

Town of Surfside PLANNING & ZONING BOARD AGENDA

December 12, 2019 – 6:00 p.m. Town Hall Commission Chambers – 9293 Harding Ave, 2nd Floor, Surfside, FL 33154

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

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

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

- 1. Call to Order/Roll Call
- 2. Town Commission Liaison Report Vice Mayor Gielchinsky
- 3. Approval of Minutes October 24, 2019
- 4. Applications:
 - A. 9452 Harding The subject property is located at 9452 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Permanent Window Sign.
 - **B. 9460 Harding** The subject property is located at 9460 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Permanent Wall Sign.
 - C. 9472 Harding Avenue The subject property is located at 9472 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Permanent Wall Sign.

- D. 9177 Dickens Avenue The property is located at 9177 Dickens Avenue, within the H30B zoning. The applicant is requesting add a one-story addition to the side and rear of the property. In connection with this application, there is a request for a side setback variance. The lot is 75 feet in width and is an aggregated lot.
- E. 1116 88th Street Renovation and Site Plan The applicant is requesting two variances; (1) for the upper story east side setback and (2) for an increase in the maximum allowable upper story coverage from the Town of Surfside's Zoning Code. The property is an existing, two-story, single-family residence located at 1116 88th Street within the H30A zoning district.
- **F. 9481 Byron Avenue** The applicant is requesting to re-roof an existing shingle roof.

5. Quasi – Judicial Hearing - Local Planning Agency Items

- A. 9177 Dickens Avenue The applicant is requesting a variance to; (1) maintain the existing legal non-conforming north interior side setback for the proposed work, and (2) apply a setback formula (0.3 x lot width -10 feet) to the south interior setback for the proposed work.
- B. 1116 88th Street The applicant is requesting two variances; (1) for the upper story east side setback and (2) for an increase in the maximum allowable upper story coverage from the Town of Surfside's Zoning Code. The property is an existing, two-story, single-family residence located at 1116 88th Street within the H30A zoning district.

C. Artificial Turf

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-85.2 "DEFINITIONS" TO ESTABLISH A DEFINITION FOR SYNTHETIC TURF; AMENDING SECTION 90-87 "INSTALLATION OF LANDSCAPING AND IRRIGATION" TO PERMIT SYNTHETIC TURF ON ALL PROPERTIES WITHIN THE TOWN SUBJECT TO REQUIREMENTS, INSTALLATION AND MAINTENANCE STANDARDS AND PERMITTING; AND AMENDING SECTION 90-88 "MAINTENANCE OF LANDSCAPE AREAS" TO PERMIT SYNTHETIC TURF WITH EXCEPTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

6. Discussion Items:

- A. 50% Rule Request for Building Official to Answer Questions from the Planning & Zoning Board
- B. Joint Workshop with Town Commission and Planning & Zoning Board TBD – Verbal Update
 - (i) Single Family Massing
 - (ii) Single Family Setbacks for Aggregated lots and lots exceeding 50 feet.
- C. Future Agenda Items

7. Adjournment

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

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

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

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

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



Town of Surfside PLANNING & ZONING BOARD MINUTES

October 24, 2019 – 6:00 p.m.

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

1. Call to Order/Roll Call

Chair Lindsey Lecour called the meeting to order at 6:03 p.m.

Present: Chair Lindsey Lecour, Vice Chair Judith Frankel, Board Member Peter

Glynn, Board Member Rochel Kramer

Absent: Board Member Brian Roller (arrived at 6:13 pm), Board Member Marina

Gershanovich (arrived at 6:33 pm) and Board Member Jorge Garcia (arrived

at 6:06 pm).

Vice Mayor Gielchinsky (arrived at 6:13 pm).

Also, Present: Town Manager Guillermo Olmedillo, Assistant Town Manager Duncan Tavares, Town Planner Sarah Sinatra, Town Attorney Edward Martos and Vice Mayor Daniel Gielchinsky.

Town Attorney Edward Martos read the Quasi-Judicial Statement into the record and polled the Board members.

All Board members stated that they had no communication with any parties regarding any of the items on tonight's agenda.

Deputy Clerk Herbello confirmed advertisement requirements.

Deputy Clerk Herbello swore in the speakers who would be speaking at tonight's meeting.

2. Town Commission Liaison Report – Vice Mayor Gielchinsky

No report was given.

3. Approval of Minutes – September 26, 2019

A motion was made by Vice Chair Frankel to approve the September 26, 2019 Meeting Minutes. The motion received a second by Board Member Kramer. All voted in favor.

4. Applications:

A. 8955 Collins Avenue - The applicant is requesting one (1) Permanent Wall Sign (Sign A) and one (1) Window Sign (Sign B). Sign A will reside on the building façade at 8955

Collins Avenue while Sign B will reside on the west building entrance glass door located at 8926 Collins Avenue.

Town Planner Sinatra introduced the item with staff recommendations and conditions, which are that the signs shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the wall during a storm.

There being no comments or questions by the Board the following motion was made.

A motion was made by Board Member Glynn to approve the item. The motion received a second by Board Member Kramer. All voted in favor.

B. 9461 Harding Avenue - The applicant is requesting one (1) Permanent Wall Sign and one (1) awning sign.

Town Planner Sinatra introduced the item and recommended approval. She stated there were not staff conditions.

There being no comments or questions by the Board the following motion was made.

A motion was made by Board Member Glynn to approve the item. The motion received a second by Vice Chair Frankel. All voted in favor.

5. Quasi – Judicial Hearing - Local Planning Agency Items

A. 8995 Collins Avenue - Site plan to renovate an existing nine story tower by adding three additional stories while renovating both the interior and exterior of the tower.

Town Planner Sinatra introduced the item.

Graham Penn, Bercow Radell Fernandez & Larkin, PLLC, gave a presentation of the project.

Board Member Glynn asked regarding the loading dock, how long it is and the width of that dock as well in order for the truck not stick out of the sidewalk.

Graham Penn answered Board Member Glynn's question and stated that there will be no obstruction and gave the limitation of the truck sizes.

Board Member Garcia asked regarding the landscaping.

Graham Penn answered Board Member Garcia's question and showed Board Member Garcia the plan which was part of the PowerPoint presentation. He mentioned that the only thing on the right of way is the sidewalk and street trees.

A motion was made by Board Member Glynn to approve and recommend the item to the Town Commission. The motion received a second from Board Member Kramer, All voted in favor.

B. Limitations on Hotel Uses in H40 – Guillermo Olmedillo, Town Manager

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE. FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-41, "REGULATED USES", TO ESTABLISH LIMITATIONS ON HOTELS IN THE H-40 ZONING DISTRICT SOUTH OF 93RD STREET INCLUDING: A PROHIBITION ON BALLROOMS AND BANQUET FACILITIES AS HOTEL ACCESSORIES: PROVIDING DISTANCE SEPARATION STANDARDS BETWEEN HOTELS; PROVIDING LIMITATIONS ON **EVENT** AND/OR **MEETING** ROOM PROHIBITING STRUCTURED PARKING FACILITIES, AND REQUIRING THAT PARKING STRUCTURES INCORPORATE HOTEL AND/OR ACCESSORY USES: CREATING EXEMPTIONS FOR EXISTING AND APPROVED DEVELOPMENTS, AND FOR HISTORICALLY DESIGNATED PROPERTIES: AND AMENDING SECTION 90-51 "MAXIMUM FRONTAGE OF BUILDINGS AND FACADE ARTICULATIONS" TO ESTABLISH CONTINUOUS WALL FRONTAGES FOR HOTELS IN THE H40 ZONING DISTRICT SOUTH OF 93RD STREET: 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 into the record.

Town Planner Sinatra introduced the item along with staff recommendations.

The following individuals spoke on the item:

Kristofer Machado

Kathleen Kaufman read the letter submitted to the Board members through the Deputy Town Clerk and made part of the record.

Esther Superstein

Drew Superstein

Rick Superstein

Matthew Barnes

George Kousoulas

Vice Chair Frankel was concerned about the prohibition, restrictions and the requirements of the current restrictions that are in place.

Town Planner Sinatra clarified that the Commission agreed with the exemption of the historic district. She stated that currently there is a 300 feet limitation and it was asked if the historic district would be exempt from that.

Board member Roller posed the question if one would come with an exemption and asked if this would be based on every 300 feet. He also asked if there is a way of restricting it for hotels.

Town Planner Sinatra answered the Board's questions regarding the limitations in the Code.

Vice Chair Frankel stated that she does not think it makes sense to limit the historic district to 150 feet.

Further discussion took place among the Board and staff regarding questions on restrictions and the facades.

Town Manager Olmedillo gave clarification to the Board regarding their questions on the facades and restrictions.

Kathleen Kaufman provided the Board with clarification on the site plan of the block and stated that it currently is very restrictive. She stated that it would still be a monumental task.

After a lengthy discussion among the Board regarding the item and the restriction of the frontage limitation, the following amendment requests were made by the Board:

- 1. Prohibit ballrooms and banquet facilities.
- 2. Limit meeting or event rooms to 15 square feet per the number of hotel rooms with a capacity of no more than 100 people.
- 3. Exempt properties with previous approvals and those with Historic Designation per Miami-Dade County.
- 4. Require continuous wall frontage to be no greater than 150 feet in length, except relating to the Historic District.
- 5. Prohibit parking as a standalone structure.

A motion was made by Board Member Roller to approve the Ordinance as amended. The motion received a second from Board Member Garcia. All voted in favor.

Vice Mayor Gielchinsky left at 7:39 p.m.

6. Discussion Items:

A. Climate Crisis Report

Assistant Town Manager Tavares presented the Climate Crisis Report.

Chair Lecour asked how the Planning and Zoning Board could help.

Assistant Town Manager Tavares stated that they are trying to focus on the resiliency 305 as a basis to start and obtain the engagement of the public. He encouraged as they move forward having a way to coordinate the input of the Planning and Zoning Board members along with the Sustainability

and Resiliency Committee members. This will send a mindset that everyone is working together and see how they can further it.

Vice Chair Frankel asked what they are planning on getting out of them.

Assistant Town Manager Tavares stated that there will be a workshop that the Sustainability and Resiliency Committee has requested and to also obtain public outreach.

Town Manager Olmedillo spoke regarding possibly bringing in the University of Miami in to do a presentation coming from a neutral position. They can present ideas they might have and where and how they can be applied.

Board Member Glynn spoke regarding king tides, raising the crown of the road and stated that the homes should be built higher.

Chair Lecour would like for any items on the report that the Planning and Zoning Board needs to address in future meetings for the Sustainability and Resiliency Committee to advise them so they can address those items.

B. Setbacks Lots over 50 Feet in Width

Town Planner Sinatra gave a verbal update on the item by providing additional setbacks.

The following individuals spoke on the item: George Kousoulas Jeff Rose Gabriella Yachad

Town Planner Sinatra advised speaker Yachad that whichever side she will be making the renovation will be subject to the requirements of the setback.

Chair Lecour addressed speaker Yachad's questions.

Chair Lecour asked Town Planner Sinatra why it does not apply to all the lots and use the formula for interior lots.

Town Planner Sinatra stated that she is proposing this for any lots above 50 feet.

Further discussion took place regarding the setbacks and what the Town is proposing.

Robert Freedman asked what is the purpose of limiting the size of the homes.

Chair Lecour answered speaker Freedman's question.

Board Member Roller explained the height development and the item being discussed to speaker Freedman.

Town Attorney Martos explained the code and the proposal that is being heard.

The Board agreed by consensus to move the item forward to the Town Commission for approval of an Ordinance in November and bring it back to the Planning and Zoning Board at their December meeting.

C. H30A/H30B Upper story Massing

Town Planner Sinatra gave a verbal update on the item and advised that they were directed at the last meeting to bring back some graphics and it has been challenging. She stated staff recommendations. She would bring it back as a clean language at their next meeting as a discussion item.

The following individuals spoke on the item: George Kousoulas Jeff Rose

Board Member Glynn asked if a big storm hits and everyone gets flooded, can they rebuild in the same shell.

Town Planner Sinatra answered Board Member Glynn's question by stating that you hit the 50% rule from FEMA and you have to rebuild to today's FEMA's requirements. It depends on what FEMA states, which is 50% of the value of the home not the land.

Board member Kramer commented regarding new structures and is not for changing setbacks now.

Chair Lecour stated what is being presented is limiting the 2nd floor setback of 64%.

Chair Lecour polled the Board on their stand on the 64% limitation and stated that the Board is split and this should be addressed again in the future.

Town Planner Sinatra stated they can model it with playing with some of the modifications to the second floor and work with the sliding scale setback.

A lengthy discussion took place among the Board and staff on the setbacks and the percentages.

D. DVAC Request on window tint [Verbal]

Assistant Town Manager Tavares introduced George Kousoulas who gave a verbal update on the request from the DVAC Committee on window tinting for businesses.

Board member Roller asked the cost of the glass compared to clear glass.

George Kousoulas stated it is \$10.00 higher than regular glass.

Chair Lecour asked what the DVAC Committee is looking to do.

Assistant Town Manager Tavares stated that there are design guidelines downtown and for the Board to look at them in a comprehensive approach in revitalizing downtown.

Board member Garcia asked if the Town is giving incentives for business owners to do this.

Chair Lecour stated that the Town is not giving any incentives. What they are doing is encouraging the downtown businesses to change their windows to this type of glass when they make changes to their windows.

Assistant Town Manager Tavares suggested bringing it back to the DVAC Committee at their next meeting and get the top three (3) recommendations as directed by the Board.

E. Future Agenda Items

The Board agreed to bring back at a future meeting the H30A/H30B Upper Story Massing and the 50-foot setback rule.

7. Adjournment.

A motion was made by Board Member Glynn to adjourn the meeting without objection at 8:47 p.m. The motion received a second from Board Member Roller. All voted in favor.

Respectfully submitted,	
Accepted thisday of	, 2019.

Attest :	Lindsay Lecour, Chair
Sandra Novoa, MMC Town Clerk	



MEMORANDUM

To: Planning & Zoning Board

Through: Guillermo Olmedillo, Town Manager

From: Sarah Sinatra Gould, AICP, Town Planner

CC: Lillian Arango, Town Attorney

Date: December 12, 2019

Re: 9452 Harding Avenue – Justin Barber Shop

The subject property is located at 9452 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Permanent Window Sign.

Staff has reviewed the current application for consideration by the Planning & Zoning Board. In this report, Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-73

Signs	Permitted	Proposed
Area	Permanent Window Sign Inclusive of logos or trademarks shall not exceed 20 percent of glass area	Permanent Window Sign 9.45 square feet (less than 20%)
Lettering	Shall not exceed 8 inches in height	7.82" maximum letter height
Lettering Materials	Acceptable Materials Painted gold leaf, Silver leaf, Silkscreened, Cut or polished metal, Cut or frsotd vinyl, Etched glass	Cut vinyl letters white in color applied to the exterior of glass

RECOMMENDATION

Staff recommends approval.



DRB Meeting	// 20
Application / Plans Due	// 20

TOWN OF SURFSIDE MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW APPLICATION

(Signs, awnings, store fronts, fences, and walls etc)

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

PROJECT INFORMATIO		
OWNER'S NAME	Joel Pio troskowski	
PHONE / FAX	305-332-2942	
AGENT'S NAME		
ADDRESS	9452 Harding Surfside, F1	
PHONE / FAX		
PROPERTY ADDRESS	Same	
ZONING CATEGORY		
DESCRIPTION OF	viny letters on glass	
PROPOSED WORK	white in color	
		_
INTERNAL USE ONLY	11/20/10	
Date Submitted	Project Number 20 -61	
Report Completed	11/08/19	_
Fee Paid	\$ 200	
ZONING STANDARDS	Dominad D. II. I	
ZONING STANDARDS Sign Area (if applicable)	Required Provided	
Awning Size (if applicable)		
Fence Height (if applicable)		
Wall Height (if applicable)		
AA	11-8-19	
SIGNATURE OF OWNER	DATE SIGNATURE OF AGENT DATE	•



TOWN OF SURFSIDE MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW

(Signs, awnings, store fronts, fences, and walls etc)

PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

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

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

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

Please advise the name of the Representative w	ho will attend the hearing of	on behalf of this application:
NAME OF REPRESENTATIVE	DATE	

74 in

ustin Barber Shop Full Service 305-397-8401

ni PP.81

ni 28.7

CUT VINYL LETTERS WHITE IN COLOR APPLIED TO EXTERIOR OF GLASS

BARBER POLE FULL COLOR AS SHOWN

TOTAL SQUARE FEET OF GRAPHIC AREA 9.45 S.F.



JOB LOCATION: 9452 HARDING AVENUE

Signarama The way to grow your business.

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

ui 85.71

9454 HARDING, LLC 317 – 71 Street Miami Beach, FL 33141

November 7, 2019

Town of Surfside 9293 Harding Avenue Surfside, FL 33154

Re: Permanent Sign/9452 Harding Avenue, Surfside, FL 33154

Gentlemen:

The Landlord, 9454 Harding, LLC, approves the installation by the Tenant of a permanent sign at 9452 Harding Avenue, Surfside, FL 33154.

The Landlord has reviewed and approved the plans for the sign.

Very truly yours,

9454 Harding, LLC



MEMORANDUM

To:

Planning & Zoning Board

Through:

Guillermo Olmedillo, Town Manager

From:

Sarah Sinatra Gould, AICP, Town Planner

CC:

Lillian Arango, Town Attorney

Date:

December 12, 2019

Re:

9460 Harding Avenue - Street Kitchen

The subject property is located at 9460 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Pemanent Wall Sign.

Staff has reviewed the current application for consideration by the Planning & Zoning Board. In this report, Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-73

Signs	Permitted	Proposed
Area	Wall Sign For frontages less than 25 feet, a total sign area up to 25 square feet maximum shall be permitted	Wall Sign 12.6 square feet
Types	The following types of individually- mounted letter signs shall be permitted. No open face channel letters shall be permitted. i. Reverse channel letter. ii. Push-through letter. iii. Pan channel letter. iv. Raceway mounted letter. All exposed raceways must be painted to match finish of wall face of the building.	Reverse Channel letter



Offset	Signs shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the wall face	Offset 1 inch
Illumination	All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. The illumination may be either internal illumination or external illumination, however, all walls below the sign shall be illuminated with white wall wash LED lighting. It shall be located and directed solely at the sign. The light source shall not be visible from or cast into the right-of-way, or cause glare hazards to pedestrians, motorists, or adjacent properties Lighting shall meet all applicable electrical codes. Intensities of illumination shall be approved by the building official of the town before issuance of a sign permit.	All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. Illumination is proposed but illumintation color is undetermined – make as condition

RECOMMENDATION

Staff finds the application meets the Code requirements subject to the following;

Condition of Approval

1) Per Code section 90-73, sign illumintation is limited to white LED.

HOU14 '19 4:09PM



DRB Meeting	/ 20
Application / Plans Due	/ 20

TOWN OF SURFSIDE MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW APPLICATION

(Signs, awnings, store fronts, fences, and walls etc)

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

PROJECT INFORMATION	
OWNER'S NAME	ANGELA NG
PHONE / FAX	(305) 527-8288
AGENT'S NAME	
ADDRESS	282 PARM AVE, MIAM BEALH, FL 33139
PHONE / FAX	
PROPERTY ADDRESS	9460 HARDWG AVE, SURF-SIDE, FL 33154
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	STEN FOR BUILDE
-	
INTERNAL USE ONLY	
Date Submitted	11/14/19 Project Number 2020 - 97
Report Completed	Date 11/14/19
Fee Paid	\$ 200.60
	<u> </u>
ZONING STANDARDS	Required Provided
Sign Area (if applicable)	<u> </u>
Awning Size (if applicable)	
Fence Height (if applicable)	
Wall Height (if applicable)	
SIGNATURE OF OWNER	NOV.14, 2019 DATE SIGNATURE OF AGENT DATE
ANGELLA NO	
	Town of Surfside – Multi-Family and Non-Residential Design Review Application



TOWN OF SURFSIDE MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW

(Signs, awnings, store fronts, fences, and walls etc)

PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

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

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

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

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



TOWN OF SURFSIDE SUBMITTAL CHECKLIST

MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW

(Signs, awnings, store fronts, fences, and walls etc)

Project Name	Project Number	
SUBMITTAL REQUIREMENTS FOR REVIEW: ☐ Completed "Multi-Family and Non-Residentia	l Site Plan Application" form	
☐ Application fee: \$ made out to "To	wn of Surfside"	
☐ Ownership Affidavit		
 Recent photographs of the subject property a visible from the street (to be provided prior to 		
and sealedOne (1) CD, with site plan in PDF format, or one	other common windows based format. ing – Fifteen (15) reduced sized sets (11" x 17"	
PLANS SHALL INCLUDE IF APPLICABLE: □ Sign Plan (Minimum scale of 1" = 20'). Please show / provide the following: □ Entire parcel(s) with dimensions and lot size in square feet □ Location of existing and proposed signs with square footage □ Material of proposed sign □ Manner of Illumination of proposed sign □ Method of securing or fastening proposed sign □ Wording of the proposed sign, with coordinating letter size □ Architectural Elevations of façade		
 □ Awning Plan or Storefront Change (Minimum following: □ Entire parcel(s) with dimensions and lot siz □ Location of Existing and proposed awnings □ Material of proposed awning or storefront of Method of securing or fastening proposed awning materials □ Wording of the proposed awning, with coor □ Architectural Elevations of façade 	te in square feet s with square footage change awning	
Cont.		



Fence or Wall Plan (Minimum scale of 1" = 20'). Please show / provide the following: □ Entire parcel(s) with dimensions and lot size in square feet □ Setbacks □ Location of existing and proposed fence(s) □ Length, width, and height of proposed fence(s) □ Detailed material of proposed fence (color image of proposed fence material is suggested) □ Elevations of fence or wall
Provide samples of colors and/or materials mounted on a display board (to be provided prior to Design Review Board Meeting)
Such additional data, maps, plans, or statements as the Town may require to fully describe

INVOICE (INV-00000112) FOR TOWN OF SURFSIDE

BILLING CONTACT C & A LLC 9460 HARDING AVE Surfside, FL 33154



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-0000112	11/14/2019	11/14/2019	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
2020-000097-BC	Planning & Zoning Fee	\$200.00
	SUB TOTAL	\$200.00

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

TOTAL \$200.00

OWNERSHIP AFFIDAVIT

This Affidavit (the "Agreement") is made and effective November 14, 2019,

_		_	 	_		
_	E.	-	 -	_	۱B	-
			_	-1	N	

9460 RESTAURANT PARTNERS, LLC, a corporation organized and existing

under the laws of the State of FLORIDA, with its head office located at:

9460 Harding Avenue Surfside, FL 33154

AND:

C & A LLC, (the "Affiant"), an LLC organized and existing under the laws of the

state of FLORIDA, with its head office located at:

282 Palm Ave. Miami, FL 33139

In consideration of the terms and covenants of this agreement, and other valuable consideration, the parties agree as follows:

RECITALS

BEFORE ME, the undersigned authority, Angela Org. Managing Member, on this the 14th, day of November, 2019, personally appeared Affiant, known to me to be a credible person and of lawful age, who being by me first duly sworn, on HER oath, deposes and says:

Angela Grig, of C & A LLC, the landlord of 9460 Harding Ave, Surfside, FL 33154 approves of the engineered sign and design attached to this affidavit. This includes the window signs/decal.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

COMPANY

AFFIANT

Authorized Signature

71000

Authorized Signature

Print Name and Title

Innt Name and Title

CHA LLC

ACKNOWLEDGMENT

State of [STATE]

County of [COUNTY]

On [DATE] before me, [NAME OF NOTARY], notary, personally appeared [NAME OF PERSON(S) INVOLVED], personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature Allews D. Bush

Notary Public State of Florida Leilani D Bravo My Commission GG 187363 Expires 02/18/2022 (Seal)

43.2" "2.12 "6.5 42.4"

KITCHEN

21'-0"

⊕ 30,

Description: LETTERS Can / Return Color = RED / BLACK Size = .040 Face Acrylic Color = RED / BLACK, WHITE (DAY NIGHT VINYL) Acrylic = 3/16'Trim Color = RED / BLACK Size =

NO 18937
NO

CONTRACTOR

Miramar, FI. 33023 6632 SW 18th St J & M Elecrical

Signarama The way to grow your business. FABRICATOR

JOB NAME & ADDRESS

TREE

DATE: 11.12.19

PAGES 1 of 2

GENERAL NOTES

This sign is to be installed in accordance with the requirements of: NEC-2014 & FBC-2017, 6th EDITION . Grounded and bonded per NEC 600.7/NEC 250

For multiple signs, a disconnect is permitted but sign component leaving manufacturer

not required for each section. As per NEC 600.

