beach, FL 33141
ZONING CATEGORY	Commercial
DESCRIPTION OF PROPOSED WORK	509

INTERNAL USE ONLY			
Date Submitted	2/25/22	Project Number	P21-1785
Report Completed		Date	2/25/22
Fee Paid	\$ 200		

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

[Signature]
 SIGNATURE OF OWNER
 Joe Piotrkowski
 DATE 2-4-22

[Signature]
 SIGNATURE OF AGENT
 DATE 2/17/22





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:

JOSE MASSELLA
NAME OF REPRESENTATIVE

02/02/2022
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.

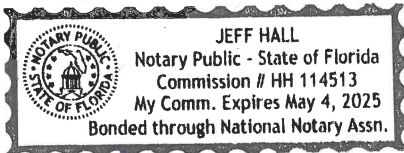
The applicant or duly authorized agent (per ownership affidavit) must be present at the meeting. If there are no applications for consideration by the Planning and Zoning Board, the monthly meeting may be cancelled at the discretion of the Chairman of the Board.

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

JOEL PROKOPAL 2-4-22

NAME OF REPRESENTATIVE

DATE



Jeff Hall 2/4/22

CHANNEL LETTERS
SCALE: 3/4" = 1'-0"

13'



20'

EAST ELEVATION
AREA SIGN 14 Sq Ft

Raceway match building fascia color



20"

BARBER SHOP

105"

CUSTOMER INFO

BARBERSHOP

9452 HARDING AVE.

CONTRACTOR INFO

PROFESSIONAL SIGN

ES 12000186

6460 SW 35 ST. Miami, FL. 33144



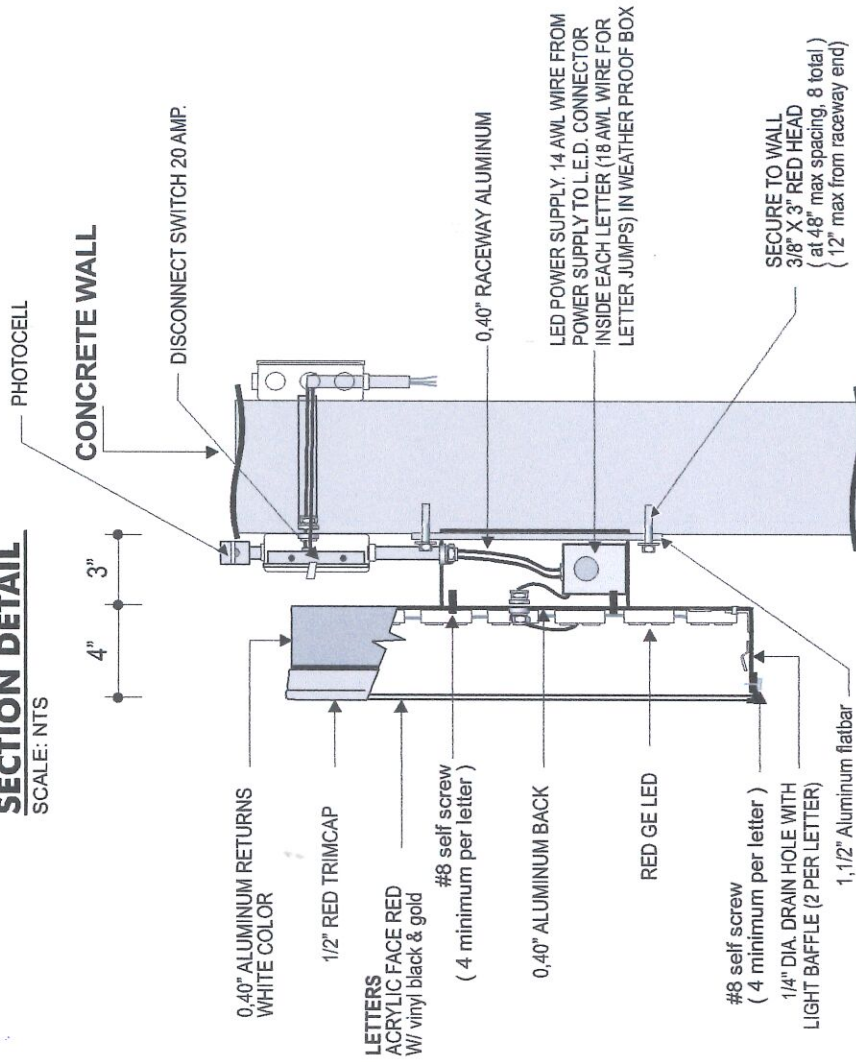
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



Contact: Jose Masella 786-306-9506

Channel Letters
Internally Illuminated - LED

SECTION DETAIL
SCALE: NTS



1. (1) Waterproof 100W LED transformer)
2. Waterproof IP66
3. Input AC90-130V/170-250V, 50-60Hz
4. Output DC12V/24V
5. CE&RoHS
- 1:20 AMP. CIRCUIT
- 1:20 AMP EXTERNAL DISC. SWITCH
- TOTAL LOAD : 1.5 AMP.
- PANEL A
- 250 RAINTING
- BREAKER # 4
- TOTAL LOAD : 150 AMP.