Exception: Remote metal parts of a sign or outline lighting system only supplied by a remote Class 2 power supply shall not be required to be bonded to

of article 600 of the national electrical code and/or applicable local codes This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the 2017 National Electrical Code. This sign is intended to be installed in accordance with the requirement

Ivan O. Gonzalez Florida P.E. #18937

WITH WINDLOAD REQUIREMENTS PER STRUCTURAL MEMBERS, CLADDING, FASTENERS ATTACHMENTS OF SIGN CABINET COMPONENTS 7516 N.W. 55th St. Miami, Fl. 33166

GENERAL NOTES: 1. Design is in accordance with the requirements of the Fla Bldg Code 6th Ed (2017) for use within & outside the High Velocity Hurricane Zone (HVHZ). 2. This engineering certifies only the structural integrity of those systems components, and/or other construction explicitly specified herein. 3. Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. 4. Aluminum extrusions shall be 6063-T6, unless noted otherwise.

250 N.E. 61st Street Suite #1, Miami, FL 33137

REVISIONS:

9460 Harding Ave. Surfside, Fl. 33154

NEC 600.5, not to exceed 20 amps
3. Sign is to be UL or MET per NEC 600.3
4. UL disconnect switch per 600.6 required per branch circuit in compliance with

an equipotent grounding conductor

UL LABEL LOCATIONS: ONE VISIBLE FROM GROUND OTHERS ON TOP, ONE ON POWER SUPPLY.

FBC 6th EDITION, 2017, CH. 1605,1607, 1611 AND HVHZ 1616-1626 WIND LOADS PER ASCE 7-10

170 MPH FOR BROWARD COUNTY 3 SECOND GUST CAT. C 58.6

SIGN ELEVATION

MASTER POWER SUPPLY SPECIFICATIONS Indoor & Outdoor non-weatherproo Table 4 - Master Power Supply (MPS) Main Characteristics Very High Power Factor > 0.95 0°C to 40°C (32.-104°F 120 VAC + 10% 60 Hz 165 VAC @ 30 Hz Operating Temperature Opuling Environment Or To Voltage (Open Circuit Voltage) faximum input Current (Full Load) um Output Current nput Voltage

PERMIT DRAWING - ILLUMINATED

TOTAL MAIS TOTAL LOAD	12 20A SIGN	BREAKER LOAD LOAD PHASE LOAD LOAD BREAKER WIRE SIZE SIZE DISCRIPTION (VA) (VA) DISCRIPTION SIZE SIZE	ALL SIGNS GOUNDED ACCORDING TO ARTICLE 250 OF THE NE. C. SERERE LOAD PHASE LOAD GOAD PREARER SIZE DISCERTION VAI NO BISCERTION SIZE AND ARTICLE AND AR	LOAD LOAD (VA)	OUNDED A LOAD SIGN SIGN TOTALA	BREAKER SIZE D 20A 20A R PHASE	SIZE SIZE OAD PEI
DISCONNECT SWITCH	TOTAL AMPS.	SIGN (TOTALLOAD) TOTAL MAIS	(8)	CRCUIT		DISCONNECT SWITCH FUSED AT 125 AMPS @	SCONN SED AT
LOAD LOAD PHASE LOAD LOAD DISCRIPTION (VA) (VA) DISCRIPTION SIGN	LOAD LOAD PHASE LOAD LOAD BREAKER DISCRIPTION (VA) (VA) DISCRIPTION SIZE		DING	ACCOR	OUNDED !	ALL SIGNS G	1
		LOAD BREAKER DISCRIPTION SIZE		PHASE TO TO THE SECOND	CCORDING LOAD PHASE (VA) (TO) (TO) (TO)	OUNDED ACCORD LOAD LOAD P. SIGN NO. SIG	12 12 12 12 13 13 13 13

SIGN COMPANY DOES NOT PROVIDE ELECTRIC TO SIGN

- Primary, Photo Cell or Timer by others
- switch or circuil breaker used as the disconnecting means and shall remain in place with or without the lock installed. NEC 600.6 Locking or adding a lock to the disconnecting means shall be installed on or at the

ADDITIONAL NOTES

- FOR ALL INTERIOR SIGN INSTALLATIONS
- UL labels must be positioned on top side of signage or as necessary to
 - keep from line of sight
 - No drain holes!
 No visible fasteners

OTY. or Spacing LETTER except REF. ELEVATION DETAIL FOR APPROX. ANCHOR LOCATIONS (TYP. ALL ANCHORS) * ALL FASTENERS SHALL BE SPACED EVENLY /4" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE #14 METAL SCREW TO A MIN. 18 go. STEEL OR .090 ALUM. 1/4" THRU BOLTS OR LAGS TO SOLID BLOCKING BEHIND 1/4" WOOD SCREWS OR TAPCONS, FULL EMBED 1/4" TAPCONS (OR EQUIV) WITH 1.75" EMBED 1/4" EXPANSION ANCHORS WITH 2.5" EMBED ANCHOR SCHEDUL 1/4" TOGGLE BOLT ANCHOR TYPE 1/2" PLYWOOD NO ACCESS BEHIND CONCRETE (3ksi) or **IOLLOW MASONRY** METAL STUDS PANELS WALL MATERIAL HOLLOW WALL + BLOCKING

ELECTRICAL DETAIL

- 5000°K LED MODULES UNITS
- 1) Power Supply @ 1.1 amps each Total Amps 1.
- 1) 20 AMP 120V Circuit Required

sealed w/ RTV silicone sealant.

2. ← FASTENER

ENERGY CODE REQUIRES COMBINATION OF PHOTOCELL AND / OR TIMER. ASTRONOMICAL TIMER AS PER C405.2.4 PERMIT NUMBER AFFIX TO THE SIGN AS PER FBC 3108.1.4. ALL ELECTRICAL COMPONENTS ARE UL LISTED

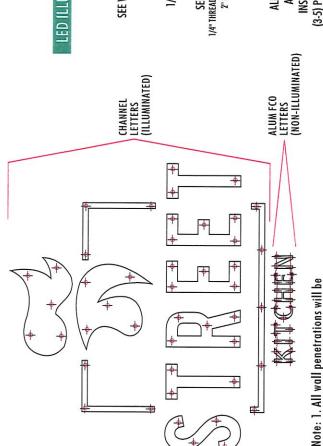
.040 ALUMINUM SIDES (riveted or welded) TO BACK ALUM. PANEL

6632 SW 18th St

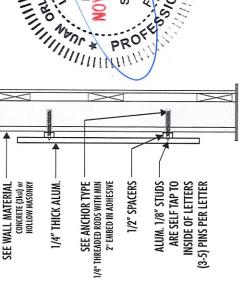
J & M Elecrical

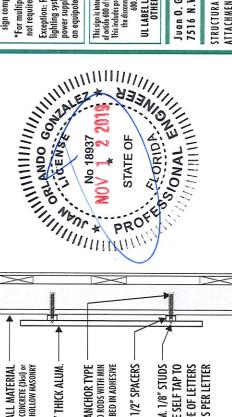
CONTRACTOR

- I" JEWELITE TRIM CAP W/ #8 X TEK SELF-TNG. SCREW (min. 4 per letter)
 - 5000°K LED MODULES
- U/L APPROVED CLASS II LOW VOLTAGE WIRING.
- 3/16" PLASTIC TRANSLUCENT FACE (soldered w/ M.C. to jewelite)
 - Ø1/4" HOLE w/ LIGHT-BLOCKING COVER.
- 1-20 AMP DISCONNECT SWITCH (weather proof)
 - SEE ANCHOR SCHEDULE (wall material)
- SEE ANCHOR SCHEDULE (anchor type) & FASTENER LOCATION
- 3/8" HOLE WITH PAIGE RIP STRIP GROUND P/N 9841814L CONDUIT NOT REQUIRED.
 - LED POWER SUPPLY (inside metal casing) 110 VOLT
 - (2) 3/16" DIA. X 1" L. TAPCON
- 2awg FEED IN Ø1/2" SEAL-TITE w/ CONNECTORS.
- 120V PRIMARY IN J-BOX BY OTHERS. W/ DISCONNECT SWITCH









LED ILLUMINATED PLASTIC FACE CHANNEL LETTER SECTION DETAIL - NTS

NON ILLUMINATED LETTER DETAIL - NTS

170 MPH FOR BROWARD COUNTY 3 SECOND GUST CAT. C 58.6

FBC 6th EDITION, 2017, CH. 1605,1607, 1611 AND HVHZ 1616-1626 WIND LOADS PER ASCE 7-10 WITH WINDLOAD REQUIREMENTS PER

STRUCTURAL MEMBERS, CLADDING, FASTENERS ATTACHMENTS OF SIGN CABINET COMPONENTS

Surfside, Fl. 33154 9460 Harding Ave. requirements of: NEC-2014 & FBC-2017, 6th EDITION UL LABEL LOCATIONS: ONE VISIBLE FROM GROUND OTHERS ON TOP, ONE ON POWER SUPPLY. 7516 N.W. 55th St. Miami, Fl. 33166 Juan O. Gonzalez Florida P.E. #18937 power supply shall not be required to be bonded to This includes proper grounding and bonding of the sign. The location the disconnect switch after installation shall comply with Article This sign is to be installed in accordance with the Grounded and bonded per NEC 600.7/NEC 250 Exception: Remote metal parts of a sign or outling Miramar, FI. 33023 *For multiple signs, a disconnect is permitted bu 250 N.E. 61st Street Suite #1, Miami, FL 33137 lighting system only supplied by a remote Class 3. Sign is to be UL or MET per NEC 600.3 4. UL disconnect switch per 600.6 required per Signarama Tama The way to grow your business not required for each section. As per NEC 600 600.6(A)(1) of the 2017 National Electrical Code. JOB NAME & ADDRESS Existing branch circuit in compliance with sign component leaving manufacturer FABRICATOR farticle 600 of the national electrical code and/or NEC 600.5, not to exceed 20 amps an equipotent grounding conductor STREET DATE: 11.12.19 REVISIONS:

GENERAL NOTES: 1. Design is in accordance with the requirements of the Fla Blag Code 6th Ed (2017) for use within & outside the High Velocity Hurricane Zone (HVHZ). 2. This engineering certifies only the structural integrity of those systems components, and/or other construction of such is intended. 4. Aluminum extrusions shall be 6063-T6, unless noted otherwise.

SIGN ELEVATION DETAIL / APPROXIMATELY ANCHOR LOCATIONS

OWNERSHIP AFFIDAVIT

This Affidavit (the "Agre	eement") is made and effective November 14, 2019,
BETWEEN:	9460 RESTAURANT PARTNERS, LLC , a corporation organized and existing under the laws of the State of FLORIDA, with its head office located at:
	9460 Harding Avenue Surfside, FL 33154
AND:	C & A LLC, (the "Affiant"), an LLC organized and existing under the laws of the state of FLORIDA, with its head office located at:
	282 Palm Ave. Miami, FL 33139
In consideration of the parties agree as follows	terms and covenants of this agreement, and other valuable consideration, the s:
RECITALS	
November, 2019, perso	ersigned authority, Angela Ong. Managing Member, on this the 14th, day of conally appeared Affiant, known to me to be a credible person and of lawful age, luly sworn, on HER oath, deposes and says:
Angela Ong, of C & A L engineered sign and de	LC, the landlord of 9460 Harding Ave, Surfside, FL 33154 approves of the esign attached to this affidavit. This includes the window signs/decal.
IN WITNESS WHEREO	DF, the parties hereto have executed this Agreement on the date first above

AFFIANT

Authorized Signature

Authorized Signature

Authorized Signature

ANGELA NO PRESIDENT

Print Name and Title

CHA LLC

ACKNOWLEDGMENT

State of [STATE]

County of [COUNTY]

On [DATE] before me, [NAME OF NOTARY], notary, personally appeared [NAME OF PERSON(S) INVOLVED], personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature Kullen D. Burd Notary

> Notary Public State of Florida Leilani D Bravo My Commission GG 187363 Expires 02/18/2022

(Seal)



MEMORANDUM

To: Planning & Zoning Board

Through: Guillermo Olmedillo, Town Manager

From: Sarah Sinatra Gould, AICP, Town Planner

CC: Lillian Arango, Town Attorney

Date: December 12, 2019

Re: 9472 Harding Avenue – Mendel's Backyard BBQ

The subject property is located at 9472 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Pemanent Wall Sign.

Staff has reviewed the current application for consideration by the Planning & Zoning Board. In this report, Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-73

Signs	Permitted	Proposed
Area	Wall Sign May not exceed 150 square feet and no single sign shall exceed 45 square feet.	Wall Sign 55.9 square feet and 19.1 feet long
Types	The following types of individually- mounted letter signs shall be permitted. No open face channel letters shall be permitted. i. Reverse channel letter. ii. Push-through letter. iii. Pan channel letter. iv. Raceway mounted letter. All exposed raceways must be painted to match finish of wall face of the building.	Reverse Channel letter



Offset	Signs shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the wall face	Offset 1 inch
Illumination	All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. The illumination may be either internal illumination or external illumination, however, all walls below the sign shall be illuminated with white wall wash LED lighting. It shall be located and directed solely at the sign. The light source shall not be visible from or cast into the right-of-way, or cause glare hazards to pedestrians, motorists, or adjacent properties Lighting shall meet all applicable electrical codes. Intensities of illumination shall be approved by the building official of the town before issuance of a sign permit.	All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. Illumination is proposed but illumintation color is undetermined – make as condition

RECOMMENDATION

Staff finds the application meets the Code requirements subject to the following;

Condition of Approval

1) Per Code section 90-73, sign illumintation is limited to white LED.



DRB Meeting	/ 20
Application / Plans Due	/ 20

TOWN OF SURFSIDE MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW APPLICATION

(Signs, awnings, store fronts, fences, and walls etc)

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

PROJECT INFORMATION	1	
OWNER'S NAME	mariana Bersten	
PHONE / FAX	786-537-7753	
AGENT'S NAME		
ADDRESS		
PHONE / FAX		
PROPERTY ADDRESS	9472 Harding are	
ZONING CATEGORY	6000 commercial - General	
DESCRIPTION OF PROPOSED WORK	Buildeing Sign	
		9
INTERNAL USE ONLY Date Submitted Report Completed Fee Paid		2020-000098
ZONING STANDARDS	Required	Provided
Sign Area (if applicable)		
Awning Size (if applicable)		
Fence Height (if applicable)		
Wall Height (if applicable)		
Min	Jestva Salamon	
SIGNATURE OF OWNER	DATE SIGNATURE OF AG	ENT DATE



TOWN OF SURFSIDE MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW

(Signs, awnings, store fronts, fences, and walls etc)

PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

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

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

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

//		
Please advise the na	me of the Representative who w	will attend the hearing on behalf of this application:
	CI.	14 19
NAME OF REPRESEN	NTATIVE	DATE



TOWN OF SURFSIDE SUBMITTAL CHECKLIST

MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW

(Signs, awnings, store fronts, fences, and walls etc)

	Project Name	Project Number
	JBMITTAL REQUIREMENTS FOR REVIEW: Completed "Multi-Family and Non-Residential Site	Plan Application" form
	Application fee: \$200 made out to "Town of	Surfside"
	Ownership Affidavit	
	Recent photographs of the subject property and all visible from the street (to be provided prior to Design	
PL D	Two (2) full sized sets (24" x 36" sheets) of compland sealed One (1) CD, with site plan in PDF format, or other of Provided prior to Design Review Board Meeting — sheets) of the complete design development drawing. ANS SHALL INCLUDE IF APPLICABLE: Sign Plan (Minimum scale of 1" = 20'). Please show Entire parcel(s) with dimensions and lot size in some Location of existing and proposed signs with square Material of proposed sign Material of proposed sign Method of securing or fastening proposed sign Wording of the proposed sign, with coordinating Architectural Elevations of façade	ete design development drawings signed common windows based format. Fifteen (15) reduced sized sets (11" x 17" ags V / provide the following: quare feet are footage
	Awning Plan or Storefront Change (Minimum scale following: Entire parcel(s) with dimensions and lot size in so Location of Existing and proposed awnings with so Material of proposed awning or storefront change Method of securing or fastening proposed awning Window and framing materials Wording of the proposed awning, with coordinating Architectural Elevations of façade	quare feet square footage
PL O	and sealed One (1) CD, with site plan in PDF format, or other of Provided prior to Design Review Board Meeting – sheets) of the complete design development drawing. ANS SHALL INCLUDE IF APPLICABLE: Sign Plan (Minimum scale of 1" = 20'). Please show Entire parcel(s) with dimensions and lot size in some Location of existing and proposed signs with square Material of proposed sign Manner of Illumination of proposed sign Method of securing or fastening proposed sign Wording of the proposed sign, with coordinating Architectural Elevations of façade Awning Plan or Storefront Change (Minimum scale following: Entire parcel(s) with dimensions and lot size in second Location of Existing and proposed awnings with second Method of securing or fastening proposed awning Window and framing materials Wording of the proposed awning, with coordinating Architectural Elevations of façade	common windows based format. Fifteen (16) reduced sized sets (11" x 17" ags // provide the following: quare feet are footage detter size of 1" = 20'). Please show / provide the quare feet square footage



u	Fence or Wall Plan (Minimum scale of 1" = 20'). Please show / provide the following: □ Entire parcel(s) with dimensions and lot size in square feet □ Setbacks □ Location of existing and proposed fence(s) □ Length, width, and height of proposed fence(s) □ Detailed material of proposed fence (color image of proposed fence material is suggested)
	□ Elevations of fence or wall Provide samples of colors and/or materials mounted on a display board (to be provided prior to Design Review Board Meeting)
	Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan.

SQUARE FOOTAGE OF SIGN

18

NUBER

"8

PAGE 25

11/

32"

SIGN ELEVATION

230"

Description: LETTERS

Can / Return Color = RED / BLACK Size = .040 Mumination = LED Face Acrylic Color = RED / BLACK, WHITE (DAY NIGHT VINYL Acrylic = 3/16'Trim Color = RED / BLACK Size =

25'



EAST ELEVATION

GENERAL NOTES: 1. Design is in accordance with the requirements of the Fla Bldg Code 6th Ed (2017) for use within & outside the High Velocity Hurricane Zone (HVHZ). 2. This engineering certifies only the structural integrity of those systems components, and/or other construction explicitly specified herein. 3. Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical review has been performed and no certification of such is intended. 4. Aluminum extrusions shall be 6063-16, unless noted otherwise.

CONTRACTOR

Miramar, Fl. 33023 6632 SW 18th St J & M Elecrical

FABRICATOR

Signarama The way to grow your business. 250 N.E. 61st Street Suite #1, Miami, FL 33137

MENDEL'S BACKYARD & BBQ

10B NAME & ADDRESS

Surfside, Fl. 33154 9472 Harding Ave.

DATE: 11.12.19

REVISIONS:

PAGES 1 of 2

GENERAL NOTES

This sign is to be installed in accordance with the requirements of: NEC-2014 & FBC-2017, 6th EDITION 1. Grounded and bonded per NEC 600.7/NEC 250

3. Sign is to be UL or MET per NEC 600.3
4. UL disconnect switch per 600.6 required per NEC 600.5, not to exceed 20 amps

2. Existing branch circuit in compliance with

sign component leaving manufacturer*

*For multiple signs, a disconnect is permitted but not required for each section. As per NEC 600.

Exception: Remote metal parts of a sign or outline lighting system only supplied by a remote Class 2 power supply shall not be required to be bonded to an equipotent grounding conductor This sign is intended to be installed in accordance with the requirements This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article of article 600 of the national electrical code and/or applicable 600.6(A)(1) of the 2017 National Electrical Code.

UL LABEL LOCATIONS: ONE VISIBLE FROM GROUND OTHERS ON TOP, ONE ON POWER SUPPLY.

NOV 1, Z 2018

STATE OF
STATE

7516 N.W. 55th St. Miami, Fl. 33166 Juan O. Gonzalez Florida P.E. #18937

FBC 6th EDITION, 2017, CH. 1605,1607, 1611 AND HVHZ 1616-1626 WIND LOADS PER ASCE 7-10 ATTACHMENTS OF SIGN CABINET COMPONENTS WITH WINDLOAD REQUIREMENTS PER STRUCTURAL MEMBERS, CLADDING, FASTENERS

170 MPH FOR BROWARD COUNTY 3 SECOND GUST CAT. C 56.4

MASTER POWER SUPPLY SPECIFICATIONS Indoor & Outdoor non-weatherproof Table 4 - Master Power Supply (MPS) Main Characteristics Very High Power Factor > 0.95 O°C to 40°C (32,-104°F 120VAC+10% 60 Hz 165 VAC @ 30 Hz 32A Voltage (Open Circuit Voltage) Maximum Input Current (Full Load) n Output Current nput Voltage ower Factor

COMPONENTS ARE UL LISTED AND APPROVED NDED ACCORDING TO ARTICLE 250 OF THE N.E.C. PANEL SCHEDULE

SIZE				ZPOS	ENSTING MAR. A.	П
SIZE				EACTED STATE TO A		4 # 2 N20
DISCRIPTION				F		
SA	H	T	TOTAL LOAD	_		
(VA)		T	TOTA	-	(5)	
(AA)		T		SA	DIRCUIT	
DISCRIPTION	SIGN		\cap	TOTAL AMPS_	20 AMP CIRCUIT(S) REQUIRED	
SIZE	20A		PHASE	EXISTING	FUSED AT 125 AAPS @	
6	12		LOAD PER PHASE	EXISTING	FUSED AT 1	

SIGN COMPANY DOES NOT PROVIDE ELECTRIC TO SIGN

- Primary, Photo Cell or Timer by others
- Locking or adding a lock to the disconnecting means shall be installed on or at the switch or circuit breaker used as the disconnecting means and shall remain in place with or without the lock installed. NEC 600.6

ADDITIONAL NOTES

- FOR ALL INTERIOR SIGN INSTALLATIONS
- 1. Ut labels must be positioned on top side of signage or as necessary to keep from line of sight
 - No drain holes!
 - 3. No visible fasteners

QTY. or Spacing LETTER except PER REE ELEVATION DETAIL FOR APPROX. ANCHOR LOCATIONS (TYP. ALL ANCHORS) * ALL FASTENERS SHALL BE SPACED EVENLY #14 METAL SCREW TO A MIN. 18 ga. STEEL OR .090 ALUM 1/4" THREADED RODS WITH MIN 2" EMBED IN ADHESIY 1/4" THRU BOLTS OR LAGS TO SOLID BLOCKING BEHIN 1/4" WOOD SCREWS OR TAPCONS, FULL EMBED 1/4" TAPCONS (OR EQUIV) WITH 1.75" EMBED 1/4" EXPANSION ANCHORS WITH 2.5" EMBED ANCHOR SCHEDUL! 1/4" TOGGLE BOLTS ANCHOR TYPE 1/2" PLYWOOD NO ACCESS BEHIND CONCRETE (3ksi) or HOLLOW MASONRY WALL MATERIAI METAL STUDS PANELS HOLLOW WALL + BLOCKING

ELECTRICAL DETAIL

5000°K LED MODULES UNITS

(2) Power Supply @ 1.1 amps each Total Amps 2.5

(1) 20 AMP 120V Circuit Required

A OFFINN BY:

PERMIT NUMBER AFFIX TO THE SIGN AS PER FBC 3108.1.4. ENERGY CODE REQUIRES COMBINATION OF PHOTOCELL AND / OR TIMER. ASTRONOMICAL TIMER AS PER C405.2.4

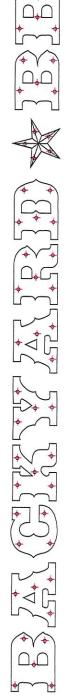
ALL ELECTRICAL COMPONENTS ARE UL LISTED

sealed w/ RTV silicone sealant.

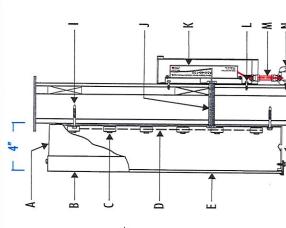
Note: 1. All wall penetrations will be

PERMIT DRAWING - ILLUMINATED

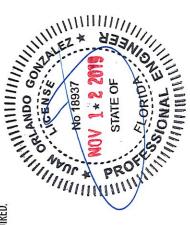
2. + FASTENER



LED ILLUMINATED PLASTIC FACE CHANNEL LETTER SECTION DETAIL - NTS



- .040 ALUMINUM SIDES (riveted or welded) TO BACK ALUM. PANEL
 - B . 1" JEWELITE TRIM CAP W/ #8 X TEK SELF-TNG. SCREW (min. 4 per letter) 5000°K LED MODULES
- U/L APPROVED CLASS II LOW VOLTAGE WIRING.
- 3/16" PLASTIC TRANSLUCENT FACE (soldered w/ M.C. to jewelite
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- SEE ANCHOR SCHEDULE (anchor type) & FASTENER LOCATION
- 3/8" HOLE WITH PAIGE RIP STRIP GROUND P/N 9841814L CONDUIT NOT REQUIRED.
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- M. 12awg FEED IN Ø1/2" SEAL-TITE w/ CONNECTORS
- 120V PRIMARY IN J-BOX BY OTHERS. W/ DISCONNECT SWITCH



SIGN ELEVATION DETAIL / APPROXIMATELY ANCHOR LOCATIONS

Miramar, FI. 33023 6632 SW 18th St J & M Elecrical

Signarama **FABRICATOR**

250 N.E. 61st Street Suite #1, Miami, FL 33137

JOB NAME & ADDRESS

BACKYARDABBO

Fl. 33154 9472 Harding Ave. Surfside,

DATE: 10.07.19

REVISIONS:



PAGES 2 of 2







This sign is to be installed in accordance with the requirements of: NEC-2014 & FBC-2017, 6th EDITION . Grounded and bonded per NEC 600.7/NEC 250

- Existing branch circuit in compliance with
 - NEC 600.5, not to exceed 20 amps
- 3. Sign is to be UL or MET per NEC 600.3 4. UL disconnect switch per 600.6 required per
- sign component leaving manufacturer*

*For multiple signs, a disconnect is permitted but not required for each section. As per NEC 600

power supply shall not be required to be bonded to Exception: Remote metal parts of a sign or outline lighting system only supplied by a remote Class an equipotent grounding conductor This sign is intended to be installed in accordance with the requirement This includes proper grounding and bonding of the sign. The location of the disconnect switch ofter installation shall comply with Article of article 600 of the national electrical code and/or applicable

UL LABEL LOCATIONS: ONE VISIBLE FROM GROUND OTHERS ON TOP, ONE ON POWER SUPPLY. 600.6(A)(1) of the 2017 National Electrical Code.

7516 N.W. 55th St. Miami, Fl. 33166 Juan O. Gonzalez Florida P.E. #18937

WITH WINDLOAD REQUIREMENTS PER FBC 6th EDITION, 2017, CH. 1605,1607, 1611 AND HVHZ 1616-1626 WIND LOADS PER ASCE 7-10 ATTACHMENTS OF SIGN CABINET COMPONENTS 170 MPH FOR BROWARD COUNTY 3 SECOND GUST CAT. C 56.4 STRUCTURAL MEMBERS, CLADDING, FASTENERS

GENERAL NOTES: 1. Design is in accordance with the requirements of the Fla Bldg Code 6th Ed (2017) for use within & outside the High Velocity Hurricane Zone (HVHZ). 2. This engineering certifies only the structural integrity of the Sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. 4. Aluminum extrusions shall be 6063-76, unless noted otherwise.



MEMORANDUM

To: Planning & Zoning Board

Through: Guillermo Olmedillo, Town Manager

From: Sarah Sinatra Gould, AICP, Town Planner

CC: Lillian Arango, Town Attorney

Date: December 12, 2019

Re: 9177 Dickens Avenue – Renovation & Addition

The property is located at 9177 Dickens Avenue, within the H30B zoning. The applicant is requesting add a one-story addition to the side and rear of the property. In connection with this application, there is a request for a side setback variance. The lot is 75 feet in width and is an aggregated lot.

The code requires the first-floor side setbacks for a site that consists of more than one lot of record to be 20 feet or 20% of the frontage, whichever is greater. The frontage of the subject lot is 75 feet; therefore, the required first-floor side setback is 20 feet. The existing home currently has a legal non-conforming north interior side setback of five feet, one inch which they would like to maintain instead of the required 20 foot setback. Thus, the applicant is proposing a side setback of five feet, one inch, a difference of 14 feet 11 inches for the north side of the building. The applicant is proposing a south side setback of 12 feet, six inches, a difference of seven feet, six inches from the current code standards.



Staff has reviewed the current application for consideration by the Planning & Zoning Board. In this report Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Applicable Design Guideline standards, along with the results of the review
- Findings

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.43 Maximum building heights

Height	Required Maximum	Proposed
H30B	30 feet	16 feet, 11 inches

Sec. 90-45. Setbacks

Setbacks	Required	Proposed
Primary Frontage	Minimum 20 feet	19'11" - existing
Interior side	5 feet	5'1" north side, 12'6" south side – 20 feet required on both sides
Rear	Minimum 20 feet	29'7"

Sec. 90.49 Lot standards

Lot Standards H30B	Required	Proposed
Minimum Lot width	50 feet	50 feet
Minimum lot area	5,600 feet	8,400 square feet
Maximum lot coverage	40%	37.8%
Pervious area	35% (minimum)	Approximately 45%

Sec. 90.50 Architecture and roof decks

	Required	Proposed
Unique Elevation	A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3) of the following architectural features: (a)Length, width and massing of the structure; (b)Number of stories; (c)Façade materials; (d)Porches and other similar articulation of the front façade; (e)Number and location of doors and windows; and (f)Roof style and pitch.	The front façade is not being modified
Wall openings	10% for all elevations	Exceeds 10% per façade
Wall openings	All elevations for single story additions to existing structures	There is no net loss

	shall result in a zero percent net loss of wall openings including windows, doors or transitional spaces defined by porches, porticoes or colonnades.	
Roof Material	(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color if granted approval by the Design Review Board; (d)Architecturally embellished metal if granted approval by the Design Review Board; or (e)Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.	Tile roof

Town of Surfside Adopted Residential Design Guidelines

Building Massing

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

Decorative Features

roposed
Consistent

Overall Architectural Style

Required	Proposed
The overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof.	Consistent

Wall Materials and Finishes

Required	Proposed
The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.	Consistent

Roof Materials, Types, and Slopes

Required	Proposed
Roof types and slopes should be generally the same over all parts of a single building.	1/4" per foot
Restricted materials for roofs are predetermined in the Town's Building Code, which restricts roofing materials to: 1. Clay tile; 2. White concrete tile; 3. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.	Tile

Windows and Trims

Required	Proposed
Window styles should always be consistent among all elevations of a building.	Consistent.
Frame materials should never vary on a single building.	Consistent
Window, door and eave trim should be consistent on all elevations of the house	Consistent

FINDINGS

Staff finds the application meets the Code subject to the approval of the side setback variances.



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.

	19-499 Process+
PROJECT INFORMATION	<u> </u>
OWNER'S NAME	Fbrahim Henendez Perez
PHONE / FAX	(939) 332 8801
AGENT'S NAME	
ADDRESS	9177 DICKENS AR SUNSSIL, Pl, 33154
PHONE / FAX	
PROPERTY ADDRESS	9177 DICKENS AVE, Surfaide, Fl. 33154
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	Addition attach to existing rest dence and
	Interior remodeling
INTERNAL USE ONLY	
Date Submitted	Project Number
Report Completed	Date
Fee Paid	\$
ZONING STANDARDS	Required Provided
Plot Size	
Setbacks (F/R/S)	25' 15' 5' 25' 33.61' 5.37'
Lot Coverage	3191.32
Height	11.00'
Pervious Area	/
	May 1/2019 Of May 1/2019
SIGNATURE OF OWNER	/ DATE SIGNATURE OF AGENT / DATE

PAGE 31

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



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

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

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

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

Please advise the name of the Represe	entative who will attend the hearing on behalf of this application:
Irdia Quardo	Man 1/2019.
NAME OF REPRESENTATIVE	ØATE

Phone: (305) 552-7504 Fax: (305) 229-8068 E-mail: enpay@yahoo.es

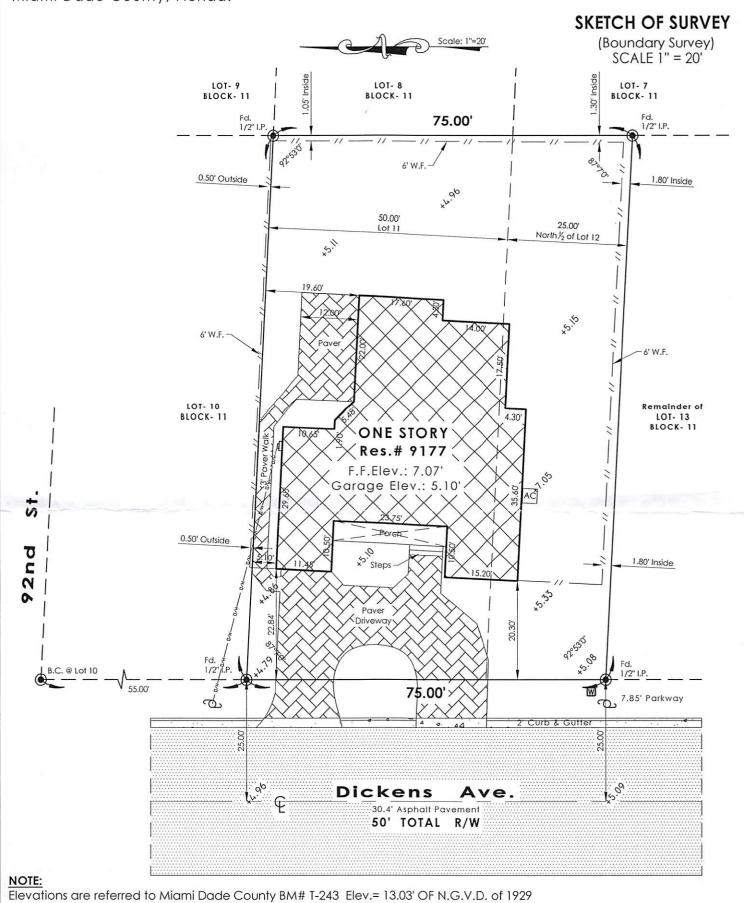
ARTURO R. TOIRAG

14317 SW 45th Terrace Miami, FL. 33175

PROFESSIONAL LAND SURVEYOR & MAPPER

PROPERTY ADDRESS: 9177 Dickens Ave. Surfside, FL. 33154

LEGAL DESCRIPTION: Lot 11 and the North ½ of Lot 12, Block 11, of ALTOS DEL MAR No. 4, according to the plat thereof as recorded in Plat Book 10, at Page 63, of the Public Records of Miami Dade County, Florida.



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 <u>AE</u> BASE FLOOD ELEV. <u>8</u> PANEL NUMBER <u>0144</u> SUFFIX <u>L</u> 8 __ COMMUNITY NUMBER: _ 120659

LEGAL NOTES

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. IF SHOWN ELEVATIONS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929 THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1: 10000 Florida Licensed Surveyor and Mapper

DATE OF FIELD WORK: February 19, 2019

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 chapter 5J-17.050 thru 5J-17.052 FA.C. pursu F. S. al Surveyors and Ma pursuant to Section

Douran ARTURO R. TOIRAC P.S.M. 3102

CERTIFIED TO:

Ibrahim Menendez Perez Daimis Vazquez Rosabal

LEGEND AND ABBREVIATIONS

CONC.= CONCRETE D.M.E.= DRAINAGE MAINT. EASEMENT A= ARC DISTANCE AC = AIR CONDITIONED UNIT B.C.= BLOCK CORNER C.B.= CATCH BASIN (C)= CALCULATED CL.= CLEAR ENC.= ENCROACHMENT FD.= FOUND I.F.= IRON FENCE (M)= MEASURED MONUMENT LINE

C.L.F.= CHAIN HNKEEGE

O.H.= OVERHEAD UTILITIES
P.C.P.= PERMANENT CONTROL POINT P.C.F.= PERMANENT CONTROL P P.O.B.= POINT OF BEGINNING P.O.C.= POINT OF COMMENCE R= RADIUS (R)= RECORD RES.= RESIDENCE

R/W= RIGHT-OF-WAY TYP.= TYPICAL U.E.= UTILITY EASEMENT W.F.= WOOD FENCE W.M.= WATER METER Ø= DIAMETER

G= CENTER LINE

 $_{\star}0.00$ = ELEVATION

= LIGHT POLE

JOB No. 190249 = CATCH BASIN S = SANITARY SEWER

W = WATER METER = POWER POLE

= WATER VALVE TV BOX

Ü.S. DEPARTMENT OF HOMELAND SECURITY

Federal Emergency Management Agency National Flood Insurance Program

OMB No. 1660-0008

Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

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

SECTION A - PROPERTY INFORMATION					FOR INSU	RANCE COMPANY USE
A1. Building Owner's Name P IBRAHIM MENENDEZ PEREZ & DAIMIS VAZQUEZ ROSABAL					Policy Num	iber:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9177 DICKENS AVE					Company N	NAIC Number:
City SURFSIDE			State FL		ZIP Code 33154	
A3. Property Description (L ALTOS DEL MAR NO 4 PI			Number, Legal De			
A4. Building Use (e.g., Res	idential, Non-Residential, A	ddition,	Accessory, etc.)	RESIDENTIAL		
A5. Latitude/Longitude: La	at. N25°52'45" L	ong. V	V80°07'34"	Horizontal Datum	n: NAD	1927 NAD 1983
A6. Attach at least 2 photog	graphs of the building if the	_ Certific	ate is being used to	o obtain flood insur	ance.	
A7. Building Diagram Numb	per 8					
A8. For a building with a cra	awlspace or enclosure(s):					
a) Square footage of c	rawispace or enclosure(s)	1777	sq ft			
b) Number of permane	ent flood openings in the cra	wispac	e or enclosure(s) w	ithin 1.0 foot above	adjacent gr	ade 6
c) Total net area of floo	od openings in A8.b 648	s	q in			
d) Engineered flood op	penings? Yes No	,				
A9. For a building with an a	ttached garage:					
a) Square footage of a	ttached garage 339		sq ft			
b) Number of permane	b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A					
c) Total net area of floo	c) Total net area of flood openings in A9.b N/A sq in					
d) Engineered flood op			-			
		_				
	SECTION B - FLOOD IN	SURA	NCE RATE MAP	(FIRM) INFORMA	TION	
B1. NFIP Community Name	& Community Number		B2. County Name	•		B3. State
SURFSIDE 12659		.	MIAMI-DADE			FL
B4. Map/Panel B5. Su Number	ffix B6. FIRM Index Date		IRM Panel fective/	B8. Flood Zone(s	(Zc	se Flood Elevation(s) one AO, use Base
12086C 0144	9-11-09	9-11-	evised Date	AE		od Depth)
1.2000 0111		3-11-		<u> </u>	8.0	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:						
FIS Profile FIRM Community Determined Other/Source:						
B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source:						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? [Yes No						
Designation Date: N	10	BRS	Γ OPA			
			<u></u>			

OMB No. 1660-0008 Expiration Date: November 30, 2018

MPORTANT: In these spaces, copy the corresponding information from Section A. FOR INSURANCE COMPANY US				
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9177 DICKENS AVE			Policy Number:	
City State ZIP SURFSIDE FL 331:	Code 54		Company NAIC Number	
SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)				
C1. Building elevations are based on: Construction Drawings* Buil *A new Elevation Certificate will be required when construction of the buildi C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with B	5	lete.		
Complete Items C2.a–h below according to the building diagram specified Benchmark Utilized: T-243 Vertical Datum:	in Item A7.	In Puerto	o Rico only, enter meters.	
Indicate elevation datum used for the elevations in items a) through h) below MGVD 1929 MAVD 1988 Other/Source: Datum used for building elevations must be the same as that used for the E				
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	. 4	66	Check the measurement used. meters	
b) Top of the next higher floor	6	· 67	feet meters	
c) Bottom of the lowest horizontal structural member (V Zones only)	N/		feet meters	
d) Attached garage (top of slab)	4	60	feet meters	
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	7	13	feet meters	
f) Lowest adjacent (finished) grade next to building (LAG)	4	. 60	feet	
g) Highest adjacent (finished) grade next to building (HAG)	4	. 82	i feet	
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/	<u>A</u>	feetmeters	
SECTION D - SURVEYOR, ENGINEER, OR ARC	HITECT (CERTIFI	CATION	
This certification is to be signed and sealed by a land surveyor, engineer, or arc I certify that the information on this Certificate represents my best efforts to interstatement may be punishable by fine or imprisonment under 18 U.S. Code, Sec	pret the da	orized by ta availa	law to certify elevation information. ble. I understand that any false	
Were latitude and longitude in Section A provided by a licensed land surveyor?	Yes	□No	Check here if attachments.	
Certifier's Name License Number			_ = =	
LEONARDO MAQUEIRA LS6992				
P.S.M.				
Company Name MAQ SERVICES INC		· ·		
Address 965 W 37 ST			1	
City State FL	ZIP Code 33012	•		
Signature Date 10-14-2019	Telephon 305-90			
Copy all pages of the community of	ficial, (2) in:	surance a	agent/company, and (3) building owner.	
Comments (including type of equipment and location, per C2(e), if applicable) LATITUDE & LONG/TUDE OBTAINED BY GPS C.2.E. REFERS TO ELE	:VATED A	VC PAD	ON SOUTH SIDE OR BLDG	
L.C.O.R 4.63' H.C.O.R 4.79'				

OMB No. 1660-0008 Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, a 9177 DICKENS AVE	nd/or Bldg. No.) or P.O.	Route and Box No.	Policy Number:
City SURFSIDE		ZIP Code 33154	Company NAIC Number
SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)			
For Zones AO and A (without BFE), complete Items E complete Sections A, B,and C. For Items E1–E4, use enter meters.	E1–E5. If the Certificate in natural grade, if availab	s intended to support a le. Check the measure	a LOMA or LOMR-F request, ement used. In Puerto Rico only,
E1. Provide elevation information for the following ar the highest adjacent grade (HAG) and the lowes		boxes to show whether	er the elevation is above or below
 a) Top of bottom floor (including basement, crawlspace, or enclosure) is 	***************************************	feetmete	rs above or below the HAG.
 Top of bottom floor (including basement, crawlspace, or enclosure) is 		feetmete	rsabove orbelow the LAG.
E2. For Building Diagrams 6–9 with permanent flood the next higher floor (elevation C2.b in the diagrams) of the building is	openings provided in Se	ection A Items 8 and/or ☐feet ☐mete	
E3. Attached garage (top of slab) is	 · 		
E4. Top of platform of machinery and/or equipment servicing the building is	·································		
E5. Zone AO only: If no flood depth number is availa	ble, is the top of the bott	om floor elevated in a	
SECTION F - PROPERTY OV			
The property owner or owner's authorized representa community-issued BFE) or Zone AO must sign here.	The statements in Section	ons A, B, and E for 20 ons A, B, and E are co	rrect to the best of my knowledge.
Property Owner or Owner's Authorized Representative	ve's Name	1424	
Address	City	Si	ate ZIP Code
Signature	Date	Te	elephone
Comments			
			Check here if attachments.

OMB No. 1660-0008 Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE			
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9177 DICKENS AVE			Policy Number:			
City SURFSIDE	State ZIP Code FL 33154		Company NAIC Number			
SECTIO	N G - COMMUNITY INFORMATION (OPTI	ONAL)				
The local official who is authorized by law or or Sections A, B, C (or E), and G of this Elevation used in Items G8–G10. In Puerto Rico only, en	Certificate. Complete the applicable item(s)	plain mar and sign	agement ordinance can complete below. Check the measurement			
G1. The information in Section C was take engineer, or architect who is authorized that in the Comments area below.)	engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation					
G2. A community official completed Section or Zone AO.	on E for a building located in Zone A (withou	t a FEMA	-issued or community-issued BFE)			
G3.	G10) is provided for community floodplain m	anageme	nt purposes.			
G4. Permit Number	G5. Date Permit Issued		ate Certificate of ompliance/Occupancy Issued			
G7. This permit has been issued for:	New Construction Substantial Improver	ment				
G8. Elevation of as-built lowest floor (including of the building:	basement)	feet	meters Datum			
G9. BFE or (in Zone AO) depth of flooding at t	he building site:	□feet	meters Datum			
G10. Community's design flood elevation:	·	feet	meters Datum			
Local Official's Name	Title					
Community Name	Telephone					
Signature	Date					
Comments (including type of equipment and loc	eation, per C2(e), if applicable)					
			Check here if attachments.			



See Instructions for Item A6.