Power supply
Advantage
LED Electronic drive
60W 12V DC/ 120V AC
bolted down to transformer can

Engineer.
ALEJANDRO RAMIREZ PE
10464 SW 114 th Terrace
MIAMI, FL. 33176
Ph: 786 768 6307
LICENSE No: 52742

Authority: SEE N. E. C. ARTICLE 600. ALL PRIMARY CONNECTIONS ARE TO BE MADE BY LICENSED ELECTRICAL CONTRACTORS.
Primary Electrical: ALL PRIMARY ELECTRICAL CONNECTIONS ARE TO MEET OR EXCEED N. E. C. U. L. 48 OR LOCAL ENFORCING.
Primary Wiring: SHALL BE (3) #12 THW/THWN (BY OTHERS). GROUNDING PER. NEC ARTICLE 250 (BY OTHERS).
Photocell



GENERAL STRUCTURAL NOTES:
1. Design is based on 175 mph 3 seconds gust design wind speed per FBC 2017 6th Edition, Exposure C.
2. Reference Specifications, Codes and Standards: FBC 2017 6th Edition / ASCE 318-11 / AISC 360-10/16 / ACI - 318 - 11 / NEC 2014.
3. Sealing holes in facade for prevent water intrusion.

CUSTOMER INFO
BARBERSHOP
9452 HARDING AVE.
6460 SW 35 ST. Miami, FL. 33144
ES 12000186

CONTRACTOR INFO
PROFESSIONAL SIGN
ES 12000186
6460 SW 35 ST. Miami, FL. 33144

CONTACT: Jose Masella 786-306-9506



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 March 21, 2022
RE: 9564 Harding Ave – Permanent Wall Sign -The Agency

Background: This application is a request to install two (2) illuminated channel letter signs, located in the front and back of the building. The proposed sign area for both signs are 25 Sq ft. The parcel is located in the SD-B40 zoning district. A Google Street View photo of the storefront is provided on the following page.

Governing Codes: The relevant requirements for lots in the SD-B40 District are:

Current Municode: *Sec 90-73.a(3b(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 25 SF sign is allowed. This store has 25 feet 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 package of drawings, renderings, materials detail and survey was submitted by the Applicant.

Staff Recommendation: The Applicant's proposed wall signs are each 25 SF. The illumination of the signs are white LED. It is recommended the Planning and Zoning Board give design approval of the exterior wall signs provided the sign panels are offset the wall ¼ inch to 2 inches.



Town of Surfside, Florida
Development Review



9564 Harding Avenue Google Street View



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.

PROJECT INFORMATION	
OWNER'S NAME	9544 4654 Harding Ave. Investment, LLC
PHONE / FAX / EMAIL	(305) 403-9256
AGENT'S NAME	Andy Oquendo / Flowtron Electric, Inc.
ADDRESS PHONE / FAX	8756 N.W 139th Terrace Miami, FL 33018 (305) 970-0110 permitman@comcast.net
PROPERTY ADDRESS	9564 Harding Ave. Surfside FL 33154
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	Install Illuminated Wall Sign on the East & West Elev. "THE AGENCY"

INTERNAL USE ONLY			
Date Submitted	2/18/2022	Project Number	21-1770
Report Completed		Date	
Fee Paid	\$ 200.00		

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

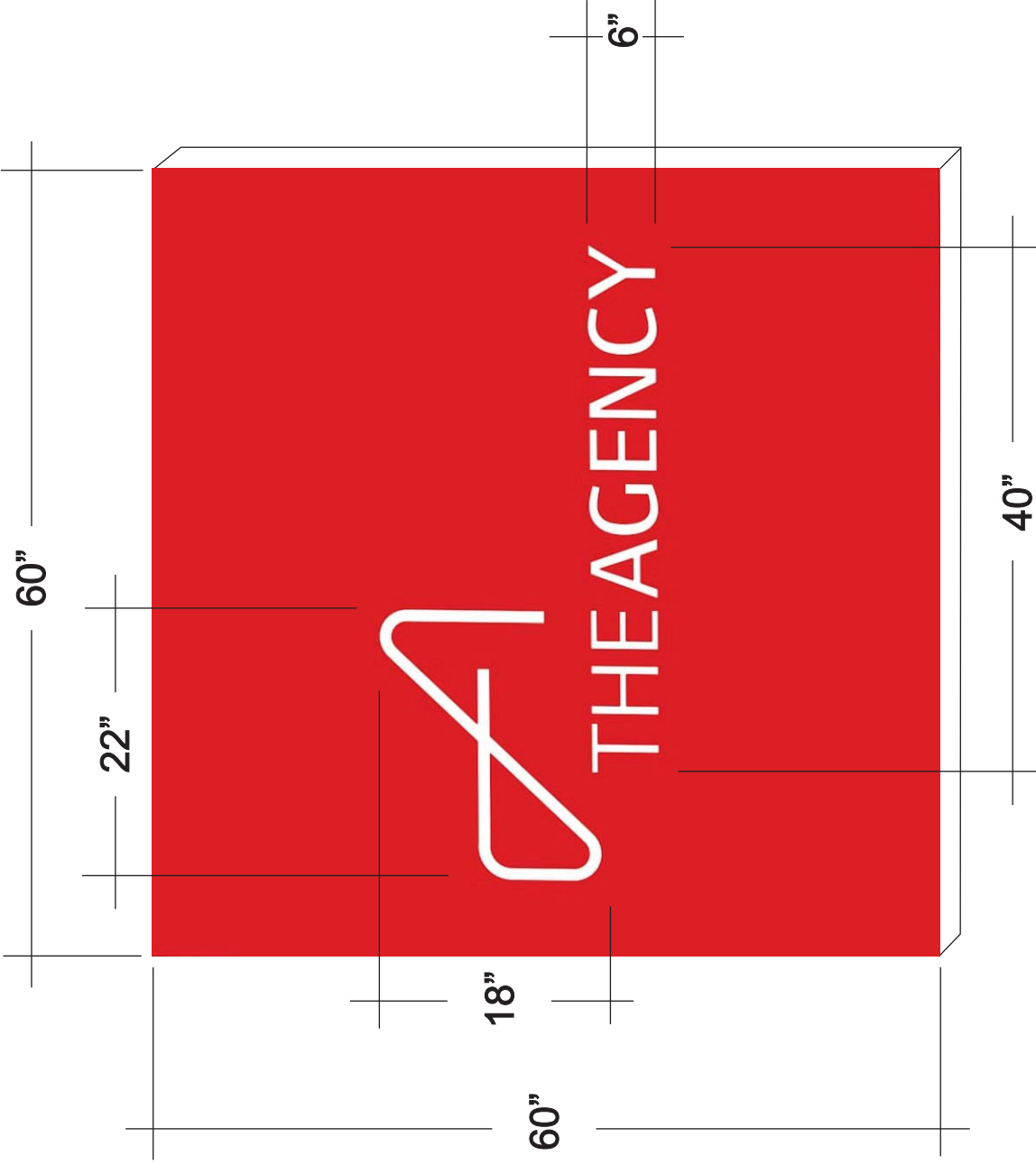
 _____
SIGNATURE OF OWNER 2/17/22 DATE

 _____
SIGNATURE OF AGENT 02/18/22 DATE

25'-0"



PROPOSED NEW
WALL SIGN LOCATION
25 SQ. FT.