OMB No. 1660-0008 Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including 9177 DICKENS AVE	g Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.	Policy Number:
City	State	ZIP Code	Company NAIC Number
SURFSIDE	FL	33154	n chus

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



Photo One

Photo One Caption FRONT VIEW



Photo Two

Photo Two Caption FRONT VIEW

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

Continuation Page

OMB No. 1660-0008 Expiration Date: November 30, 2018

			<u> </u>	
IMPORTANT: In these spaces, copy the corresponding information from Section A. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9177 DICKENS AVE				FOR INSURANCE COMPANY USI
				Policy Number:
City	2 14 6 2 y 10 1 N	State	ZIP Code	Company NAIC Number
SURFSIDE		FL	33154	510,774

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





Photo One

Photo One Caption REAR VIEW



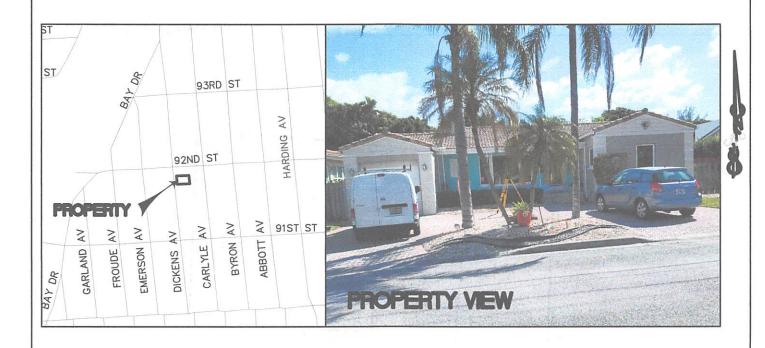


Photo Two

Photo Two Caption SIDE-AC VIEW

DCATTION SIKIETICIHI

SCALE: NTS



JOB No. 19-109177 CLIENT: IBRAHIM MENENDEZ PEREZ & DAIMIS VAZQUEZ ROSABAL	
PROPERTY ADDRESS 9177 DICKENS AVE SURFSIDE, FL 33154	
LEGAL DESCRIPTION: (FURNISHED BY CLIENT)	
LOT 11 & N1/2 LOT 12 BLK 11	
SUBDIVISIONALTOS DEL MAR NO 4	
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK10 AT PAGE 63	
OF THE PUBLIC RECORDS OFMIAMI-DADE COUNTY, FLORIDA.	
SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD,	UNDERGROUND
ENCROACHMENTS IF ANY, NOT LOCATED.	
SURVEYOR'S NOTES:	
1_) IE SHOWN DEADINGS AND ANGLES ADE DEFEDEED TO SAID DIAT IN LEGAL DESCRIPTION	

1-) IT SHOWN, BEARINGS AND ANGLES ARE REFERED TO SAID PLAT IN LEGAL DESCRIPTION.
2-) THE RELATIVE CLOSURE IN THE FIELD MEASURED BOUNDARY IS BETTER THAN: 1 FOOT IN 7,500 FEET; LINEAR (SUBURBAN).
3_) A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. THEREFORE, THERE MAY BE RESTRICTIONS ON THIS PARCEL THAT ARE NOT SHOWN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. NO EXPRESSED OR IMPLIED DETERMINATION OF TITLE OR OWNERSHIP TO THE LAND DESCRIBED IS MADE.
4-) THERE MAY BE UNDERGROUND UTILITY LOCATIONS AND SUBSURFACE FEATURES WITHIN THE PARCEL THAT ARE NOT SHOWN. THERE IS NO VISIBLE SURFACE OR OVERHEAD ENCROACHMENT, OTHER THAN SHOWN ON THIS SURVEY.
5-) IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF THE SURVEYOR.

6-) INFORMATION OF TREE PROVIDED: DIAMETER (#), HEIGHT (H), CANOPY SHADE (CS). ALL NAMES ARE NOTED TO SURVEYORS ABILITY. SURVEYOR IS NOT AN ARBORIST AND CANNOT PROVIDE SCIENTIFIC NAMES OF TREE AND OR PLANTS.

ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR

ELEVATIONS (WHEN SHOWN) REFER TO N.G.V.D., 1929 DATUM,

COUNTY BENCHMARK USED T-243 ELEVATIONS 13.03' FEET B.M. LOCATION SURFSIDE BLVD

BAY DRIVE

CERTIFIED TO:

IBRAHIM MENENDEZ PEREZ DAIMIS VAZQUEZ ROSABAL

> MAQUEIRA, P.S.M LEONARDO, CERTIFIC ATE No.L.S.-6992 STATE OF FLORIDA

"NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

SURVEY DATE: 10-14-2019



Fax: (305) 901-1323

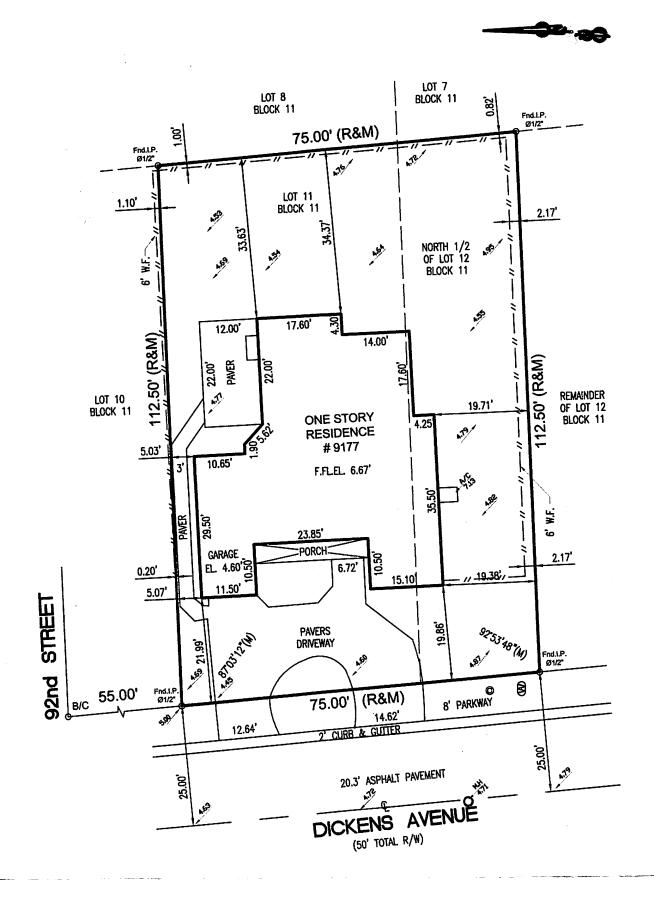
PAGE 2 OF 2 NOT VALID WITHOUT PAGE 1 OF 2

19-109177 JOB No.

SCALE: 1" = 20'

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SURVEY JNIDAIRY



E.M. = ELECTRIC METER P.I. = POINT OF INTERSECTION P.R.C = POINT OF GEVERSE CURVE P.C. = POINT OF CURVATURE F.N.D. = FOUND NAIL/DISK P.C.C. = POINT OF COMPOUND CURVE M/L = MONUMENT LINE N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM O.E. = OVERHEAD ELECTRIC LINE P.B. = PIAT BOOK P.C.P. = PERMANENT CONTROL POINT P.G. = PAGE P.O.B. = POINT OF BEGINNING P/L = PROPERTY LINE N.T.S. = NOT TO SCALE LEGEND AND ABBREVIATIONS = CONCRETE FOUNDATION CONCRETE FOUNDM CONCRE -OVERHEAD ELECTRIC 000 F.N. = FOUND NAIL P.O.C. = POINT OF COMMEN-CEMENT F.D.H. = FOUND DRILL HOLE P.T. = POINT OF TANGENCY E.N.C. = ENCROCHMENT F.H. = FIRE HYDRANT F.I.P. = FOUND IRON PIPE F.I.R. = FOUND REBAR I.F.E. = LOWEST FLOOR ELEVATION I.P. = LIGHT POLE (M) = MEASURED (R) = RECORD - ELEVATION ELEVATION F.N. DRWY. = DRIVEWAY P.O.C. U.P. = UTHETY POLE F.D.H. B.O.B. = BASIS OF BEARINGS A/C = AIR CONDITIONING PAD F.N. A = ARC DISTANCE BUILDING F.L.P. C.B.S. = CATCH BASIN F.L.R. C.B.S. = CONCRETE BLOCK STRUCTURE I.F.E. CHORD DISTANCE I.P. UTILITY CONC. POLE WATER METER -=METAL FENCE = SECTION I.P. = LIGHT POLE (M) = MEASURED (R) = RECORD (R & M) = RECORD & MEASURED CH. CL. - CHORD DISTANCE C/L = CENTER LINE CONC. = CONCRETE



MEMORANDUM

To: Planning and Zoning Board

Through: Guillermo Olmedillo, Town Manager

From: Sarah Sinatra Gould, AICP, Town Planner

CC: Lillian Arango, Town Attorney

Date: December 12, 2019

Re: 1116 88th Street – Renovation and Addition

The property is located at 1116 88th Street, within the H30A zoning. This application was heard in January of 2019 and a request to renovate the existing house and add additional square footage on both the first and second floors of the house was approved by the Planning & Zoning Board. The applicant is now requesting two variances. The first is for the upper story east side setback and the second is to increase the maximum allowable upper story coverage from the Town of Surfside's Zoning Code. The property is an existing, two-story, single-family residence. The previous approval for the proposed additions met code requirements and did not require a need for a variance. The applicant is now reconsidering such addition and has now supplied the Town with revised plans which requires variance approval. The approval of the upper story proposed setback variance is contingent upon approval of the upper story expansion variance.



Staff has reviewed the current application for consideration by the Planning and Zoning Board. In this report Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Applicable Design Guideline standards, along with the results of the review
- Staff Findings

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 42.92 Lowest Floor Elevation

Residential	Lowest Floor	Proposed
Single-Family Residential	Base Flood +2	Existing – Pending review by the Building Official

Sec. 90.43 Maximum building heights

Height	Required Maximum	Proposed
H30A	30 feet	23.18 feet

Sec. 90-45. Setbacks

H30A UPPER STORY FLOOR AREA IS 65% to 80% OF FIRST STORY FLOOR AREA	Required Max. 80%	Proposed 92% - Variance requested
Maximum Lot Coverage	40%	22.5%
FIRST STORY		
Primary Frontage	Minimum 20 feet	Existing - 34.9 feet
Interior side (lots greater	- .	Existing - 5.0 feet
than 50 feet in width)	feet)	Proposed – 6.05 feet
Secondary Frontage	Minimum 10 feet	Existing - 13.42 feet
Rear	Minimum 20 feet	Existing - > 20 feet
UPPER STORY		
Primary frontage	Minimum 20 feet/Average 30 feet	Existing - 34.9 feet
Interior side (lots greater		Existing – 5.0 feet
than 50 feet in width)	feet = 6.05 feet)/ Average 20% of Frontage (60.05 feet = 12.1 feet)	Proposed – 5.0 feet – Variance requested
Secondary Frontage	Minimum 10 feet/Average 20 feet	Existing - > 20 feet
Rear	Minimum 20 feet/Average n/a	Existing - > 20 feet

Sec. 90.49 Lot standards

Lot Standards H30B	Required	Proposed
Minimum Lot width	50 feet	60.05 feet
Minimum lot area	8,000 square feet	11,567 square feet
Maximum lot coverage	40%	22.5%
Pervious area	35% (minimum)	50.2%

Sec. 90.50 Architecture and roof decks

	Required	Proposed
Unique Elevation	A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3) of the following architectural features: (a)Length, width and massing of the structure; (b)Number of stories; (c)Façade materials; (d)Porches and other similar articulation of the front façade; (e)Number and location of doors and windows; and (f)Roof style and pitch.	The proposed home will have unique elevations from neighboring houses and utilizes different façade materials. The front and secondary side façade utilizes a porch and a varying location for doors and windows.
Wall openings	10% for all elevations; No need loss of wall openings for additions	Proposed renovation and addition includes windows and doors. All elevations are 10% or greater for wall openings.
Roof Material	(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color if granted approval by the Board; (d)Architecturally embellished metal if granted approval by the Board; or (e)Other Florida Building Code approved roof material(s) if granted approval by the Board.	Clay tile and existing and proposed flat roof is being utilized

Sec. 90.56 Fences, walls and hedges

- Cool coloc / Checo, want and houges		
	Required	Proposed
Fence	Fences in the front are only permitted with the Planning and Zoning Board's approval.	

Sec. 90-56.4 Front yard and corner yard fences and ornamental walls—Table.

Frontage	Maximum Height (Feet)	Maximum Opacity (Percent)	Proposed
60.05 feet	4.5 feet	All wall and fence surfaces above two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent	2.5-foot metal picket fence is proposed above 2 feet with opacity less than 50%. Top of gates and lights on columns extend above 4.5 feet (See Findings below)

Sec, 90.58 Carport canopies

	Required	Proposed
Carport canopies	Size Maximum: 20 feet x 20 feet; Height Maximum: 10 feet; Side openings Minimum: 6.25 feet; Setbacks: - Primary Front/Secondary Front: 2 feet; - Rear: 5 feet; - interior Side: 5 feet; - Rear of Street Curb: 7 feet; Area under canopy must be entirely paved with approved material.	Size: 20 feet x 20 feet; Height: 10 feet; Side openings: Entirely open; Setbacks: - Primary Front: 8.2 feet - Rear: >5 feet - Interior Side: >5 feet - Rear of Street Curb: >7 feet Concrete pavers with grass spacers proposed

Sec. 90.61.1 Paving in front and rear yards in H30 and H40 Districts

Paving Yards	Required	Proposed
Front setback permeability	50% minimum	> 50%
Front yard landscaped	30% minimum	> 30%
Rear yard landscaped	20% minimum	> 20%
Number of Curb Cuts	One minimum	one
Curb Cut side set back	5 feet minimum	5 feet
Curb cut width	18 feet width maximum	Existing is 22.0 feet Proposed driveway is 12.67 at property line.
Driveway Materials	Limited to the following 1. Pavers 2. Color and texture treated concrete, including stamped concrete 3. Painted concrete shall not be permitted. 4. Asphalt shall not be permitted.	Concrete pavers with grass spacers

Sec. 90-77 Off-Street Parking Requirements

Required	Minimum Space Requirements	Proposed
Single-family	2 spaces	2 spaces are provided.

<u>Town of Surfside Adopted Residential Design Guidelines</u> *Building Massing*

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

Decorative Features

Required	Proposed
Decorative features should be stylistically consistent throughout the entire building.	Consistent.

Overall Architectural Style

Required	Proposed
The overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof.	Consistent.

Wall Materials and Finishes

Required	Proposed
The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.	Consistent

Roof Materials, Types, and Slopes

Required	Proposed
Roof types and slopes should be generally the same over all parts of a single building.	Consistent
Restricted materials for roofs are predetermined in the Town's Building Code, which restricts roofing materials to: 1. Clay tile; 2. White concrete tile; 3. Solid color cement tile which color is impregnated with the same color intensity	Clay tile and existing and proposed flat roof is being utilized

throughout, provided said color is first approved by the planning and zoning board;	
and	
4. Metal.	

Windows and Trims

Required	Proposed
Window styles should always be consistent among all elevations of a building.	Consistent.
Frame materials should never vary on a single building.	No variation.
Window, door and eave trim should be	Consistent.
consistent on all elevations of the house	

FINDINGS

Staff finds the application meets the Code subject to the following the approval of the two variances.

TO: PROPERTY OWNER

NOTICE IS HEREBY GIVEN that a Planning & Zoning Board Meeting will be held by the Planning & Zoning Board of the Town of Surfside, Florida, in the Commission Chambers, 9293 Harding Avenue, Surfside, Florida on **THURSDAY**, **DECEMBER 12**, **2019 at 6:00 p.m.**, to consider the following Zoning application:

Application: Setback & Percentage of Second Story Variances for an Addition

Location: 1116 88th Street

Pursuant to Section 90-35.2 of the Town Zoning Code, a variance request requires notice to neighboring property owners within 300 feet. The application is for a second story addition that encroaches into the second story setback and exceeds the maximum percentage for a second story for a single family residence.

Plans entitled "Schott Family Residence", prepared by Dalima Studio, dated November 14, 2019, are on file and may be examined in the Building Department, 9293 Harding Avenue, Surfside, FL 33154, 305-861-4863.



MEMORANDUM

To:

Planning & Zoning Board

Through:

Guillermo Olmedillo, Town Manager

From:

Sarah Sinatra Gould, AICP, Town Planner

CC:

Lillian Arango, Town Attorney

Date:

December 12, 2019

Re:

9481 Byron Avenue - Re-roof

The property located at 9481 Byron Avenue is within the H30B zoning district. The applicant is requesting to re-roof an existing shingle roof. The homeowner is proposing solar panels. The contractor has indicated the roof will need to be replaced in order to support the solar panels. The homeowner is requesting to maintain the shingle roof due to the cost of the replacement of the roof and addition of solar panels. The applicant has indicated that the expense of replacing to a tile or metal, with the installation of solar panels, is not feasible.

Subject Property



Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.50 Architecture and roof decks

	Required	Proposed
Roof Material	(a) Clay tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is granted approval by the Design Review Board; (d) Architecturally embellished metal if granted approval by the Design Review Board; or (e) Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.	Shingle roof, which requires approval by the Design Review Board.

Town of Surfside Design Guidelines, Applicable Requirements

Roof Materials, Types, and Slopes

Required	Proposed
Restricted materials for roofs are predetermined in the Town's Building Code, which restricts roofing materials to: 1. Clay tile; 2. White concrete tile; 3. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.	Shingle, which is not consistent with the design guidelines.

Findings

Although shingles are not a permitted roof material under the design guidelines, the zoning code permits an applicant to request approval of a different roof material by the Planning & Zoning Board if said material is approved by the Florida Building Code. Therefore, the applicant is requesting consideration by the Planning & Zoning Board to re-roof to shingles in order to provide solar panels.

View to the south



View to the north



View to the west





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 INFORMATIO	<u>N</u>
OWNER'S NAME	Los Pally Donocardes
PHONE / FAX	917 703 905
AGENT'S NAME	
ADDRESS	
PHONE / FAX	
PROPERTY ADDRESS	948 F Buron Aca
ZONING CATEGORY	Single family
DESCRIPTION OF	Baptace existing Shindle Book W/row
PROPOSED WORK	Shippale Roof to support New solor Dance
	, , , , , , , , , , , , , , , , , , , ,
INTERNAL USE ONLY Date Submitted Report Completed Fee Paid	11/20/19 Project Number 2020-139
ZONING STANDARDS Plot Size Setbacks (F/R/S) Lot Coverage Height Pervious Area	Required Provided
SIGNATURE OF OWNER	DATE SIGNATURE OF AGENT DATE

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SECTION 1525 HIGH-VELOCITY HURRICANE ZONES--- UNIFORM PERMIT APPLICATION

Florida Building Code 6th Edition (2017) High-Velocity Hurricane Zone Uniform Permit Application Form

INSTRUCTION PAGE

COMPLETE THE NECESSARY SECTIONS OF THE UNIFORM ROOFING PERMIT APPLICATION FORM AND ATTACH THE REQUIRED DOCUMENTS AS NOTED BELOW:

Roof System	Required Sections of the Permit Application Form	Attachments Required See List Below
Low Slope Application	A,B,C	1,2,3,4,5,6,7
Prescriptive BUR-RAS 150	A,B,C	4,5,6,7
Asphaltic Shingles	A.B.D	1,2,4,5,8,7
Concrete or Ctay Tife	A.B,D,E	1,2,3,4,5,6,7
Metal Roots	A,B,D	1,2,3,4,5,6,7
Vood Shingles and Shakes	A,B,D	1,2,4,5,6,7
Other	As Applicable	1,2,3,4,5,6,7

ATTACHMENTS REQUIRED.

	Fire Directory Listing Page
2.	From Product Approval: From Page Specific System Description Specific System Limitations General Limitations Applicable Detail Drawings
3.	Design Calculations per Chapter 16, or if applicable, RAS 127 or RAS 128
4,	Other Component of Product Approval
5.	Memicipal Permit Application
6.	Owners Notification for Roofing Considerations (Remoting Only)
7.	Any Required Roof Testing/Calculation Documentation

1481 Byron Dogordes

Florida Building Code 6th Edition (2017) High-Vefocity Hurricane Zone Uniform Permit Application Form

Section A (General Information)

Master Permit Number	Process Number
Contractor's Name Oueso	ofine
Job Address 9481 Burne	Ave
	OF CATEGORY
,	y Fastened Tile
Asphalt Shingles	ek/Shingles
Is there an existing Roof Top Solar System? (* Ye	s (No Will it be reinstalled? (Yes (No
Are there gas vents on the roof? (*) Y	ts (7 No Type? 🗌 Natural 🗎 LPGX
RO	OF TYPE
☐ New Roof ☐ Repair ☐ Maint	mance Mercofing 🔲 Recovering
ROOF SYSTEM I	OOF INFORMATION
Low Slope Roof Area (fr²) 10/4 Steep Slo	pe Roof Area (ft²)
Section 6	(Roof Plan)
Sketch the Roof Plan: Illustrate all levels and sections, roof a Include dimensions of sections and levels, clearly identify dis	Irain, scuppers, overflow scuppers and overflow drains. nensions of elevated pressure zones and locations of parapets.
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Florida Building Code 5th Edition (2017) High-Velocity Hurricane Zone Uniform Permit Application Form

Fill in specific roof assembly components and identify manufacturer (If a component is not used, identify as "NA") Fastener Spacing for Anchor/Base Sheet Attack	
(If a company to next upod intentity on the state) Surfacing:	97
Fastener Spacing for Anchor/Base Sheet Attach	
	¥⊓ent
System Manusackurer:	rė.
Product Approval No.: Pertineter oc @ Lap, # Rows @	_* oc
Design Wind Pressures, From RAS 128 or Calculations:	oc .
P1: P2: P3: Number of Fasteners Per Insulation Board;	
Max. Design Pressure, from the specific product Field Parlmeter Com-	ег
approval system: Illustrate Components Noted and Details as Appl	frakta:
Deck: Woodblocking, Gutter, Edge Termination, Stripp, Continuous Cleat, Cant Strip, Base Flashing, Con	ide Election
Coping, 2%.	
Gauge/Thickness: Component Material Thickness:	hight of Base
Two Factorer Cooring or Cubroll Man for	±s, Hastener o Cotoile How
Slope: Comply with RAS 111 and Chapter 16.	s Demis (red
Anchor/Base Sheet & No. of Ply(s):	
The second division of	
Anchor/Base Sheet Fastener/Bordang Material:	
Insulation Base Layer.	
	Parapet
	Heightj
Base Insulation Fastener/Bonding Material:	
	
Top Insulation Layer, [. — — — — ½ ET.]	
Top Insufation Size and Thickness:	— · Mean I
Top Insulation Fastener/Bonding Material:	Roof Height
Base Sheet(s) & No. of Pfy(s):	
Base Sheet Fastener/Bonding Material:	
On Shootest & No. of Outer	
Pfy Sheat(s) & No. of Pfy(s):	
Pty Sheet Fastener/Bonding Material;	
Top Plv:	

Florida Building Code Edition 6th Edition (2017)

High-Valority Hurricane Zone Uniform Permit Application Form.

Section D (Steep Sloped Roof System)

Roof System Manufacturer: 64F	
Notice of Acceptance Number: 16 0811.1/	
Minimum Design Wind Pressures, If Applicable (From RAS 127 or Calculations): P1: NA P2: NA P3: NA	

Steep Sloped Roof System Description
Deck Type: 186 166
Proof Slope: Type Underlayment: # 30 AsV 276 Vype # Insulation: A
Fire Barrier: A Fixe Barrier: A Fastener Type & Spacing: 1'/a (Spails Q 6"% py 14")
Adhesive Type: MA Type Cap Sheet: MA
Mean Roof Height: 18' Roof Covering: GAF Timber line Shingles
Type & Size Drip Edge:



DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER) BOARD AND CODE ADMINISTRATION DIVISION

NOTICE OF ACCEPTANCE (NOA)

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION

11805 SW 26 Street, Room 208 Miami, Florida 33175-2474 T (786) 315-2590 F (786) 315-2599

www.mismidade.gov/economy

GAF

I Campus Drive Parsippany, NJ 07054

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code including the High Velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: GAF Timberline HD*, Yimberline* Natural Shadow*, Timberline* American Harvest*, and Fortitude*** Shingles

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Mistuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Mismi-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA renews and revises NOA # 14-1022.20 and consists of pages 1 through 6. The submitted documentation was reviewed by Alex Tigera.

PRESENTATION OF COUNTY

3/14/10

NOA No.: 16-0811.11 Expiration Date: 02/21/22 Appraval Date: 02/09/17

Page 1 of 6

ROOFING ASSEMBLY APPROVAL

Category:

Roofing

Spb-Category:

Asphalt Shingles

Materials:

Laminate

Deck Type:

Wood

SCOPE

This approves GAF Timberline HD[®], Timberline[®] Natural Shadow[®], Timberline American[®] Harvest[®], and FortitudeTM Shingles as manufactured by GAF as described in this Notice of Acceptance.