EAST ELEVATION

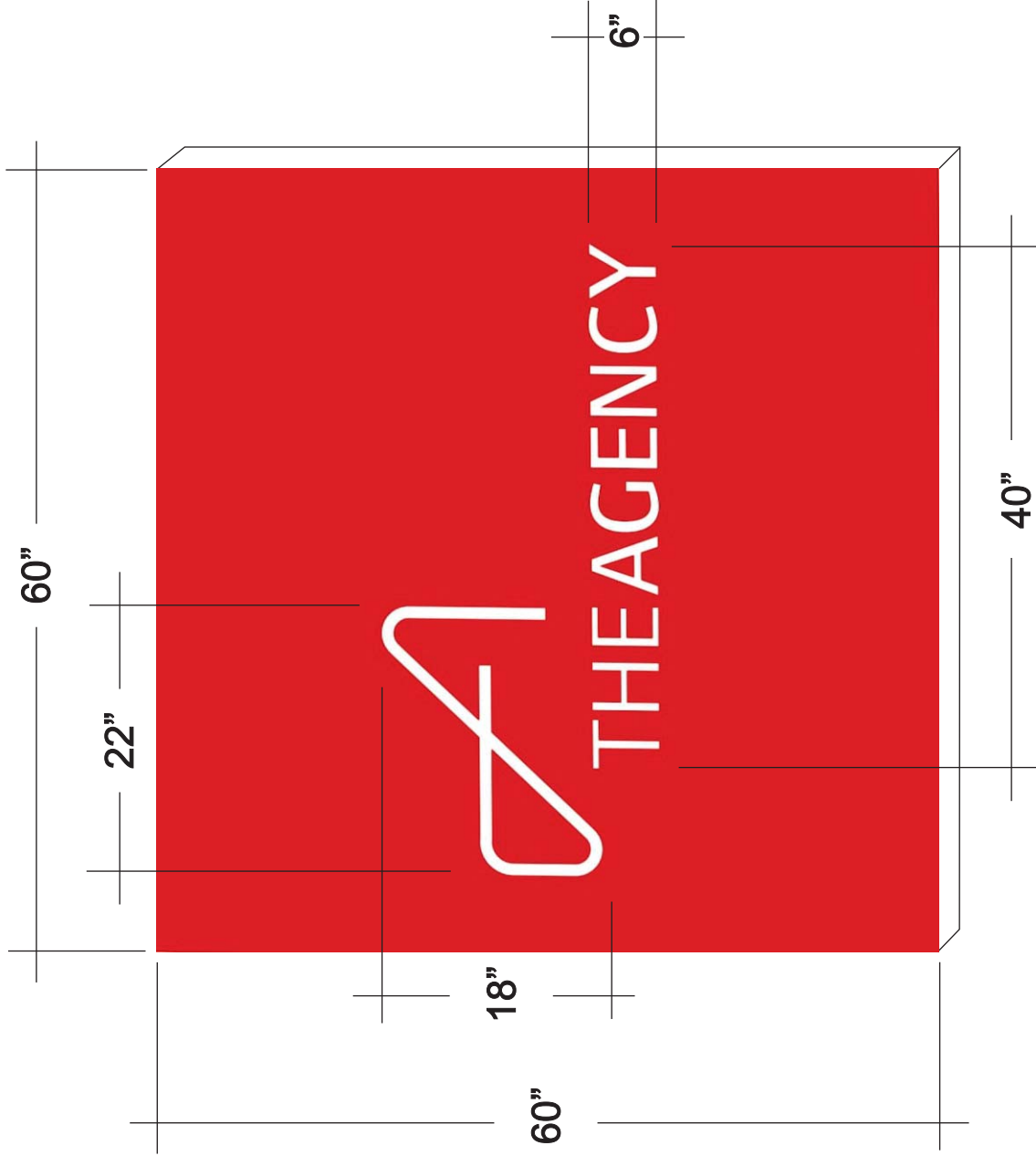
JOB NAME & ADDRESS:

THE AGENCY
9564 Harding Ave.
Surfside, FL 33154

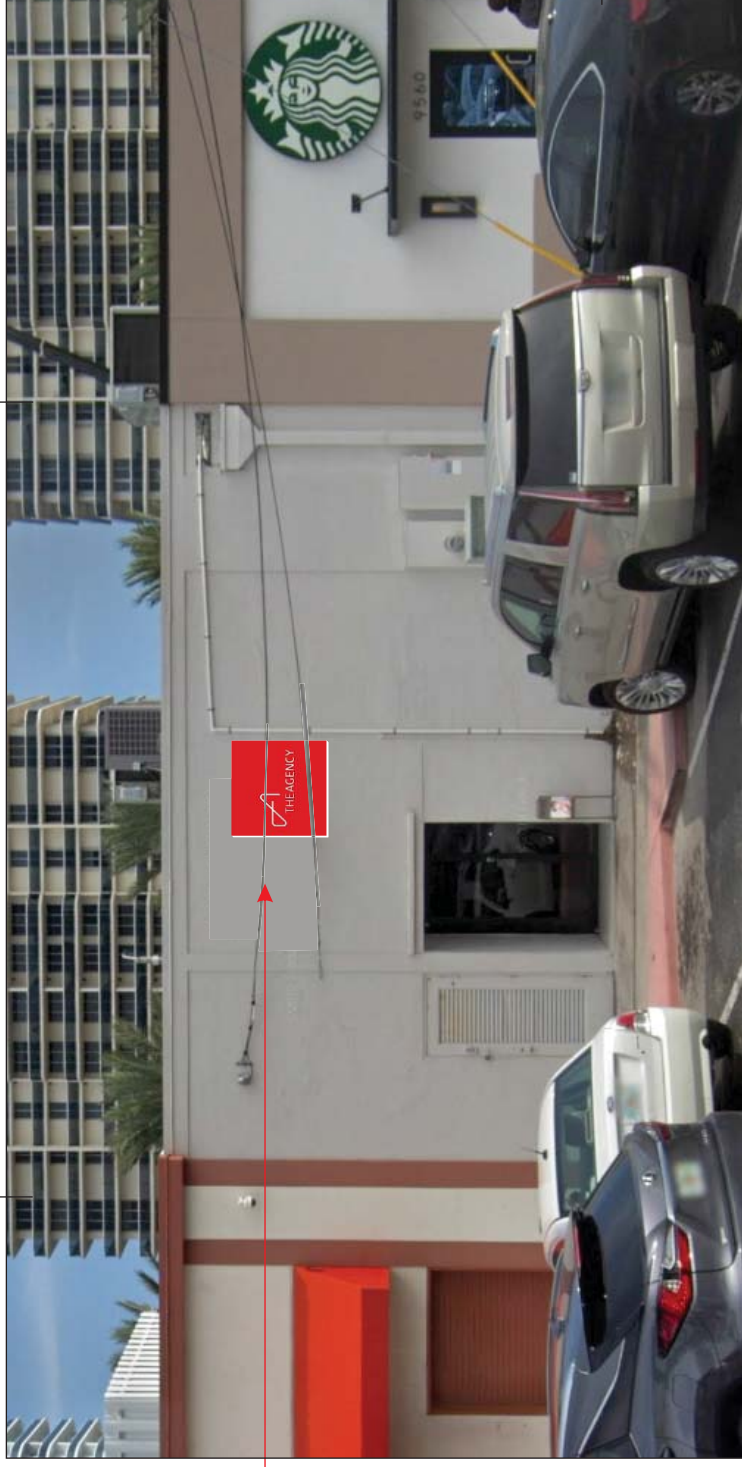
ELECTRICAL CONTRACTORS:



PROPOSED NEW
WALL SIGN LOCATION
25 SQ. FT.



25'-0"



22'-0"

WEST ELEVATION

JOB NAME & ADDRESS:

THE AGENCY
9564 Harding Ave.
Surfside, FL 33154

ELECTRICAL CONTRACTORS:



ILLUMINATING DARKNESS

STATE LICENSED & INSURED
EC 13008826

Electrical Information

PANEL BOARD "A" SCHEDULE				
WIRE SIZE	LOAD DESCRIPTION	AMP	TYPE	REMARKS
12/1	20 LIGHTS	1.840	1	1840
12/2	20 LIGHTS	1.840	2	1840
12/3	20 LIGHTS	1.840	3	1840
12/4	20 LIGHTS	1.840	4	1840
12/5	20 LIGHTS	1.840	5	1840
12/6	20 LIGHTS	1.840	6	1840
12/7	20 LIGHTS	1.840	7	1840
12/8	20 LIGHTS	1.840	8	1840
12/9	20 LIGHTS	1.840	9	1840
12/10	20 LIGHTS	1.840	10	1840
12/11	20 LIGHTS	1.840	11	1840
12/12	20 LIGHTS	1.840	12	1840
12/13	20 LIGHTS	1.840	13	1840
12/14	20 LIGHTS	1.840	14	1840
12/15	20 LIGHTS	1.840	15	1840
12/16	20 LIGHTS	1.840	16	1840
12/17	20 LIGHTS	1.840	17	1840
12/18	20 LIGHTS	1.840	18	1840
12/19	20 LIGHTS	1.840	19	1840
12/20	20 LIGHTS	1.840	20	1840
12/21	20 LIGHTS	1.840	21	1840
12/22	20 LIGHTS	1.840	22	1840
12/23	20 LIGHTS	1.840	23	1840
12/24	20 LIGHTS	1.840	24	1840
12/25	20 LIGHTS	1.840	25	1840
12/26	20 LIGHTS	1.840	26	1840
12/27	20 LIGHTS	1.840	27	1840
12/28	20 LIGHTS	1.840	28	1840
12/29	20 LIGHTS	1.840	29	1840
12/30	20 LIGHTS	1.840	30	1840
12/31	20 LIGHTS	1.840	31	1840
12/32	20 LIGHTS	1.840	32	1840
12/33	20 LIGHTS	1.840	33	1840
12/34	20 LIGHTS	1.840	34	1840
12/35	20 LIGHTS	1.840	35	1840
12/36	20 LIGHTS	1.840	36	1840
12/37	20 LIGHTS	1.840	37	1840
12/38	20 LIGHTS	1.840	38	1840
12/39	20 LIGHTS	1.840	39	1840
12/40	20 LIGHTS	1.840	40	1840
12/41	20 LIGHTS	1.840	41	1840
12/42	20 LIGHTS	1.840	42	1840
12/43	20 LIGHTS	1.840	43	1840
12/44	20 LIGHTS	1.840	44	1840
12/45	20 LIGHTS	1.840	45	1840
12/46	20 LIGHTS	1.840	46	1840
12/47	20 LIGHTS	1.840	47	1840
12/48	20 LIGHTS	1.840	48	1840
12/49	20 LIGHTS	1.840	49	1840
12/50	20 LIGHTS	1.840	50	1840
12/51	20 LIGHTS	1.840	51	1840
12/52	20 LIGHTS	1.840	52	1840
12/53	20 LIGHTS	1.840	53	1840
12/54	20 LIGHTS	1.840	54	1840
12/55	20 LIGHTS	1.840	55	1840
12/56	20 LIGHTS	1.840	56	1840
12/57	20 LIGHTS	1.840	57	1840
12/58	20 LIGHTS	1.840	58	1840
12/59	20 LIGHTS	1.840	59	1840
12/60	20 LIGHTS	1.840	60	1840
12/61	20 LIGHTS	1.840	61	1840
12/62	20 LIGHTS	1.840	62	1840
12/63	20 LIGHTS	1.840	63	1840
12/64	20 LIGHTS	1.840	64	1840
12/65	20 LIGHTS	1.840	65	1840
12/66	20 LIGHTS	1.840	66	1840
12/67	20 LIGHTS	1.840	67	1840
12/68	20 LIGHTS	1.840	68	1840
12/69	20 LIGHTS	1.840	69	1840
12/70	20 LIGHTS	1.840	70	1840
12/71	20 LIGHTS	1.840	71	1840
12/72	20 LIGHTS	1.840	72	1840
12/73	20 LIGHTS	1.840	73	1840
12/74	20 LIGHTS	1.840	74	1840
12/75	20 LIGHTS	1.840	75	1840
12/76	20 LIGHTS	1.840	76	1840
12/77	20 LIGHTS	1.840	77	1840
12/78	20 LIGHTS	1.840	78	1840
12/79	20 LIGHTS	1.840	79	1840
12/80	20 LIGHTS	1.840	80	1840
12/81	20 LIGHTS	1.840	81	1840
12/82	20 LIGHTS	1.840	82	1840
12/83	20 LIGHTS	1.840	83	1840
12/84	20 LIGHTS	1.840	84	1840
12/85	20 LIGHTS	1.840	85	1840
12/86	20 LIGHTS	1.840	86	1840
12/87	20 LIGHTS	1.840	87	1840
12/88	20 LIGHTS	1.840	88	1840
12/89	20 LIGHTS	1.840	89	1840
12/90	20 LIGHTS	1.840	90	1840
12/91	20 LIGHTS	1.840	91	1840
12/92	20 LIGHTS	1.840	92	1840
12/93	20 LIGHTS	1.840	93	1840
12/94	20 LIGHTS	1.840	94	1840
12/95	20 LIGHTS	1.840	95	1840
12/96	20 LIGHTS	1.840	96	1840
12/97	20 LIGHTS	1.840	97	1840
12/98	20 LIGHTS	1.840	98	1840
12/99	20 LIGHTS	1.840	99	1840
12/100	20 LIGHTS	1.840	100	1840

ALL ELECTRICAL COMPONENTS ARE LISTED SIGN GROUNDED ACCORDING TO NEC 600

QTY	SOURCE	TYPE	AMPS	TOTAL
	TRANSFORMER	15,000/60	3.75	
		12,000/60	3.0	
		9,000/60	2.25	
		6,000/60	1.80	
2	POWER SUPPLY	LOW VOLTAGE	1.0	2.0
				GRAND TOTAL 2.0

TOTAL AMPS 2.0
1 20 AMP CIRCUIT REQUIRED PER SIGN

ALL BREAKERS AND TIMING DEVICES SHALL BE IDENTIFIED AT TIME OF INSTALLATION.

PRIMARY WIRING DONE BY OTHER ELECTRICAL COMPANY.

NOTE: CODE IN EFFECT: ALL ELECTRICAL WIRING AND INSTALLATION SHALL COMPLY WITH THE PROVISIONS OF THE 2020 FLORIDA BUILDING CODE (F.B.C.) 7th EDITION CHAPTER 3107, ARTICLE 600 AND ANY AND ALL ARTICLES OF THE 2017 NATIONAL ELECTRICAL CODE. (N.E.C.)