PRODUCT DESCRIPTION

Product	<u>Dimensions</u>	<u>Test</u> Specifications	Product Description
GAF Timberline HD* Manufacturing Locations #1, 2, 3, 4, 5, 6, 7	13 ¹ / ₆ x 39 ³ / ₈	TAS 110	Fiberglass reinforced heavy weight asphalt roof shingle, with a laminate profile
GAF Timberline Natural Shadow ⁸ Manufacturing Locations #1, 2, 3, 4, 5, 6, 7	13 ¼ x 39 ¾	TA\$ 110	Fiberglass reinforced beavy weight asphalt roof shingle, with a laminate profile
GAF Timberline® American Harvest® Manufacturing Locations #2, 4, 5, 6	13 ¼ x 39 ¾	TAS 110	Fiberglass reinforced heavy weight asphalt roof shingle, with a laminate profile
GAF Fortitude TM Manufacturing Location #4	13 ¹ / ₄ " x 39 ³ / ₈ "	TAS 110	Fiberglass reinforced beavy weight asphalt roof shingle, with a laminate profile

MANUFACTURING LOCATION

- Tampa, FL
- Michigan City, IN
- Baltimore, MD
- Myerstown, PA
- 5. Ennis, TX
- Tuscaloosa, AL.
- Dallas, TX



NOA No.: 16-0811.11 Expiration Date: 02/21/22 Approval Date: 02/09/17

Page 2 of 6

EVIDENCE SUBMITTED

Test Agency	Test Identifier	Test Name/Report	Date
Underwriters Laboratories, LLC	ASTM D3462	4787344101	07/25/16
Underwriters Laboratories, Inc.	ASTM D3462	11CA48924	10/24/11
Underwriters Laboratories, Inc.	ASTM D3462	10CA21994	04/22/11
Underwriters Laboratories, Inc.	ASTM D3462	10CA28717	07/26/11
Underwriters Laboratories, Inc.	ASTM D3462	05CA47541	11/10/06
Underwriters Laboratories, Inc.	ASTM D3462	06CA31580	11/30/06
PRI Asphalt Technologies, Inc.	ASTM D3462	GAF-101-02-02	11/02/05
Underwriters Laboratories, Inc.	ASTM D3462	06NK05159	08/09/06
PRI Asphalt Technologies, Inc.	ASTM D3462	GAF-098-02-02	11/08/05
Underwriters Laboratories, Inc.	ASTM D3462	02NK41809	08/11/02
Underwriters Laboratories, Inc.	ASTM D3462	03NK26444	10/17/03
Center for Applied Engineering	A\$TM D3462	257989	05/13/97
Underwriters Laboratories, Inc.	TAS 107	01NK45803	04/13/94
Underwriters Laboratories, Inc.	TA\$ 107	06NK05159	08/09/06
Underwriters Laboratories, Inc.	TA\$ 107	04NK04273	02/20/04
Underwriters Laboratories, inc.	TAS 107	05CA42840	11/11/05
Underwriters Laboratories, Inc.	TAS 107	02NK41811	11/11/02
Underwriters Laboratories, Inc.	TAS 107	03CA35209	10/17/03
Onderwriters Laboratories, Inc.	TAS 107	04CA13850	08/30/04
Center for Applied Engineering	TAS 100	257989	04/01/97
PRI Asphalt Technologies, Inc.	TAS 100	GAF-044-02-01	01/13/04
PRI Asphalt Technologies, Inc.	TAS 100	GAF-098-02-01	11/08/05
PRI Asphalt Technologies, Inc.	TAS 100	GAF-101-02-01	11/09/05
PRI Asphalt Technologies, inc.	TAS 100	GAF-116-02-02	03/23/06
PRI Asphalt Technologies, Inc.	TAS-100	ELK-083-02-01	10/16/02
		ELK-084-02-01	10/15/02
		ELK-085-02-01	10/14/02
		ELK-086-02-01	10/24/02
		ELK-087-02-01	10/21/02
		ELK-088-02-01	10/16/02
		ELK-107-02-01	10/09/03
		ELK-108-02-01	10/09/03
		ELK-109-02-01	10/09/03

LIMITATIONS

- Fire classification is not part of this acceptance; refer to a current Approved Roofing Materials Directory for fire ratings of this product.
- 2. Shall not be installed on roof mean heights in excess of 33 ft.
- 3. All products listed herein shall have a quality assurance and t in accordance with the Florida Building Code and Rule 61 G20-3 of the Florida Administrative Code.



NOA No.: 16-6912.11 Expiration Date: 02/21/22 Approval Date: 02/09/17 Page 3 of 6

INSTALLATION

- Shingles shall be installed in compliance with Roofing Application Standard RAS 115.
- 2. Flashing shall be in accordance with Roofing Application Standard RAS 115
- The manufacturer shall provide clearly written application instructions.
- 4. Exposure and course layout shall be in compliance with Detail 'A', attached.
- Nailing shall be in compliance with Detail 'B', attached.

LABELING

Shingles shall bear the imprint or identifiable marking of the manufacturer's name or logo, city and state of manufacturing facility, and following statement: "Miami-Dade County Product Control Approved" or the Miami-Dade County Product Control Seal as shown below.



BUILDING PERMIT REQUIREMENTS

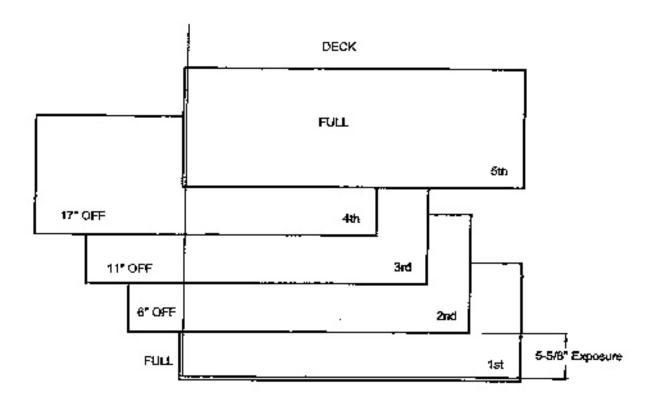
- Application for building permit shall be accompanied by copies of the following:
 - 1.1 This Notice of Acceptance.
 - 1.2 Any other documents required by the Building Official or the applicable code in order to properly evaluate the installation of this system.



NOA No.: 16-0811.11 Expiration Date: 02/21/22 Approval Date: 62/09/17

Page 4 of 6

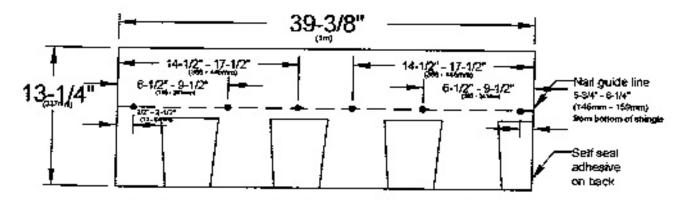
DETAIL A COURSE LAYOUT





NOA No.: 16-0811.71 Expiration Date: 92/21/22 Approval Date: 02/09/17 Page 5 of 6

DETAIL B OVERALL DIMENSIONS AND NAILING PATTERN



ENHANCED NAILING PATTERN - six nails per shingle*
"required by some local codes and required for enhanced wind coverage on certain products.
See limited warrandly for datage.

These shingles MUST be nailed a nominal 6" (152mm) from bottom of of shingle, above the cut outs, as shown. Nails must not be exposed.

END OF THIS ACCEPTANCE



NOA No.: 16-881[.11 Expiration Date: 02/21/22 Approval Date: 02/09/17 Page 6 of 6

UL Product iQ"



TFWZ.R21 - PREPARED ROOF-COVERING MATERIALS

Prepared Roof-covering Materials

See General Information for Prepared Roof covering Materials

GAF

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PARSIPPANY, NJ 07054 USA

Asphalt glass fibre mat shingles - "Royal Sovercion N.", "Sertinel-N.", "Sentinel-N. ASTM B3462", "Timberline N. HD.", "Timberline N. Royal Sovercion N.", "Sertinel-N.", "Sentinel-N. ASTM B3462", "Timberline N. Utira HD.", "Timberline N. Colliss", "Timberline N. Majostic", "Timberline N. Majostic 30°, "Timberline N. Astmorshield" 11°, "Grand Timberline N.", "Manguis S. MagcherMain N.", "Grand Canyon"", "Grand Sequipia N. Armorshield" 11°, "Grand Timberline N.", "Camelet N.", "Camelet N.", "Copyright N.", "Country Mansion N.", "Grand State" ", "Grand State" ", "Grand State" Timberline N.", "Nonaco" ", "Sienna N." and "Glenwood" Timberline N.", "Nonaco" ", "Sienna N." and "Glenwood" Timberline N.", "Nonaco" ", "Sienna N.", and "Glenwood" ", "Country Mansion N.", "Nonaco" ", "Sienna N.", and "Glenwood" ", "Sienna N.", "Nonaco" ", "Sienna N.", and "Glenwood" ", "Sienna N.", "Nonaco" ", "Sienna N.", and "Glenwood" ", "Sienna N.", "Nonaco" ", "Sienna N.", "Sienna N.", "Sienna N.", "Sienna N.", "Sienna N.", "Nonaco" ", "Sienna N.", "Sienna N.

Asphalt glass fiber mot shingles: "WeatherBlocker Starter Strip Shingles", and "Pro-Start" Starter Strip Shingles" for extallation as Dass A root covering. Suitable for installation on minimum 3/8-in. thick plywood in combination with minimum one ply "Serigie-Mate" or Type 35 underlayment, Also Classified in accordance with ASTM 03161/D3161M, Class A. Also Classified in accordance with ASTM 03462/D3461M. Class A. Also Classified in accordance with ASTM 03462/D3462M.

Asphalt glass fiber mat shingles: "Royal Sovereign N.", "Sentinol f.", "Timberline N. HD", "Timberline N. Natural Shadow", "Yimberline N. Ultra HD", "Timberline N. Cool Senes", "American Hunnest", "Fertitude"", "Marques' WeatherMax N., "Grand Canyon", "Grand Seques N., "Grand Seques N., "Grand Seques N., "Grand Seques N. WeatherMax N., "Grand Canyon", "Grand Seques N., "Grand Seques N.,

Asphalt glass fiber mat shingles - "Timberhot & HDZ" for installation as Class A prepared roof covering. Suitable for installation on minimum 3/6- in, thick plywood roof decks in combination with minimum one pty "Shingle-Mate" Roof Deck Projection of Type 35 or Type 35 or Type 36 underlayment with a minimum of three halls per shingle in accordance with the manufacturers installation instructions. Also Classified in accordance with ASTM D3462/D3462M. Also Classified in accordance with ICC ES AC438.

Asphalt glass mat hip and ridge shingles: "Tenbertex Hip and Ridge" for installation as Class A prepared roof covering. Also been evaluated in accordance with ASTM D3161/03161%, Class 6 when Henket "Pt. Roofing and Flashing Sectant" or Sonneborn "NPT Gun-Grade Polyarethane Sealant" is applied as specified in manufacturer's application instructions." Also Classified in accordance with ASTM D3452/D3462M.

Asphalt glass mat hip and ridge shingles, "Z-Ridge" for installation as Class A prepared roof coverings.

Asphalt glass mat hip and ridge shingles , "Seal-A-Ridge», ArmorShietd"" and "Seal-A-Ridge»: IR" for installation as Class A prepared reaf coverings. Also been evaluated in accordance with ASTM D3161M, Class A. Also Classified in accordance with ASTM D3462/03462M.

Asphalt plass mat hip and ridge shingles , "Sool-A-Ridge 5" for installation as Class A property root coverage. Also even evaluated in accordance with ASTM D3161/03161M, Class F when Henkel Corp. "Footite PL S30 Roof & Flushing Scalaid" is applied as specified in accordance with ASTM D3467/D3467M.

Translationer's installation instructions, Also Classified in accordance with ASTM D3467/D3467M.

Asphalt glass met hip and ridge shingles. Thidgles of for installation as Class A prepared roof coverings. Also been evaluated in accordance with ASTM D3161/D3161M, Class A. Also Classified in accordance with ASTM D3462/D3462M.

Asphalt glass mat hip and ridge shingles. TemberCrest** Promum S85-Modified Rake Cap Stimple* for installation of Clark A prepared roof covering. Also been evaluated in accordance with ASIM 03161/03161M, Clark A as specially in manufacturer's installation instructions. Also Classified in accordance with ASTM 03462/03467M.

Asphalt glass mat hip and ridge shingles, "TimberCrest" Premium 585-Modified Ridge Cap Shingle" for in: Addition as CLysy A propised reof covering. Also bein evaluated in accordance with ASTM 03161903161M, Classified when ASTM 0320 Heaket Transite Pt. Roofing and Flashing Scalam" is applied as specified in manufacturer's installation instructions. Also Classified in accordance with ANTM 0346200 MeAM.

Last Opelated on APP 67-14

AFFIDAVIT OF COMPLIANCE WITH ROOF DECKING ATTACHMENT AND SECONDARY WATER BARRIER HURRICANE MITIGATION RETROFIT FOR EXISTING SITE-BUILT SINGLE FAMILY RESIDENTIAL STRUCTURES PURSUANT TO SECTION 553.844 F.S.

	
To:	Town of Surfside Building Department
	9293 Harding Avenue
	Surface IV 20164
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R¢;	Owner's Name Luz Welly Wo gueroles Property Address 9481 Brown Ave
	0 7
	Property Address 9481 Syron Ave
	<u> </u>
	Roofing Permit Number
D	Du 2.C Lingues III.
Deat 1	Building Official:
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1 7	thened and corrected and a second transfer for decking attachment and fasteners have been
streng	PPYMYN GAN BULLERIAN IN SKENDINGSEN 11/21AT BOTTLER KAA KAAA
Florida	a Building Commission by Rule 9B-3.047 F.A.C.
Qualif	ying Agent
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Signan	of Qualifying Agent
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STATE	OF FLOREDA COUNTY OF MIAMI-DADE
	and subscribed before me this
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(SEAL)	
	Marine Valence Children
X Pers	Sonally known MY COMMISSION # GG 201910
	roduced (dentification EOPIRES: May 12, 2022
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OWNER'S AFFIDAVIT OF EXEMPTION

ROOF TO WALL CONNECTION HURRICANE MITIGATION RETROFIT FOR EXISTING SITE-BUILT SINGLE FAMILY RESIDENTIAL STRUCTURES PURSUANT TO SECTION 553.844F.S.

To:	Town of Surfside Building Department
	9293 Harding Avenue Surfside, FL 33154
Re:	Owner's Name UZ Dolly Vogestole!
	Property Address 9481 Byron Ave
	Roofing Permit Number
Dear B	uilding Official:
I. (L) T	tions of my building because:
	The just valuation for the structure for purposes of ad valorem taxation in less than \$300,000.00.
_	The building was constructed in compliance with the provisions of the Florida Building Code (FBC) or with the provisions of the 1994 edition of the South Florida Building Code (1994 SFBC). The provision of the 1994 edition of the South Florida Building Code (1994 SFBC). The provision of the Provision of the Florida Building Code (1994 Edition of the South Florida Edition of the Edition of the South Florida Edition of the South Florida Edition of the Editio
	FLORIDA COUNTY OF MIAMI-DADE and subscribed before me this P OVERNOEL 20 19
— or Pri When the	inally known oduced Identification SCP PRES: they 12, 2022 Record The Noticy Project Incompliance just valuation of the structure for purposes of an value in taxation is equal to or more than 1.00, and the building was not constructed in compliance with the FBC nor with 1994 SFBC.
and affide	avit of Roof to Wall Companies II.

and affidavit of Roof to Wall Councetion Hurricane Mitigation Retrofit must be provided.

AFFIDAVIT OF COMPLIANCE WITH ROOF TO WALL CONNECTION HURRICANE MITIGATION RETROFIT FOR EXISTING SITE-BUILT SINGLE FAMILY RESIDENTIAL STRUCTURES PURSUANT TO SECTION 553.844 F.S.

	 ,
To:	Town of Surfside Building Department 9293 Harding Avenue Surfside, FL 33154
Re:	Owner's Name Luz Delly Dogue 65 Property Address 9481 By man Aug.
	Property Address 9481 Byron Aug
	Roofing Permit Number
Dear B	tuilding Official:
1_A	certify that I have improved the
roof to Retrofe	wall conflictions of the referenced arometry as remired by the Manual of Hamilton's Con-
	is for Existing Site-Built Single Family Residential Structures as adopted by the Florida Building strong by Rule 9B-3.047.F.A.C.
Signatu	fe of Qualifying Agent
Print Na	le (Same o
License	<u>Cのちラップと</u> Number
STATEO	F FLORIDA COUNTY OF MIAMEDADE
Swom to a	and subscribed before me this _ H
day of <u>N</u>	Dember 20 19
(SEAL)	
	oduced [deptification FAPIRES; May 12, 2022 Rounded The Notice Public Lindowsters



TOWN OF SURFSIDE

9293 Harding Avenue Surfside, FL 33154 Phone: (305) 861-4863

Fax: (305) 861-1302

JOB ADDRESS: 9481 PERMIT# Complete the re-nailing affidavit and provide two copies signed and sealed prior to the first inspection (tin tabs). Re-Nailing Affidavit I am a Florida Prof. Engineer, Reg. Architect, Licensed General Contractor, Building Contractor, Residential Contractor, Roofing Contractor or Person certified in the structural discipline under FS 468. License# I hereby certify that the existing or supplemental fasteners have satisfied the requirements. of F.S. 553 884 Section 201. J (8d round head ring shank @ 6" o.c. max) and section 4409.9.2 of the FBC Residential. Sworn to and subscribed before me this 18 day of Waran Con 2000 by Arlie Series (Personally known) Notary Public, State of Florida

PAGE 67



"Delivering Excellence Every Day"

SECTION 1524

HIGH VELOCITY HURRICANE ZONES—REQUIRED OWNERS NOTIFICATION FOR ROOFING CONSIDERATIONS 1524.1 Scope. As it pertains to this section, it is the responsibility of the roofing contractor to provide the owner with the required roofing permit, and to explain to the owner the content of this section. The provisions of Chapter 15 of the Florida Building Code, Building govern the minimum requirements and standards of the industry for roofing system installations. Additionally, the following items should be addressed as part of the agreement between the owner and the contractor. The owner's initial in the designated space indicates that the item has been explained.

agreement between the owner and the contractor. The owner's initial in the designated space indicates that the item has been explained.

L. Aesthetics-workmanship: The workmanship provisions of Chapter 15 (High Velocity Hurricane Zone) are for the purpose of providing that the roofing system meets the wind resistance and water intrusion performance standards. Aesthetics (appearance) are not a consideration with respect to workmanship provisions. Aesthetic issues such as color or architectural appearance, that are not part of a zoning code, should be addressed as part of the agreement between the owner and the contractor.

2. Renailing wood decks: When replacing roofing, the existing wood roof deck may have to be renailed in accordance with the current provisions of Chapter 16 (High Velocity Hurricane Zones) of the Florida Building)Code. (The roof deck is usually concealed prior to removing the existing roof system).

3. Common roofs: Common roofs are those which have no visible delineation between neighboring units (i.e. townhouses, condominiums, etc.). In buildings with common roofs, the roofing contractor and/or owner should notify the occupants of adjacent units of roofing work to be performed.

4. Exposed ceilings: Exposed, open beam ceilings are where the underside of the roof decking can be viewed from below. The owner may wish to maintain the architectural appearance; therefore, roofing nail penetrations of the underside of the decking may not be acceptable. The owner provides the option of maintaining this appearance.

5. Ponding water: The current roof system and/or deck of the building may not drain well and may cause water to pond (accumulate) in low-lying areas of the roof. Ponding can be an indication of structural distress and may require the review of a professional structural engineer. Ponding may shorten the life expectancy and performance of the new roofing system. Ponding conditions may not be evident until the original roofing system is removed. Ponding conditions should be corrected.

6. Overflow scuppers (wall outlets): It is required that rainwater flow off so that the roof is not overloaded from a build up of water. Perimeter/edge walls or other roof extensions may block this discharge if overflow scuppers (wall outlets) are not provided. It may be necessary to install overflow scuppers in accordance with the requirements of: Chapter 15 and 16 herein and the Florida Building Code, Plumbing.

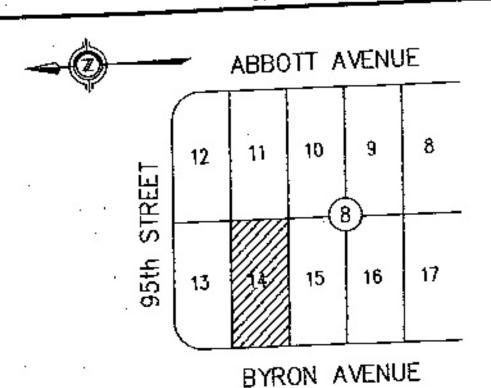
7. Ventilation: Most roof structures should have some ability to vent natural airflow through the interior of the structural assembly (the building itself). The existing amount of attic ventilation shall not be reduced. Exception: Attic spaces, designed by a Florida-licensed engineer or registered architect to eliminate the attic venting, venting shall not be required.

Owner's/Agent's Signature:	Date: 11 / 19 / 19
Contractor's Signature:	Permit Number:
Property Address: 9481 Syron Aug	

SKETCH

PACE 1 OF 2

SCALE: NTS



9481 EYRON AVENUE, MANN BEACH, FLORIDA 33154 PROPERTY ADDRESS. (FURNISHED) BY (SLENT)

LEGAL DESCRIPTION:

. 4 +.

LOT 14, BLOCK &

SUEDMISION ALTOS DEL MAR No. 6

ACCORDING TO THE PLAT THEREOF AS RESCORDED IN PLAT BOOK 8 AT PAGE 106

OF THE PUBLIC RECORDS OF ______________________________COUNTY, FLORIDA.

LEGEND AND ARBREMATIONS

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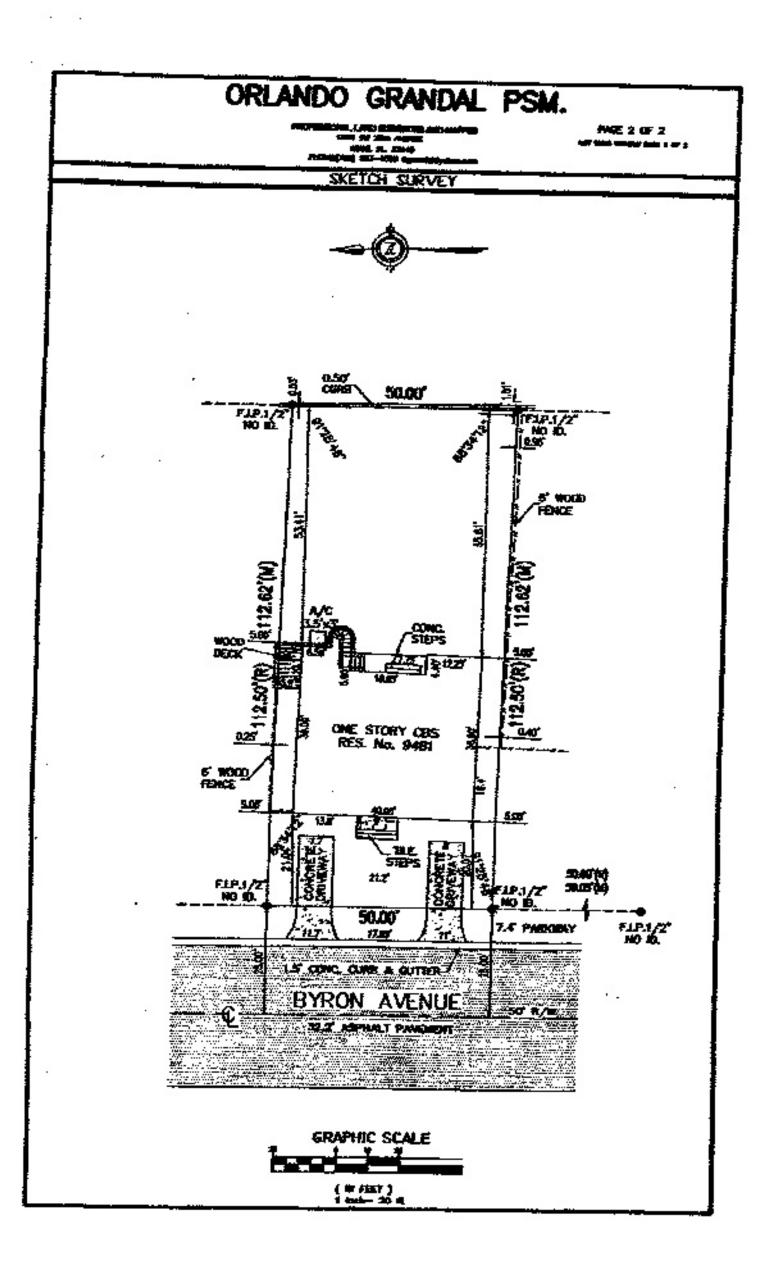
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THE MICH GRANDAL SPEC OF ROOM



Luz Nelly Nogueroles 9481 Byron Avenue Email: nellnog@msn.com

Phone: 9177031905

To Whom It May Concern:

I am requesting a variance to replace the existing shingle roof in my house for a new shingle roof. Since I purchased this home the house has always had a shingle roof (6 years ago) and to my knowledge for at least for another 5 years before that. My roof currently is in good working condition and the only reason we are considering to replace it is because we are installing new solar panels. Our contractor suggested to replace the roof now versus going thru a costly roof replacement later on. With this said we are stretching ourselves financial to have everything done at once and done correctly from the beginning. Incurring any additional expenses such as a tile or metal roof would strain us financially and would make the whole project unattainable. Time is of the essence as the federal government has a solar panel rebate program that expires December 31, 2019. This rebate is what make it possible for us to have solar panels installed in our house.

The whole idea for us to install solar panels is to go green and help the environment. Once again the extra expense is not possible for us at the moment. We would greatly appreciate your help in approving a shingle roof replacement.

If you have any questions, please feel free to contact me at the above information.

Thank you kindly,

Luz Nelly Nogueroles Home owner 9481 Byron Avenue

November 20, 2019



MEMORANDUM

To: Planning and Zoning Board

Through: Guillermo Olmedillo, Town Manager

From: Sarah Sinatra Gould, AICP, Town Planner

CC: Lillian Arango, Town Attorney

Date: December 12, 2019

Re: 9177 Dickens Avenue - Menendez Residence Remodel Variance

The architect, Edgar Gonzalez, on behalf of the owner Ibrahim Menendez, is requesting a variance to; (1) maintain the existing legal non-conforming north interior side setback for the proposed work, and (2) apply a setback formula (0.3 x lot width -10 feet) to the south interior setback for the proposed work. This requested variance is for the addition which the owner wishes to add to the rear and interior sides of the existing structure. Such addition represents a new bedroom, bathroom and master bathroom. The property is an existing, one-story, single-family residence located at 9177 Dickens Avenue within the H30B zoning district.

Location Map



Request

Regarding the first variance, the code requires the first-floor side setbacks for a site that consists of more than one lot of record to be 20 feet or 20% of the frontage, whichever is greater. The frontage of the subject lot is 75 feet; therefore, the required first-floor side setback is 20 feet. The existing home currently has a legal non-conforming north interior side setback of five feet, one inch which they would like to maintain instead of the required 20 foot setback. Thus, the applicant is proposing a side setback of five feet, one inch, a difference of 14 feet 11 inches for the proposed work.

With respect to the second variance, the code requires the first-floor side setbacks for a site that consists of more than one lot of record to be 20 feet or 20% of the frontage, whichever is greater. The frontage of the subject lot is 75 feet; therefore, the required first-floor side setback is 20 feet. The Town has considered implementing a setback formula to replace the current setback requirements, however that has not been adopted. The applicant is proposing the following formula setback = .3(lot width) - 10. The Planning and Zoning Board and Town Commission will be analyzing concepts relating to setbacks on aggregated lots at a joint meeting in the future. The applicant is requesting to apply the formula to the south interior side setback instead of utilizing the current code requirements. The applied formula (.3(75)-10=12.5) results in a 12foot, six inch setback. Thus, the applicant is proposing a south side setback of 12 feet, six inches, a difference of seven feet, six inches from the current code standards.

Variance Criteria

(1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

The property is a rectangular-shaped lot that consists of more than one lot of record, which is not unusual for H30B properties along Dickens Avenue. The existing north interior structure setback is a legal nonconforming structure that has existed for a long time. The property has 75.00 feet of frontage along Dickens Avenue. The special conditions and circumstances which exist on site are conditions which are self and knowingly imposed by proposing to remodel and expand the existing structure. There are other lands, structures, or buildings that would be required to meet the Code-required setbacks.

(2) The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

The applicant is requesting the setback variances in order to remodel and expand their existing structure.

(3) Literal interpretation of the provisions of the Town Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Town Code and results in unnecessary and undue hardship on the applicant;

The intent of this provision of the Code was to provide additional separation between existing structures and new structures constructed on parcels in the H30B zoning district

along Dickens Avenue. The Town Commission is currently considering modifying this provision for aggregated lots. The strict interpretation would create a hardship.

(4) The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Town of Surfside Comprehensive Plan or the Town Code;

The hardship is a result of a remodel/addition on more than one lot of record, which requires the property to provide larger setbacks.

(5) An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

It appears the applicant's desire is to remodel the structure for their occupancy, and such request is not economically based.

(6) Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

As there are other parcels within this zoning district with more than one lot of record, other property owners would be affected by this code requirement.

(7) The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

The requested variance is to maintain the existing legal non-conforming north interior side setback of five feet, one inch instead of the required 20-foot setback required by the code. Furthermore, the requested variance is to apply a setback formula of 0.3 times lot width minus 10 feet instead of the code required 20 feet for the south interior setback. Such formula $(0.3 \times 75 \text{ft} - 10 \text{ft} = 12.5)$ results in a 12foot, six inch setback on the south interior side. The intention to use the potential future setback formula demonstrates the applicant's goal to be more in line with the spirit of the code. The Town Commission has indicated a desire to modify the current ordinance to provide setbacks consistent with the width of the lot.

(8) The requested variance is in harmony with the general intent and purpose of the Town of Surfside Comprehensive Plan and the Town Code, is not injurious to the neighborhood, or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

The proposed north interior side setback is not consistent with the direction of the Town Commission while the proposed south interior setback is consistent with the direction of the Town Commission for setbacks based on lot width. Although the revised code provision has not been adopted yet, the applicant has attempted to meet the potential future provisions discussed (on the south side) and therefore would not be injurious to the neighborhood. The additional setback requirements adopted by the Town Commission were intended to reduce the mass of buildings.

Findings

Staff recommends consideration of the request by the Planning and Zoning Board.



Please email comments to asap. permit. solutions @gmail.com Edmee 305 608 4459

SOISABOS 30 NOGO

TOWN OF SURFSIDE GENERAL VARIANCE APPLICATION

A complete submittal includes all items on the "Submission Checklist for General Variance Application" 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 _	Ibrahim Menendez
PHONE / FAX _	939-332-8801
AGENT'S NAME _	Flux Architects
ADDRESS	P.O. BOX 971429 Miami, FL 33197
PHONE / FAX	786-470-4497
PROPERTY ADDRESS	9177 Dickens Avenue, Surfside, FL 33154
ZONING CATEGORY	Single Family
DESCRIPTION OF VARIANCE REQUESTED - (please use separate sheet)	Please refer to attached narrative.
INTERNAL USE ONLY Date Submitted _ Report Completed	10/28/19 Project Number

ZONING STANDARDS	Required	Provided		
Lot Coverage	40% max.	37.8%		
Dimension of yards	75' x 112.50'	75' x 112.50'		
Setbacks (F/R/S)	20.0' / 20.0' / 20.0'	19.86' / 29.6' / 10.0'		
Parking	2	2		
Loading	N.A.	N.A.		
Pervious Area	35% min.	51%		

SIGNATURE OF OWNER

Comments

DATE

SIGNATURE OF AGENT

10/23/2019

DATE



TOWN OF SURFSIDE SUBMISSION CHECKLIST GENERAL VARIANCE APPLICATION

	Project Name _.	Menendez Residence	Project Number _.	1910
	Review Date		_	
su	IBMITTAL REQUIR	EMENTS FOR REVIEW (Perr	mit clerk shall initial if	item has been submitted):
	Fee ☐ Residential \$1,☐ Non-Residential			
	Completed "Gener	al Variance Application" form		
	hundred (100) per	cent of the property described sent, or by duly authorized ago	in the application, or by	n to by the owner or owners of one tenant or tenants with the owners itten power of attorney if the agent
	The written conse easements	nt of all utilities and/or easer	ment holders if the pro	oposed work encroaches into any
	of the survey). A s		icient as long as the pr	inges have occurred since the date operty has not changed ownership ace the date of the survey.
		ns of the subject property and rovided prior to Design Review		and fronting properties visible from
	Fifteen (15) red Board Meeting) Please show / prov Tabulations of to Entire parcel(s) v Existing and prop Buildings to be red Setbacks Dimensions and including sidewalks All existing and property of the pro	ed sets of complete design devoluced sized copies of the plans of the plans of the plans of the following (if applicable) of the following (if applicable) of the following (if applicable) of the following and lot size in the followings with square for the following with square for the follow	s (11" x 17" sheets) (to log. ge, setbacks and acreage square feet otage oposed right-of-ways, estrips ocluding, but not limited as, signs, parking areas getation, palms and note	asements and street frontage, to, all utilities, retaining walls, , and erosion control features
	A map indicating th	e general location of the prope	erty.	



Writte	n Narrative of request that addresses each of the following standards of review:
	Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;
	The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;
	Literal interpretation of the provisions of the Town Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Town Code and results in unnecessary and undue hardship on the applicant;
	The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Town of Surfside Comprehensive Plan or the Town Code;
	An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;
	Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;
	The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and
	The requested variance is in harmony with the general intent and purpose of the Town of Surfside Comprehensive Plan and the Town Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.
	idditional data, maps, plans, or statements as the Town may require to fully describe and evaluate ticular proposed plan.

Ü.S. DEPARTMENT OF HOMELAND SECURITY

Federal Emergency Management Agency National Flood Insurance Program

OMB No. 1660-0008 Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

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

SECTION A - PROPERTY I	OR INSURANCE COMPANY USE					
A1. Building Owner's Name IBRAHIM MENENDEZ PEREZ & DAIMIS VAZQUEZ ROSABAL Policy Number:						
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Company NAIC Number: 9177 DICKENS AVE						
City SURFSIDE	State FL		IP Code 33154			
A3. Property Description (Lot and Block Numbers, Tax ALTOS DEL MAR NO 4 PB 10-63 LOT 11 & N1/2 L						
A4. Building Use (e.g., Residential, Non-Residential, A	ddition, Accessory, etc.)	RESIDENTIAL				
A5. Latitude/Longitude: Lat. N25°52'45"	_ong. W80°07'34"	Horizontal Datum:	□ NAD 1927 ■ NAD 1983			
A6. Attach at least 2 photographs of the building if the	Certificate is being used to	o obtain flood insuran	ce.			
A7. Building Diagram Number 8						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s)	1777 sq ft					
b) Number of permanent flood openings in the cra	wispace or enclosure(s) w	ithin 1.0 foot above a	idjacent grade 6			
c) Total net area of flood openings in A8.b 648	sq in					
d) Engineered flood openings?	<u> </u>					
A9. For a building with an attached garage:						
a) Square footage of attached garage 339	sq ft					
b) Number of permanent flood openings in the atta	ached garage within 1.0 fo	ot above adjacent gra	ade N/A			
c) Total net area of flood openings in A9.b N/A	sq in					
d) Engineered flood openings? Yes	·					
a) Engineered nood openings:	,					
SECTION B - FLOOD IN	ISURANCE RATE MAP	(FIRM) INFORMAT	ION			
B1. NFIP Community Name & Community Number	B2. County Name	•	B3. State			
SURFSIDE 12659	MIAMI-DADE		FL			
B4. Map/Panel B5. Suffix B6. FIRM Index Number Date	B7. FIRM Panel Effective/	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base			
12086C 0144 9-11-09	Revised Date	AE	Flood Depth)			
120800 0144	9-11-09	<u> </u>	8.0			
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:						
FIS Profile FIRM Community Determ	ined Other/Source:					
B11. Indicate elevation datum used for BFE in Item B9: INGVD 1929 NAVD 1988 Other/Source:						
B12. Is the building located in a Coastal Barrier Resou		or Otherwise Protect	ted Area (OPA)?			
Designation Date: N/A C	BRS OPA					

OMB No. 1660-0008 Expiration Date: November 30, 2018

IMPOR	TANT: In these spaces, copy the corresponding information from Se	FOR INSURANCE COMPANY USE						
	g Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. RoDICKENS AVE	Policy Number:						
City		Code		Company NAIC Number				
SURF	SIDE FL 33	154						
	SECTION C - BUILDING ELEVATION INFORMA	TION (SURV	EY RE	QUIRED)				
C1. E	Building elevations are based on: Construction Drawings* DBu	ilding Under C	Constru	ction* Finished Construction				
	A new Elevation Certificate will be required when construction of the build	•						
	C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: T-243 Vertical Datum: NGVD1929							
Ir	ndicate elevation datum used for the elevations in items a) through h) bel	ow.						
	■ NGVD 1929							
	Datum used for building elevations must be the same as that used for the	BFE.		Check the measurement used.				
а	a) Top of bottom floor (including basement, crawlspace, or enclosure floo	r) <u>4</u>	66	feet meters				
b	o) Top of the next higher floor	6	67	feet meters				
c	e) Bottom of the lowest horizontal structural member (V Zones only)	N/	. <u>A</u>	feet meters				
d	i) Attached garage (top of slab)	4	. 60	feet				
e	Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	7	. 13	feet meters				
f) Lowest adjacent (finished) grade next to building (LAG)	4	60	feet meters				
g	j) Highest adjacent (finished) grade next to building (HAG)	4	82	feet				
h	Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/	<u> </u>	feetmeters				
	SECTION D - SURVEYOR, ENGINEER, OR AR	CHITECT CE	RTIFI	CATION				
l certi	certification is to be signed and sealed by a land surveyor, engineer, or ar fy that the information on this Certificate represents my best efforts to inte- ment may be punishable by fine or imprisonment under 18 U.S. Code, Se	erpret the data	ized by availai	law to certify elevation information. ble. I understand that any false				
Were	latitude and longitude in Section A provided by a licensed land surveyor]No	Check here if attachments.				
	ier's Name License Number			_3				
Title	ARDO MAQUEIRA LS6992							
P.S.M.				TXII. I				
Comp	pany Name							
MAQ S	SERVICES INC			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
Addre								
965 W		717.0		1				
City HIALE	AH State FL	ZIP Code 33012						
Signa	Date 10-14-2019	Telephone 305-901-						
Сору	Copy all pages of this are continued and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.							
	Comments (including type of equipment and location, per C2(e), if applicable) LATITUDE & LONG/TUDE OBTAINED BY GPS C.2.E. REFERS TO ELEVATED A/C PAD ON SOUTH SIDE OR BLDG							
L.C.O.	L.C.O.R 4.63' H.C.O.R 4.79'							

OMB No. 1660-0008 Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding	FOR INSURANCE COMPANY USE					
Building Street Address (including Apt., Unit, Suite, and/or 9177 DICKENS AVE	Bldg. No.) or P.O. Rou	te and Box No.	Policy Number:			
City State SURFSIDE FL		Code 54	Company NAIC Number			
SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)						
For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.						
E1. Provide elevation information for the following and che the highest adjacent grade (HAG) and the lowest adja a) Top of bottom floor (including basement,	eck the appropriate box acent grade (LAG).	es to show whethe	er the elevation is above or below			
crawlspace, or enclosure) is		feetmete	ers above or below the HAG.			
b) Top of bottom floor (including basement, crawlspace, or enclosure) is		feetmete	ers above or below the LAG.			
E2. For Building Diagrams 6–9 with permanent flood oper	nings provided in Section	n A Items 8 and/o	r 9 (see pages 1–2 of Instructions),			
the next higher floor (elevation C2.b in the diagrams) of the building is		feetmete	ersabove orbelow the HAG.			
E3. Attached garage (top of slab) is		feetmete	ersabove orbelow the HAG.			
E4. Top of platform of machinery and/or equipment servicing the building is		∏feet ∏mete	ers			
E5. Zone AO only: If no flood depth number is available, in floodplain management ordinance?	s the top of the bottom	floor elevated in a				
SECTION F – PROPERTY OWNER	· · · · · · · · · · · · · · · · · · ·					
The property owner or owner's authorized representative vectors community-issued BFE) or Zone AO must sign here. The state of the state	who completes Sections statements in Sections .	A, B, and E for Z A, B, and E are co	rrect to the best of my knowledge.			
Property Owner or Owner's Authorized Representative's N	lame					
Address	City	S	tate ZIP Code			
Signature	Date	Т	elephone			
Comments						
			Check here if attachments.			

OMB No. 1660-0008 Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corre	FOR INSURANCE COMPANY USE				
Building Street Address (including Apt., Unit, Su 9177 DICKENS AVE	No. Policy Number:				
City SURFSIDE	State ZIP Code FL 33154	Company NAIC Number			
SECTIO	ON G - COMMUNITY INFORMATION (OPTIC	DNAL)			
The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.					
G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)					
G2. A community official completed Section or Zone AO.	on E for a building located in Zone A (without	a FEMA-issued or community-issued BFE)			
G3. The following information (Items G4–	G10) is provided for community floodplain ma	anagement purposes.			
G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued			
G7. This permit has been issued for:	New Construction ☐ Substantial Improven	ent			
G8. Elevation of as-built lowest floor (including of the building:	g basement)	feet meters			
G9. BFE or (in Zone AO) depth of flooding at t	he building site:	feet meters Datum			
G10. Community's design flood elevation:		feet meters Datum			
Local Official's Name	Title				
Community Name	Telephone				
Signature	Date				
Comments (including type of equipment and loc	cation, per C2(e), if applicable)				
		☐ Check here if attachments.			
		—			



See Instructions for Item A6.

OMB No. 1660-0008 Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including 9177 DICKENS AVE	Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.	Policy Number:	
City	State	ZIP Code	Company NAIC Number	
SURFSIDE	FL	33154	n chus	

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



Photo One

Photo One Caption FRONT VIEW



Photo Two

Photo Two Caption FRONT VIEW

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

Continuation Page

OMB No. 1660-0008 Expiration Date: November 30, 2018

IMPORTANT: In these spa	FOR INSURANCE COMPANY USE Policy Number:		
Building Street Address (inc 9177 DICKENS AVE			
City SURFSIDE	State FL	ZIP Code 33154	Company NAIC Number

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





Photo One

Photo One Caption REAR VIEW



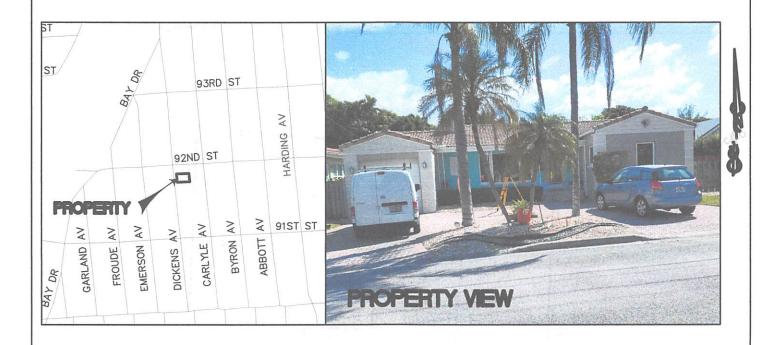


Photo Two

Photo Two Caption SIDE-AC VIEW

DCATTION SIKIETICIHI

SCALE: NTS



JOB No. 19-109177 CLIENT: IBRAHIM MENENDEZ PEREZ & DAIMIS VAZQUEZ ROSABAL	
PROPERTY ADDRESS 9177 DICKENS AVE SURFSIDE, FL 33154	
LEGAL DESCRIPTION: (FURNISHED BY CLIENT)	
LOT 11 & N1/2 LOT 12 BLK 11	
SUBDIVISIONALTOS DEL MAR NO 4	
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK AT PAGE 63	
OF THE PUBLIC RECORDS OFMIAMI-DADE COUNTY, FLORIDA.	
SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UN	IDERGROUND
ENCROACHMENTS IF ANY, NOT LOCATED.	
SURVEYOR'S NOTES:	
1_) IE SHOWN DEADINGS AND ANGLES ADE DEEEDEED TO SAID DIAT IN LEGAL DESCRIPTION	

1-) IF SHOWN, BEARINGS AND ANGLES ARE REFEREED TO SAID PLAT IN LEGAL DESCRIPTION.
2-) THE RELATIVE CLOSURE IN THE FIELD MEASURED BOUNDARY IS BETTER THAN: 1 FOOT IN 7,500 FEET; LINEAR (SUBURBAN).
3_) A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. THEREFORE, THERE MAY BE RESTRICTIONS ON THIS PARCEL THAT ARE NOT SHOWN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. NO EXPRESSED OR IMPLIED DETERMINATION OF TITLE OR OWNERSHIP TO THE LAND DESCRIBED IS MADE.
4-) THERE MAY BE UNDERGROUND UTILITY LOCATIONS AND SUBSURFACE FEATURES WITHIN THE PARCEL THAT ARE NOT SHOWN. THERE IS NO VISIBLE SURFACE OR OVERHEAD ENCROACHMENT, OTHER THAN SHOWN ON THIS SURVEY.
5-) IT IS A VIOLATION OF RULE 51-70 FT THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF THE SURVEYOR.

6-) INFORMATION OF TREE PROVIDED: DIAMETER (#), HEIGHT (H), CANOPY SHADE (CS). ALL NAMES ARE NOTED TO SURVEYORS ABILITY. SURVEYOR IS NOT AN ARBORIST AND CANNOT PROVIDE SCIENTIFIC NAMES OF TREE AND OR PLANTS.

ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR

ELEVATIONS (WHEN SHOWN) REFER TO N.G.V.D., 1929 DATUM,

COUNTY BENCHMARK USED T-243 ELEVATIONS 13.03' FEET B.M. LOCATION SURFSIDE BLVD

BAY DRIVE

CERTIFIED TO:

IBRAHIM MENENDEZ PEREZ DAIMIS VAZQUEZ ROSABAL

SURVEY DATE: 10-14-2019



MAQUEIRA, P.S.M LEONARDO, CERTIFIC ATE No.L.S.-6992

STATE OF FLORIDA "NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."