SERVICE DISCONNECT AS PER N.E.C. 600.6(A)(1)

1/2" RACEWAY WITH #12 WIRE (THHN, THWN) ALL SIGN COMPONENTS ARE U.L. LISTED AND APPROVED.

MANUFACTURER OF SECONDARY ELECTRICAL SOURCE: JS-L.E.D.

CONFORMS TO UL 48 & UL 2161 UL LABEL APPLIED.

ALL LOW VOLTAGE POWER SUPPLIES ARE G.F.C.I. PROTECTED.

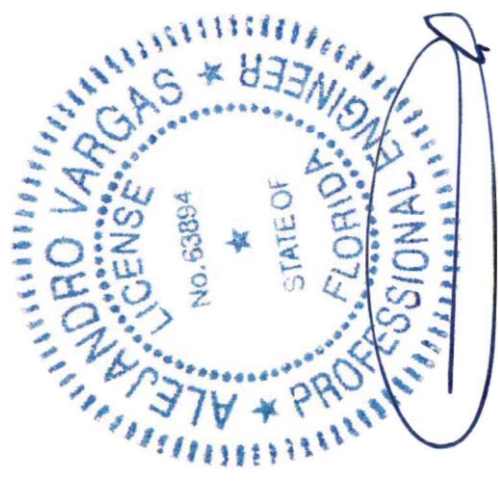
NO. 12 COPPER WIRE FOR GROUNDING / BONDING OF SIGN AS PER N.E.C. 600.7

LIGHTING DESIGNATED FOR DUSK-TO-DAWN OPERATION SHALL BE CONTROLLED BY AN ASTRONOMICAL TIME SWITCH OR A PHOTOSENSOR AS PER N.E.C. 505.2.4

NOTE: ALL PLASTIC USED FOR THIS SIGN MEETS THE REQUIREMENTS FOR SIGN MANUFACTURING AS PER 2020 FLORIDA BUILDING CODE - BUILDING, SEVENTH EDITION (SECTION H107 COMBUSTIBLE MATERIALS.)

PLASTIC FACE CHANNEL DESIGN ILLUMINATED BY L.E.D.

ALEJANDRO VARGAS P.E.
License # 63894
1025 Cedar Falls Dr.
Weston, FL 33327



This Design Complies With:
2020 FBC 7th Edition
And ASCE 7-16
Wind Speed = 175 MPH
Exposure = C

JOB NAME & ADDRESS:

THE AGENCY
9564 Harding Ave.
Surfside, FL 33154

ELECTRICAL CONTRACTORS:

FLOWTRON
ELECTRIC
ILLUMINATING DARKNESS
STATE LICENSED & INSURED
EC 13008826

EXTERIOR CONCRETE WALL

EXISTING 120 VOLT PRIMARY POWER FROM PREVIOUS SIGN

20 AMP LOCKABLE DISCONNECT SWITCH 600.6 (A) LOCATION (1) AT POINT OF ENTRY TO SIGN ENCLOSURE.

AWG# 18 (LOW VOLTAGE) 105C TYPE, PLTC LEAD WIRE (UL)

TRANSFORMER BOX POWER SUPPLY LOW VOLTAGE

1/4" X 2 1/2" TAPCONS (9 MIN. PER LETTER) (SEE FASTENER SCHEDULE)

.040 ALUM. BACK. & RETURNS PAINTED WHITE

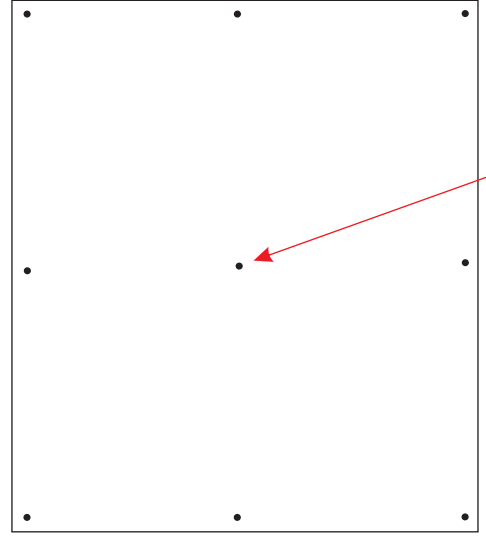
1" JEWELITE TRIM COLOR WHITE ATTACHED BY #8 SHEET METAL SCREWS

3/16" WHITE ACRYLIC FACE RED VINYL OVERLAY

WHITE L.E.D. LIGHTS (LOW VOLTAGE)