Fax: (305) 901-1323

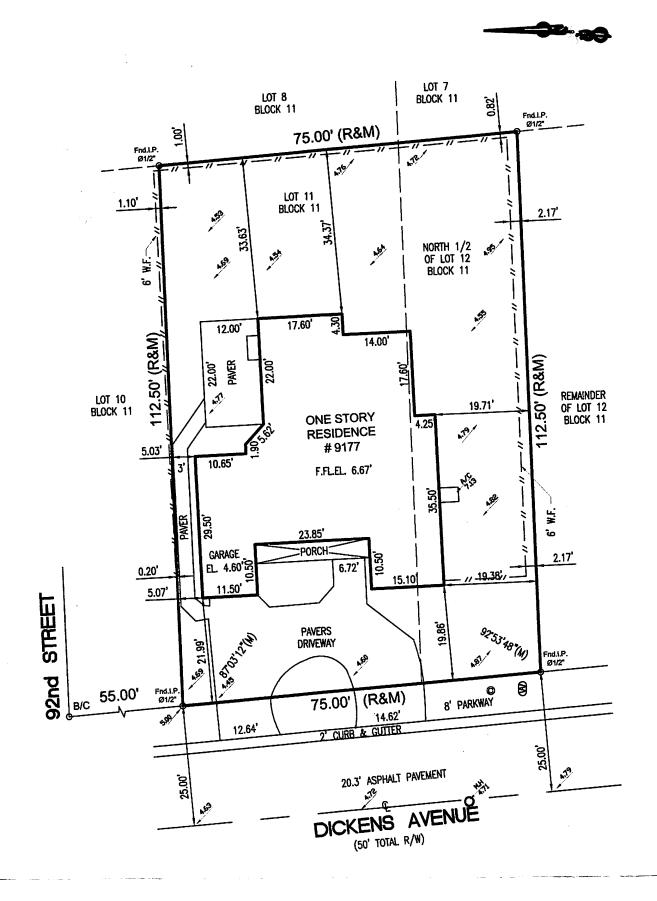
PAGE 2 OF 2 NOT VALID WITHOUT PAGE 1 OF 2

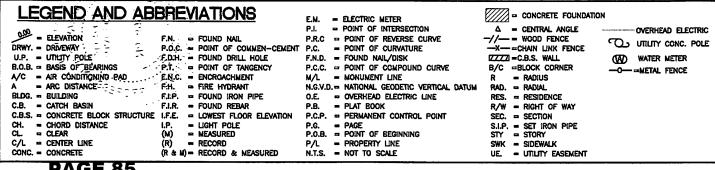
19-109177 JOB No.

SCALE: 1" = 20'

ď.

SURVEY JNIDAIRY







Petition for Requesting a Variance

Menendez Residence 9177 Dickens Ave., Surfside, FL 33154

November 22, 2019

This requested variance is for a new patio structure (bedroom #4, bath #2 & master bath) which the owner wishes to add to the rear and interior sides of the existing structure as noted in the plans attached.

A. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.

The requested variance is to maintain the existing legal non-conforming north interior side setback of 5'-1" of the structure for the proposed structure instead of the required 20 ft (when the site consists of more than one lot of record, as shown on plats in effect on November 13, 2018) of existing regulations. Also, the requested variance is to apply the future setback formula of 0.3 times lot width minus 10 ft (0.3 x 75 ft - 10 ft = 12.5 ft setback) instead of the required 20 ft for the south interior setback of 12.5 ft of the proposed work.

The existing north interior side structure set back is a legal nonconforming structure that has existed for a long time. This includes the existing garage and laundry room. All these existing spaces will not change the existing street elevation as these spaces are to remain as is. On the south interior side setback, the proposed rear addition will be located 35 feet away from the existing street building line and will not be visible from the street side. The proposed structure will be concealed by existing fencing and landscaping, therefore does not affect the stability or appearance of the city.

B. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property.

The special conditions have existed for a long time, prior to recent code changes of November 13, 2018, and do not result from the actions of the applicant or prior owner of the property.

C. Literal interpretation of the provisions of the Town Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Town Code and results in unnecessary and undue hardship on the applicant.

Existing neighboring properties in the same zoning district clearly have existing 5 feet interior side setbacks (1/4 of required 20 feet) or have a 10 feet separation between neighboring structures which results in undue hardship on the home owner. Proposed addition is 30 feet away from the neighboring property to the south.

D. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Town of Surfside Comprehensive Plan or the Town Code.

The requested variance is consistent with the comprehensive plan as the owner is not seeking to change the zoning requirements or land usage. This request only affects the interior side setbacks at the rear portion of the property.

E. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship.

The need for the requested variance is not economically based or self-imposed. The property was bought with the current size lot. The owner wishes to utilize the home in a more efficient manner as suggested in the plans presented by adding the proposed structure towards the rear and interior setbacks, at 5'-1" setback to the north side aligning with the existing legal non-conforming setback and at 12'-6" setback to the south side, which is understood as the new conforming setback in the near future. In addition, the proposed structure is approximately 30 feet away from the neighboring structure to the south.

F. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district.

Granting the variance application conveys the same treatment to the applicant as the existing neighboring properties clearly have existing 5 feet interior setbacks at each lot or equal to 10 feet separation between neighboring structures.

G. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure.

The setback requested 5'-1" interior setback to the north and 12'-6" interior setback to the south of the lot which will not change the look of the building from the front of the house (street view) as the proposed addition sits 35 feet away from the existing street building line. The requested variance will actually add value to the neighborhood homes and will conform to the neighboring ascetics.

H. The requested variance is in harmony with the general intent and purpose of the Town of Surfside Comprehensive Plan and the Town Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

The requested variance is compatible with the surrounding land uses as the use will not change from a single-family residence. The variance will not be detrimental to the community as it is located on the rear and interior side of the property, 35'-0" behind the front facade and the existing frontage will be maintained by the existing frontage of the home.

The property owner is proposing bedrooms and baths additions on the rear/ interior side of the property for the full benefit and use of the owner. Moreover, the addition will not be seen from Dickens Avenue (street view).

Sincerely,

Edgar Gonzalez, RA. LEED AP
Principal

Ibrahim Menendez
Property Owner
Tel: 939-332-8801



RESPONSES TO VARIANCE COMMENTS - REVISION 1

November 18, 2019 Attn: Sarah Sinatra Gould Project Number: 1910

Project Name: Menendez Residence Project Address: 9177 Dickens Ave, FL 33154

DEPARTMENT	No.	COMMENT	RESPONSE	SHEET
Planning Dept.	1	Provide the FFE on the site plan.	Added FFE as requested. Please refer to sheet A100.	A100
	2	Provide a survey.	Provided with this submittal	Survey
	3	Provide a demo plan.	Please refer to new sheet A403 for extend of demolition scope of work. Existing home footprint NOT to be demolished.	A403
	4	Provide an existing elevation sheet. In doing so, show that the addition will result in zero percent net loss of wall openings including windows, door or transitional spaces defined by porticoes or colonnades. (Code Section 90-50)	Added new sheet as requested. Please refer to sheet A403.	A403
	5	Add the rear steps shown on the elevation sheet to the site plan. Currently, the steps are not shown on the site plan. Make sure these impervious steps are included in the coverage calculation breakdown. (Code Section 90.49)	Added steps as requested and included in coverage calculation breakdown. Please refer to sheet A100.	A100
	6	Provide the. The maximum pitch allowed is 4:12. (Code Section 90-2)	Added notation as requested. Please refer to sheet A1.00	A100

Please let me know if you need any additional information in regards from my office.

Kind Regards,

Edgar Gonzalez, RA, LEED AP FLUX ARCHITECTS

www.thefluxarchitects.com P: 786-470-4497 LN: AA26003713 PO BOX 971429 MIAMI, FL 33197 VARIANCE SET IBRAHIM MENENDEZ 9177 DICKENS AVE SURFSIDE, FL 33154 CH, ELECT, PLUMB ENGINE A000 9177 DICKENS AVE SURFSIDE, FL 33154 IBRAHIM MENENDEZ RESIDENCE TRUCTURAL ENGINEER HER CONSULTANT THER CONSULTANT: AS NOTED Sheet Origin Date. 10/21/2019 10/21/2019 Sheet Name: COVER SHEET Project Numb Checked EG

DEZ RESIDENCE REMODEI SURFSIDE, FL 33154 9177 DICKENS AVE MENEN



OWNER

IBRAHIM MENENDEZ

9177 DICKENS AVE · SURFSIDE, FLORIDA 33154

ARCHITECTURE

FLUX ARCHITECTS, LLC **ARCHITECTURE - PLANNING - DESIGN**

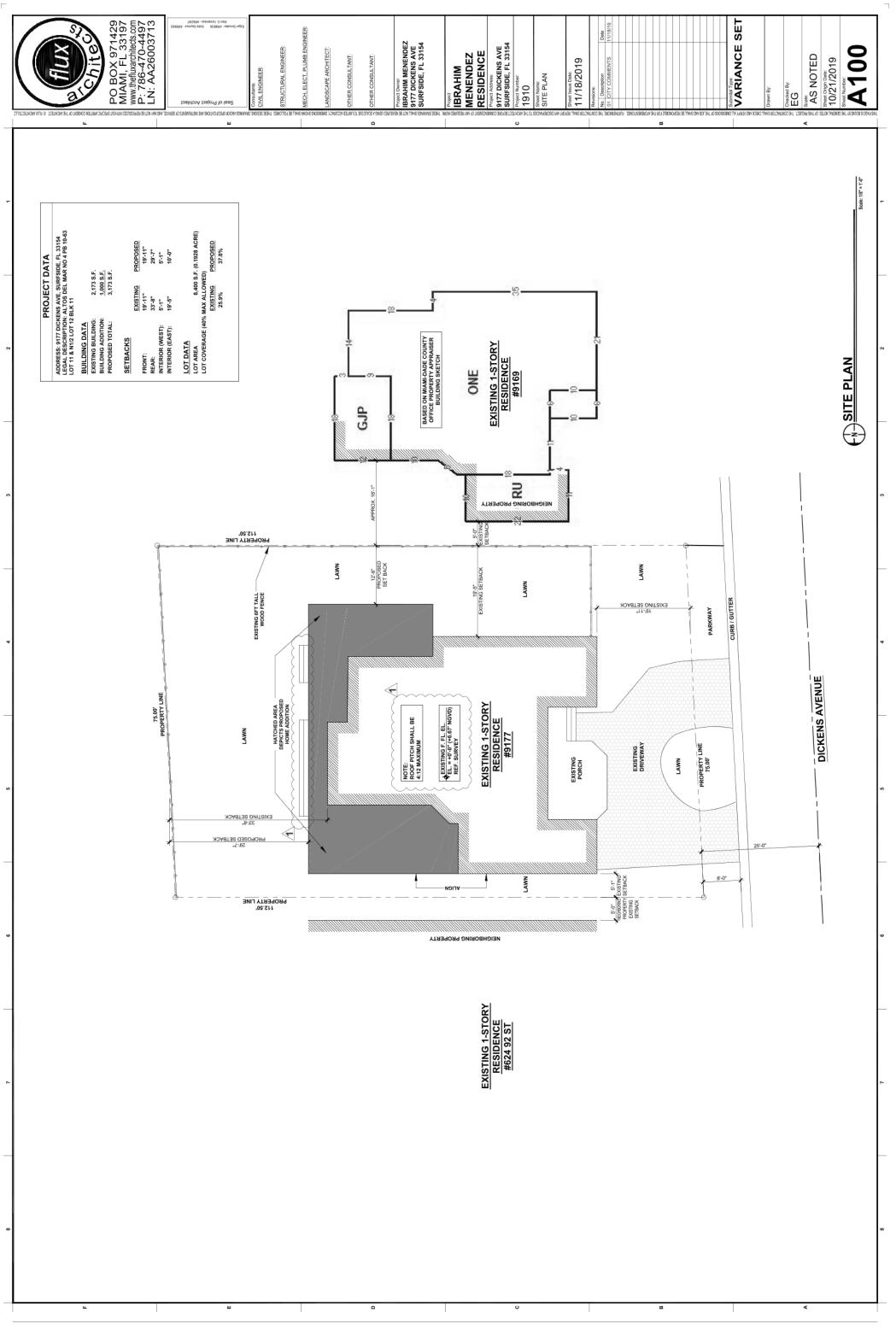
P. O. Box 971429 MIAMI, FLORIDA 33197 Tel: 786.470.4497

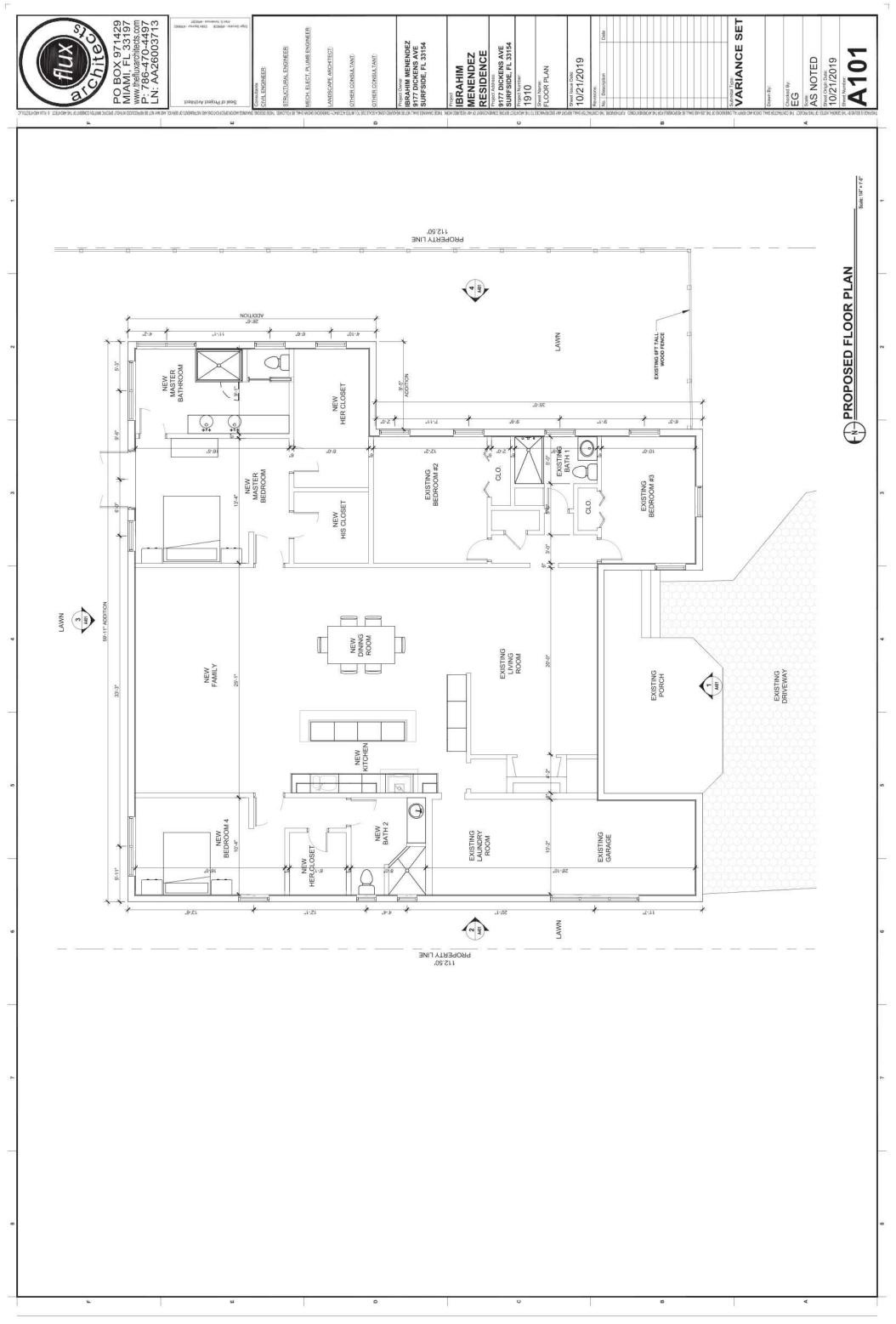
DRAWING INDEX

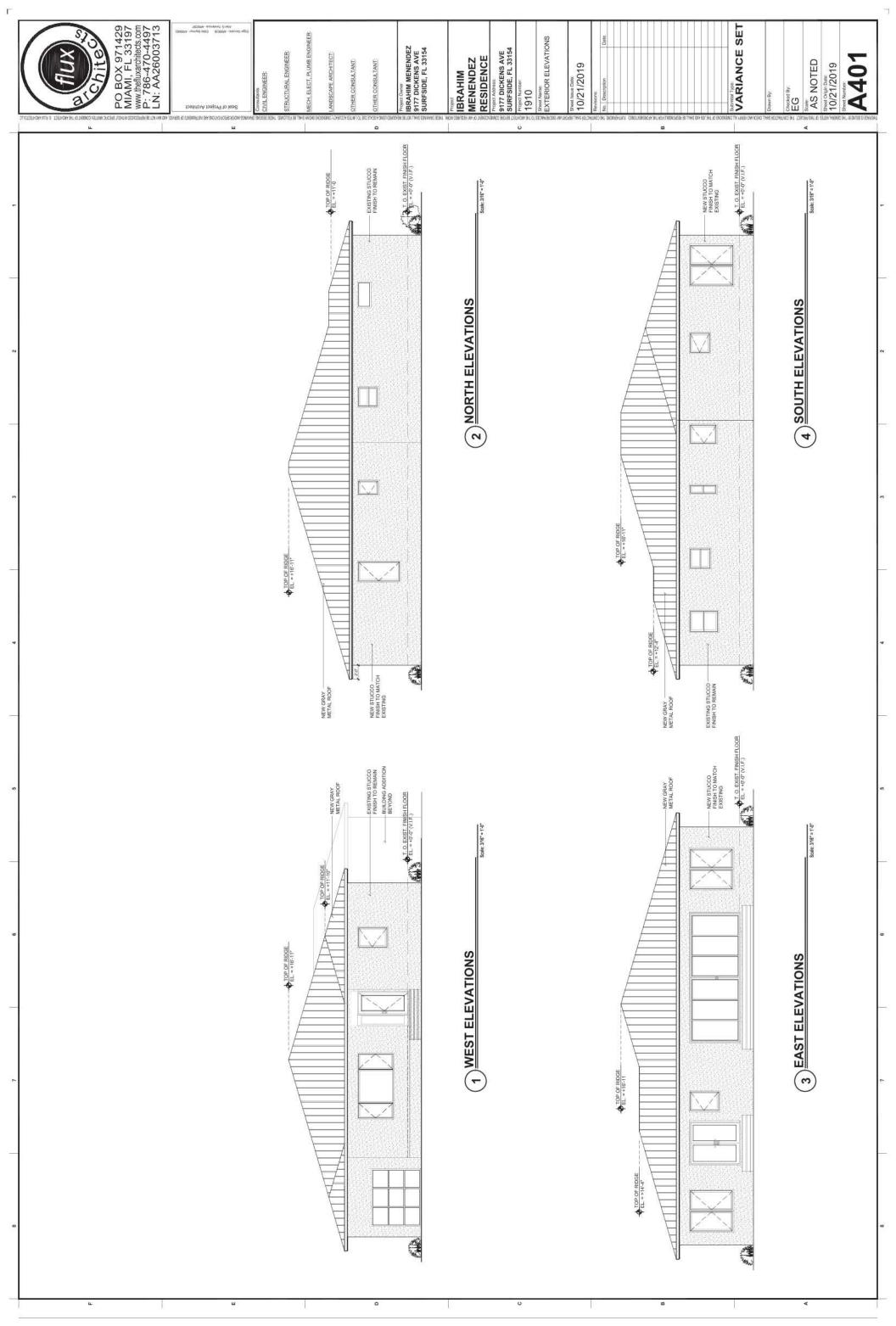
A000 A100 A401 A601 A601

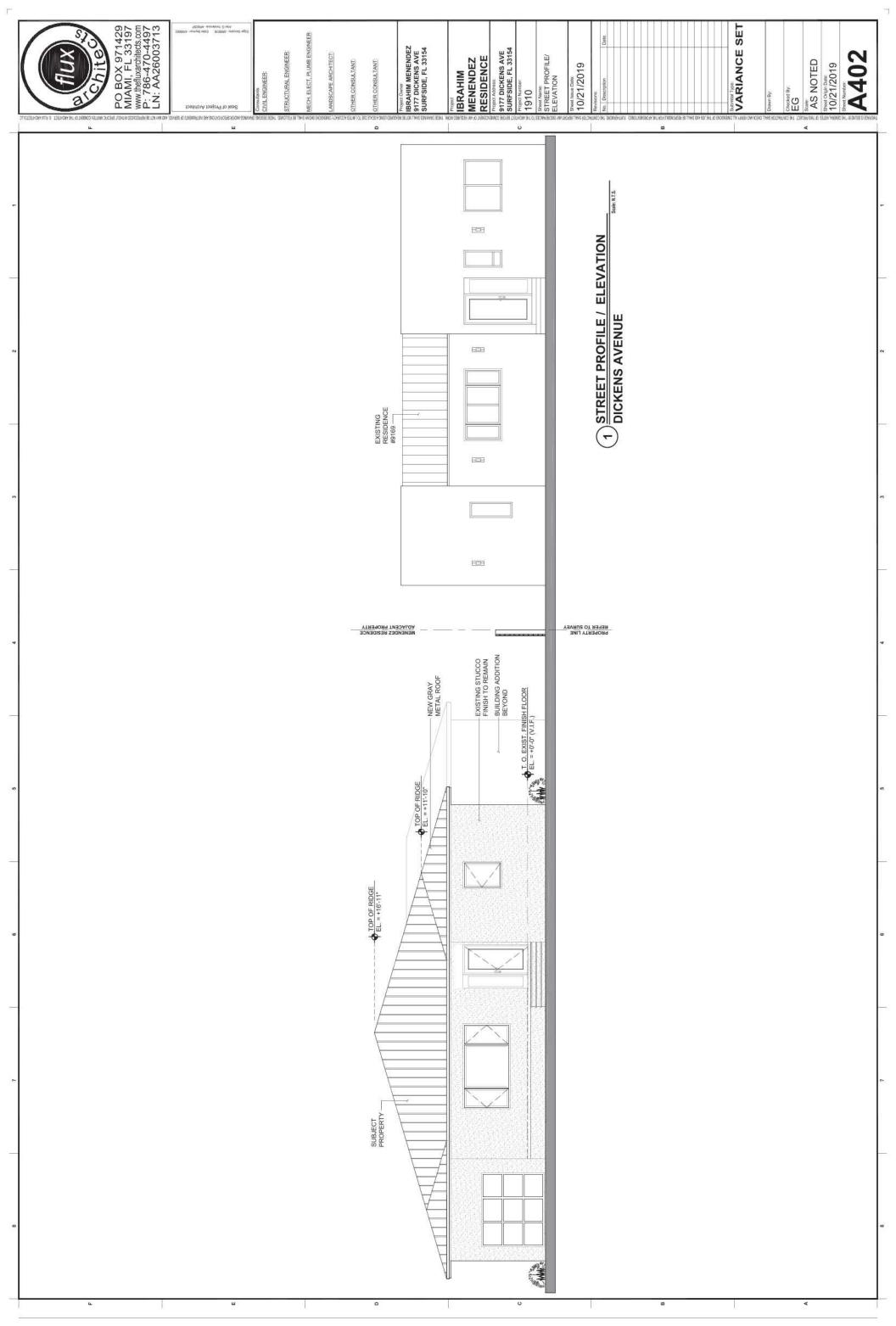
COVER SHEET SITE PLAN PROPOSED FLOOR PLAN PROPOSED BUILDING ELEVATIONS STREET PROFILE/ ELEVATION COLOR PHOTOGRAPHS