1/4" DRAIN HOLES

FASTENER SCHEDULE



FASTENER LOCATION

LED SPECIFICATIONS

Input Voltage 12VDC
Module Level Power: 2.0 W/ft
System Level Power: 2.25 W/ft
Delivered Lumens: 150 Lm/ft
System Efficacy: 66 Lm/W
Viewing Angle: 120°
Correlated Color Temp: 4000K
L70 Calculated Life: 99,000
Operating Temperature: -40 to 140°F





**Town of Surfside
Town Commission Meeting**

DATE

7:00 pm

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

Date: Tuesday March 8th, 2022 Commission Meeting

Prepared by: Commissioner Eliana Salzhauer

Subject: Memo in Support of Ordinance Amending Scope of 24 Inch Setback Encroachment

Objective: Amend Zoning code to reflect the impact of the recent text amendment that removed the requirement of a wedding-cake design in the H-120 district.

Consideration: Our recent joint meeting with the P&Z Board revealed a design problem created by the text amendment removing the requirement of a wedding-cake design in the H-120. Removing that requirement without revising Section 90-47 resulted in designs in which an ADDITIONAL 24 inches were allowed to encroach into the setbacks on top of the balconies already permitted. This error unintentionally created larger encroachments into the setback that were not intended by the code. This Ordinance revises Section 90-47 to specify that projections cannot be combined to encroach further into the setback. It specifies that only roof eaves may project 24 inches, while other ornamental features cannot project more than 8 inches, and that these types or projections cannot be combined. This protects the light and air of the surrounding neighbors and reaffirms the sanctity of the setback requirements. This revised Ordinance reflects the direction given at the end of the Joint Commission & Planning and Zoning Board meeting on Wed Feb 23, 2022.

Recommendation: Adopt this (1st Reading) Ordinance Amending Scope of 24 Inch Setback Encroachment

ORDINANCE NO. 21 - _____

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-47. - “YARDS, GENERALLY ALLOWABLE PROJECTIONS”, SPECIFICALLY SUB-SECTION 90-47.1 TO RESTRICT PROJECTIONS FOR CERTAIN ARCHITECTURAL ELEMENTS AND TO PROHIBIT COMBINING ALLOWED ENCROACHMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

1 **WHEREAS**, Article VIII, Section 2 of the Florida Constitution, and Chapter 166, Florida
2 Statutes, provide municipalities with the authority to exercise any power for municipal purposes,
3 except where prohibited by law, and to adopt ordinances in furtherance of such authority; and

4 **WHEREAS**, the Town Commission of the Town of Surfside (“Town Commission”) finds it
5 periodically necessary to amend its Code of Ordinances and Land Development Code (“Code”) in
6 order to update regulations and procedures to maintain consistency with state law, to implement
7 municipal goals and objectives, to clarify regulations and address specific issues and needs that
8 may arise; and

9 **WHEREAS**, sub-section 90-47.1 provides for a maximum 24-inch encroachment into the
10 setback for certain architectural features; and

11 **WHEREAS**, other sub-sections of Section 90-47 allow for other types of projections; and

12 **WHEREAS**, a potential ambiguity has been raised regarding whether the encroachment
13 allowed by sub-section 90-47.1 can be combined with other encroachments, such as those allowed
14 by the recently adopted ordinance which permits balcony encroachments; and

15 **WHEREAS**, the Town seeks to restrict the projections of certain ornamental features and
16 clarify that encroachments permitted under the zoning code cannot be combined to extend further
17 into the setback; and

18 **WHEREAS**, the Town Commission held its first public hearing on March ____, 2022 and
19 recommended approval of the proposed amendments to the Code of Ordinances having complied
20 with the notice requirements in the Florida Statutes; and

¹Additions to the text are shown in underline. Deletions are shown in ~~strikethrough~~.

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PASSED and **ADOPTED** on first reading this ___ day of _____, 2022.

PASSED and **ADOPTED** on second reading this _____ day of _____, 2022.

On Final Reading Moved by: _____

On Final Reading Second by: _____

First Reading:

Motion by: _____

Second by: _____

Second Reading:

Motion by: _____

Second by: _____

FINAL VOTE ON ADOPTION

Commissioner Charles Kesl _____

Commissioner Eliana R. Salzhauer _____

Commissioner Nelly Velasquez _____

Vice Mayor Tina Paul _____

Charles W. Burkett
Mayor

ATTEST:

Sandra N. McCready, MMC
Town Clerk

**APPROVED AS TO FORM AND LEGALITY FOR THE USE
AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:**

Weiss Serota Helfman Cole & Bierman, P.L.
Town Attorney