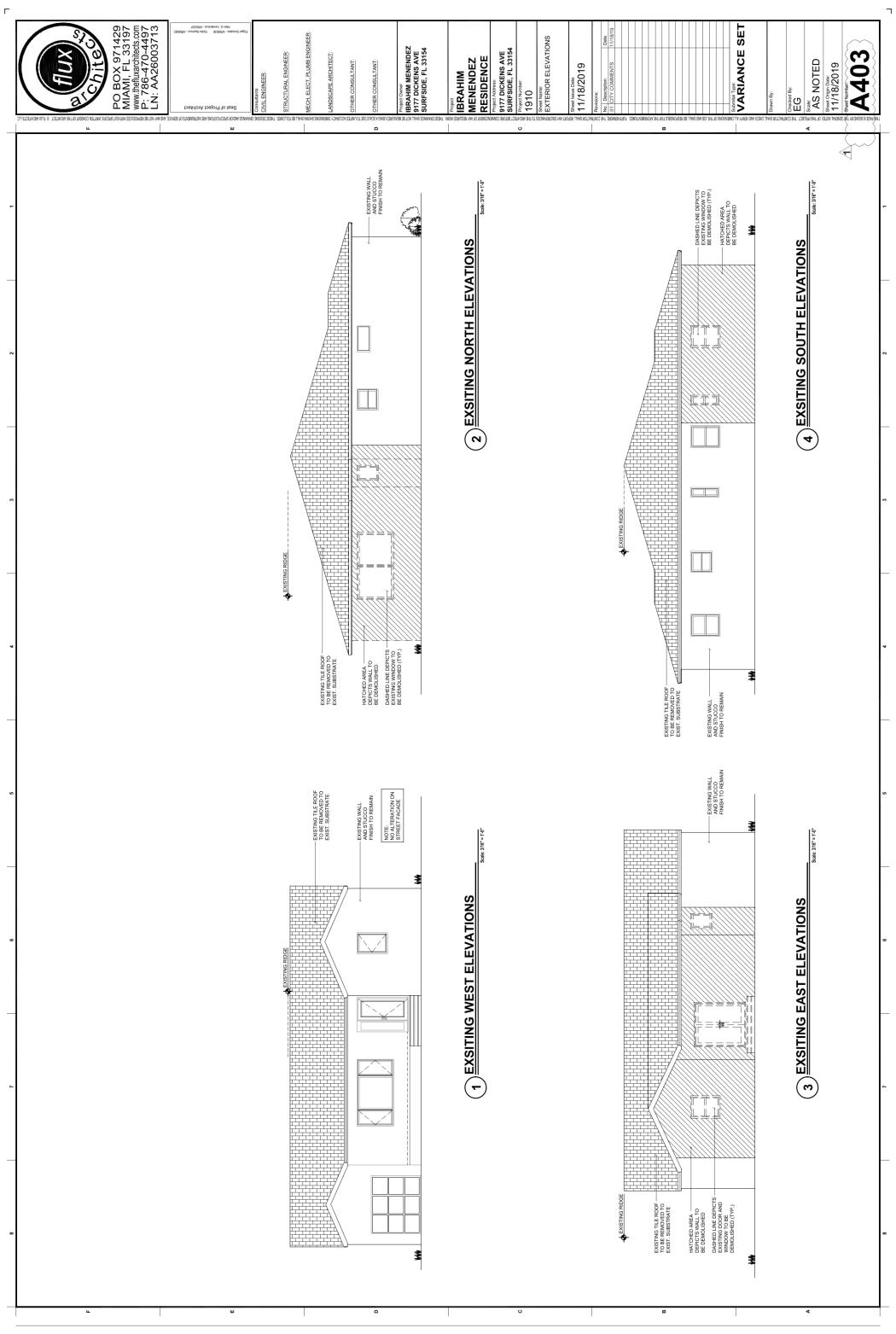
PAGE 90











THER CONSULTANT:

IBRAHIM MENENDEZ 9177 DICKENS AVE SURFSIDE, FL 33154

IBRAHIM MENENDEZ RESIDENCE

3177 DICKENS AVE SURFSIDE, FL 33154

Project Numt

F PHOTOGRAPH OF FRONTING PROPERTY

DICKENS AVENUE

E PHOTOGRAPH OF ADJACENT PROPERTY DICKENS AVENUE

10/21/2019

VARIANCE SET

EG G

AS NOTED

10/21/2019

KEY MAP OF PHOTOGRAPHS

H PHOTOGRAPH OF FRONTING PROPERTY DICKENS AVENUE

G PHOTOGRAPH OF FRONTING PROPERTY DICKENS AVENUE

A601

C PHOTOGRAPH OF SUBJECT PROPERTY DICKENS AVENUE







PHOTOGRAPH OF ADJACENT PROPERTY **DICKENS AVENUE** B















To whom it may concern:

1 Marcel 9	150	enez		, the owner
of a house located at : _	9169	Digkers	Ave	

I agree with the remodelation process of the house located at : 9177 Dickens Avenue, Surfside, Florida 33154.

Any questions don't hesitate to contact me at any time.

Thank you!

I JULIO J. BALADIZON, the owner

of a house located at: 9016 DICKENS AVENUE, SURFSIDE, FL. 33154-3242 I agree with the remodelation process of the house located at : 9177 Dickens

Avenue, Surfside, Florida 33154.

Any questions don't hesitate to contact me at any time.

To whom it may concern:

I CRUZ M GOWZA LEZ, the owner of a house located at: 9149 DIEKENS AUL

I agree with the remodelation process of the house located at: 9177 Dickens

Avenue, Surfside, Florida 33154.

Any questions don't hesitate to contact me at any time.

1 Kelta	Logan		, the owner
of a house located at : _	9141 Dicken	Ave	

I agree with the remodelation process of the house located at: 9177 Dickens

Avenue, Surfside, Florida 33154.

Any questions don't hesitate to contact me at any time.

1_ arlent M	ite Weiss	, the owner
of a house located at :	1133 Dickens duer	nul

I agree with the remodelation process of the house located at : 9177 Dickens

Avenue, Surfside, Florida 33154.

Any questions don't hesitate to contact me at any time.

ale hemi

I LOURDES Yakes	_, the o	wner
of a house located at: 9208 DICKENS AVE, SURFSI	<u>නද</u>	<u>3315</u> JL
I agree with the remodelation process of the house located at: 9177 I	Dickens	

Avenue, Surfside, Florida 33154.

Any questions don't hesitate to contact me at any time.

I	MARIA	E. VALVERDE	, the owner

of a house located at : 9124 DICKENS AVE

I agree with the remodelation process of the house located at : 9177 Dickens Avenue, Surfside, Florida 33154.

Any questions don't hesitate to contact me at any time.

TO: PROPERTY OWNER

NOTICE IS HEREBY GIVEN that a Planning & Zoning Board Meeting will be held by the Planning & Zoning Board of the Town of Surfside, Florida, in the Commission Chambers, 9293 Harding Avenue, Surfside, Florida on **THURSDAY**, **DECEMBER 12**, **2019 at 6:00 p.m.**, to consider the following Zoning application:

Application: Setback Variance for a One-Story Addition

Location: 9177 Dickens Avenue

Pursuant to Section 90-35.2 of the Town Zoning Code, a variance request requires notice to neighboring property owners within 300 feet. The application is for a one story addition that encroaches into the setback for a single family residence.

Plans entitled "9177 Dickens Avenue, Menendez Residence", prepared by Flux Architects, LLC. dated October 21, 2019, are on file and may be examined in the Building Department, 9293 Harding Avenue, Surfside, FL 33154, 305-861-4863.



MEMORANDUM

To: Planning and Zoning Board

Through: Guillermo Olmedillo, Town Manager

From: Sarah Sinatra Gould, AICP, Town Planner

CC: Lillian Arango, Town Attorney

Date: December 12, 2019

Re: 1116 88th Street

The architect, Albert Rodriguez, on behalf of the owners is requesting two variances; (1) for the upper story east side setback and (2) for an increase in the maximum allowable upper story coverage from the Town of Surfside's Zoning Code. The property is an existing, two-story, single-family residence located at 1116 88th Street within the H30A zoning district. In January of 2019, the Town approved proposed additions for the subject residence which met code requirements and did not require a need for a variance. The applicant is now reconsidering such addition and has now supplied the Town with revised plans which require variance approval. The approval of the upper story proposed setback variance is contingent upon approval of the upper story expansion variance.

Location Map



Request

Regarding the first variance, the code requires an average upper story setback of 20% of the frontage for a site that consists of a lot greater than 50-feet in width when the wall length is greater than 20% of the lot depth. The frontage of the subject lot is 60.50 feet; therefore, the required upper story side setback is 12 feet, two inches. The applicant is proposing an upper story side setback of five feet, a difference of seven feet, two inches.

With respect to the second requested variance, the code requires the upper story floor area to be no greater than 80% of the first story floor area. The proposed first-floor area is 2,553 square feet; therefore, the maximum floor area of the second story is 2,043 square feet (80% of first-floor area). The previously approved permit (No. 19-5292) shows an upper story area of 2,043 square feet which meets the current code requirements. Under this variance application the applicant is requesting to increase that area by 182 square feet for a total upper story floor area of 2,225 square feet or 92% of the first-floor area.

Variance Criteria

(1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

The property is a rectangular-shaped lot which is similar to other H30A properties along 88th Street. The property has 60.50 feet of frontage along 88th street. The special conditions and circumstances which exists on site are conditions which are self and knowingly imposed by proposing to remodel and expand the upper story floor area. There are other lands, structures, or buildings that would be required to meet the Code-required setbacks.

(2) The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

The applicant is requesting the variances in order to request additional square footage to remodel and expand the upper story floor area of their existing structure where further expansion was approved earlier this year. The applicant has indicated it is requesting the variance to be consistent with the architecture of the existing home.

(3) Literal interpretation of the provisions of the Town Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Town Code and results in unnecessary and undue hardship on the applicant;

The intent of this provision of the Code was to provide additional separation between existing structures and new structures constructed on parcels in the H30A zoning district. The request for additional upper story floor area and five-foot upper story setbacks on the east side does not meet the intent of this code requirement.

(4) The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Town of Surfside Comprehensive Plan or the Town Code;

In January of 2019, the Town approved proposed additions for the subject residence which met code requirements and did not require a need for a variance. The applicant is now reconsidering such addition and has now supplied the Town with revised plans which requires variance approval. The hardship is a result of a proposed remodel/addition, which exceeds the allowable upper story floor area and requires the property to provide larger upper story setbacks due to the lot width.

(5) An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

It appears the applicant's desire is to remodel the structure for their occupancy.

(6) Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

As there are similar parcels within the H30A zoning district along 88th Street, other property owners have been required to comply with this requirement and would be affected by this code requirement.

(7) The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

As proposed the applicant is requesting to remodel/expand the upper story floor area, in doing so, such expansion exceeds the allowable floor area by 182 square feet and requires a greater upper story setback. This request is not the minimum variance necessary for the reasonable use of the land. Such proposed addition will exceed the allowable upper story floor area and required upper story setback.

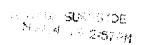
(8) The requested variance is in harmony with the general intent and purpose of the Town of Surfside Comprehensive Plan and the Town Code, is not injurious to the neighborhood, or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

The proposed upper story expansion is not consistent with the direction of the Town Commission for maximum floor area and required setbacks. The intent of the regulations related to the maximum floor area and setbacks was to develop new structures/additions in the district more in keeping with the scale of the existing fabric of surrounding structure within the zoning district and neighborhood.

Findings

Staff finds that the applicant has not met the criteria for the variance for 182 square-foot addition on the upper story, and therefore does not meet the criteria for the variance for upper story proposed setback which is contingent upon approval of the upper story expansion.





TOWN OF SURFSIDE GENERAL VARIANCE APPLICATION

A complete submittal includes all items on the "Submission Checklist for General Variance Application" 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	Stephen H. Sch	9//
PHONE / FAX	786 390 8721	
AGENT'S NAME		
ADDRESS	1116 88th Street	
PHONE / FAX		
PROPERTY ADDRESS	1116 88th Stree	<u> </u>
ZONING CATEGORY	H30A	
DESCRIPTION OF VARIANCE REQUESTED (please use separate sheet)	planse Dee the al	Muchey
INTERNAL USE ONLY Date Submitted Report Completed Comments		mber
ZONING STANDARDS	Required	Provided
Lot Coverage	40%	22,5%
Dimension of yards	Please sec plans	Please see plans
Setbacks (F/R/S)	20'/20'/6.1'	4'-11"(R), 6.1' / 68-11"
Parking		
Loading	to ====================================	
Pervious Area (Fro	nt) 50% (605)	614 P
SIGNA TURBOFOWNER	NOV 14 SIGNATURE O	F AGENT DATE
SIGNAL PULL OF CONNER	0-10	Surfside – General Variance Application



Variance Written Narrative

To Whom It May Concern:

The following narrative will seek to describe each of the (2) variances being requested under this application, and why we believe these are appropriate.

The subject property is an existing, 2-story, single-family CBS residence located at 1116 88th Street, Surfside, Florida. The property is zoned as H30A. A previous construction permit for a remodeling of said property was secured in August of 2019 and work is currently proceeding as permitted under said permit No. 19-5292.

There are (2) variances being applied for under this application affect only the second floor along the east side of property. Nothing else is impacted by these requests. The (2) variances can be described as follows:

REQUESTED VARIANCE No. 1:

We are requesting to reduce the currently required 12'-2" second floor (east) side setback to 5'-0" to match the currently existing non-conforming 5 foot setback along east properly line at both first and second floors (existing).

REQUESTED VARIANCE No. 2:

The second variance seeks approval of additional 182 s.f. which will exceed the currently required max. allowed second floor area of 2,043 s.f. (or 80% of ground floor area). The previously approved permit (No. 19-5292) shows a second floor area of 2,043 s.f. Under this variance application we are asking to be allowed to increase that area by 182 s.f. to a new second floor total of 2,225 s.f.

It is our sincere belief and opinion that these requested variances do not In any way upset or alter the harmony and general intent of the Town of Surfside Comprehensive Plan and Town Code. The existing residence is an original structure built in the 1920's and we belief that these requests are in keeping with the existing architecture. In particular, we belief that the currently required 12'-2" setback at the rear, east side of property creates a second floor offset that is unnatural and that it detracts from the original architecture. The requested variance – if granted – will remedy this unfortunate situation.

We hope this narrative serves to explain our intent with these requested variances.

Respectfully,

Albert I. Rodriguez, Architect Dalima Studio Architecture



Variance Written Narrative

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Respectfully,

Albert I. Rodriguez, Architect Dalima Studio Architecture

VARIANCE SUBMITTAL PACKAGE:

Residence Schott Family

116 88th Street Surfside, Florida 33154

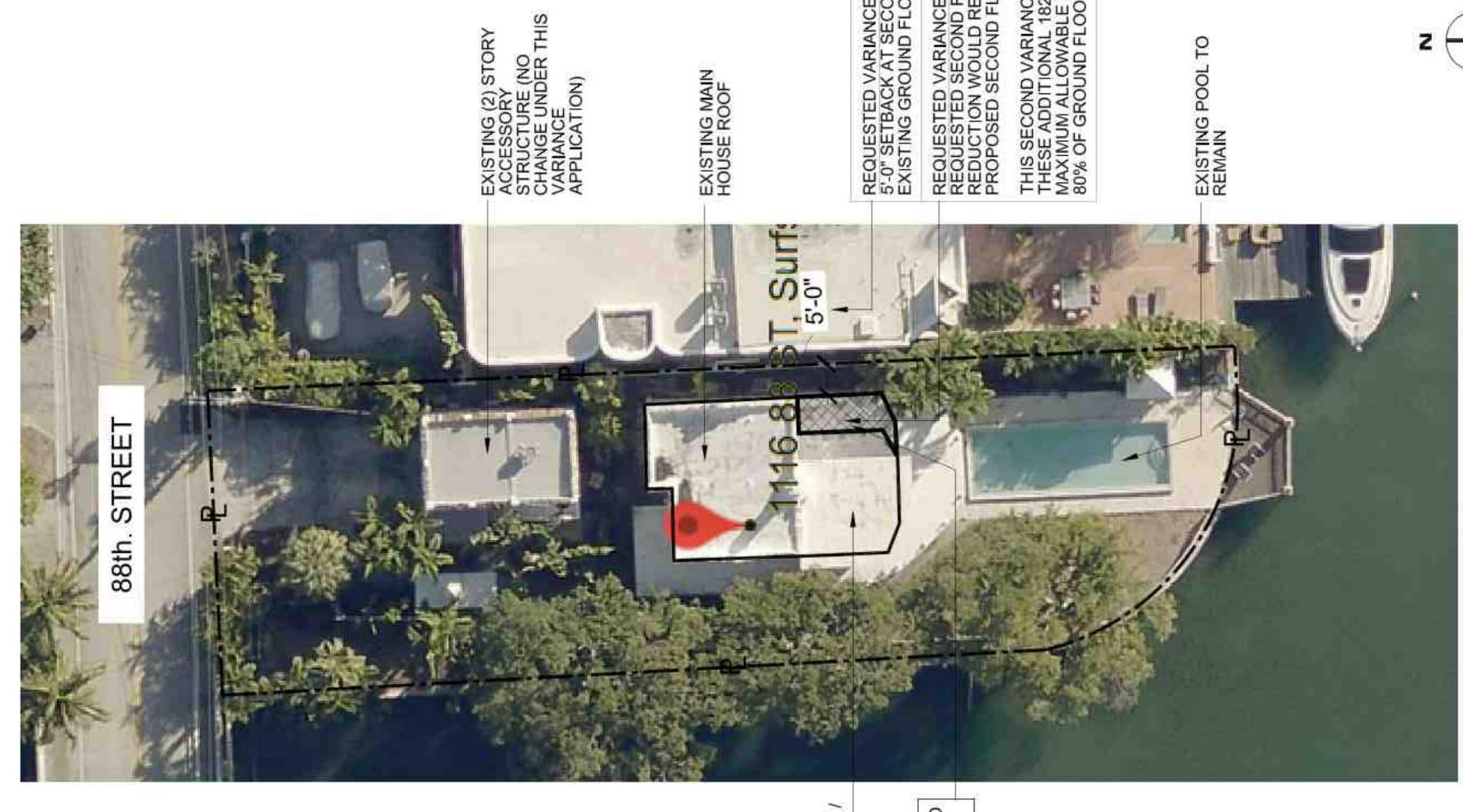
D A L S T U ARCHITE

November 14, 2019

TREE

S

88th.



- EXISTING (2) STORY ACCESSORY STRUCTURE (NO CHANGE UNDER THIS VARIANCE APPLICATION)

EXISTING MAIN HOUSE ROOF

ALBERT I. RODRIGUEZ FLORIDA REGISTERED ARCHITECT AR No., 16262

Surfside, Florida 33154

The Schott Family Residence

VARIANCE SUBMITTAL PACKAGE:

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CURRENTLY APPROVED SECOND FLOOR

PROPOSED SECOND FLOOR ADDITION

2 SITE AERIAL VIEW - REQUESTED VARIANCE(S)

EXISTING POOL TO REMAIN

CURRENTLY REQUIRED SECOND FLOOR SETBACK

COVER

EXISTING POOL TO REMAIN

THIS SECOND VARIANCE SEEKS APPROVAL FOR THESE ADDITIONAL 182 S.F. WHICH EXCEED THE MAXIMUM ALLOWABLE SECOND FLOOR AREA OF 80% OF GROUND FLOOR AREA BY 182 S.F.

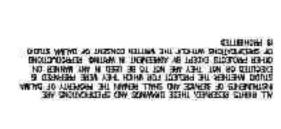
REQUESTED VARIANCE No. 2:
REQUESTED SECOND FLOOR SIDE SETBACK
REDUCTION WOULD RESULT IN INCREASE OF
PROPOSED SECOND FLOOR AREA OF 182 S.F.

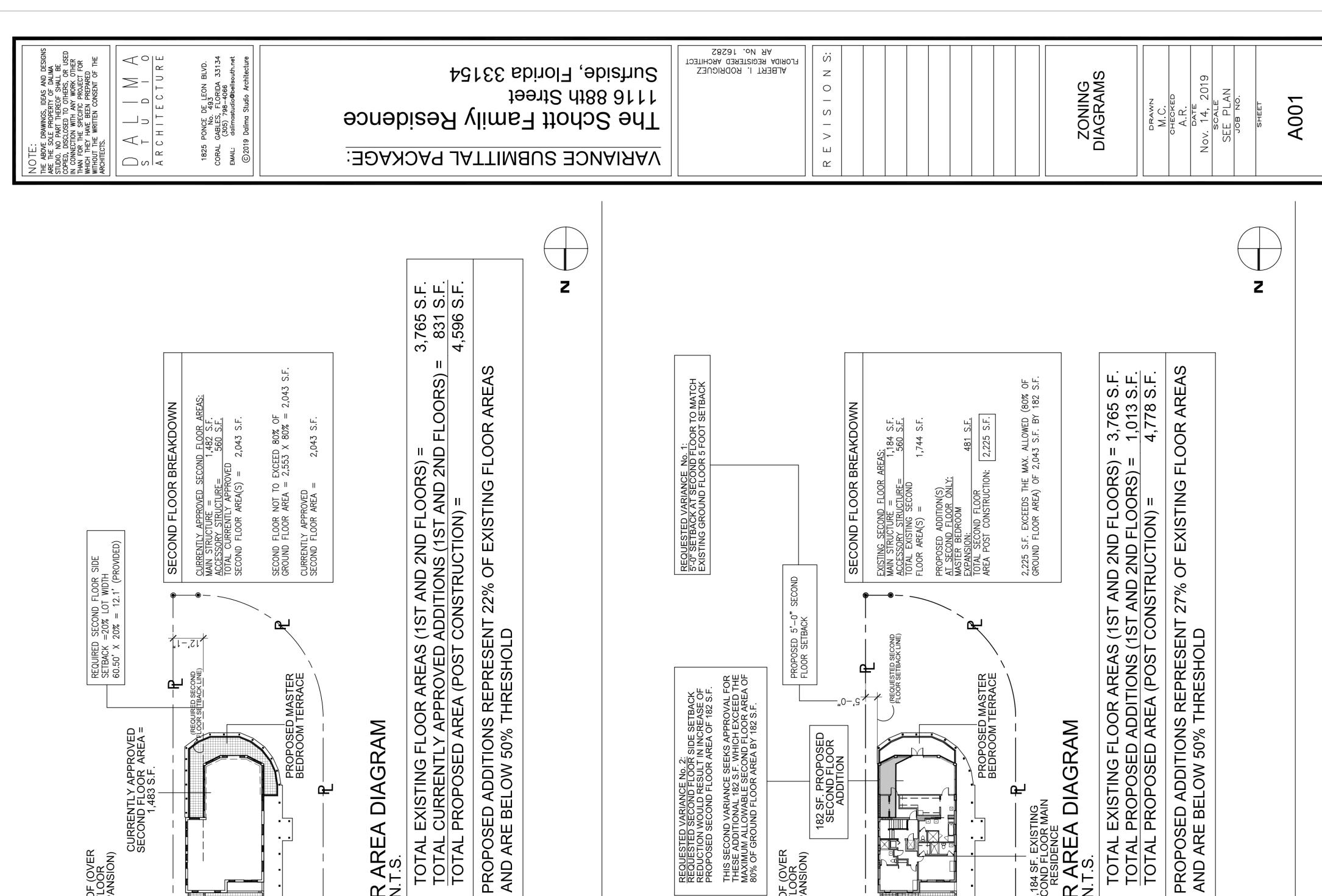
REQUESTED VARIANCE No. 1: 5'-0" SETBACK AT SECOND FLOOR TO MATCH EXISTING GROUND FLOOR 5 FOOT SETBACK

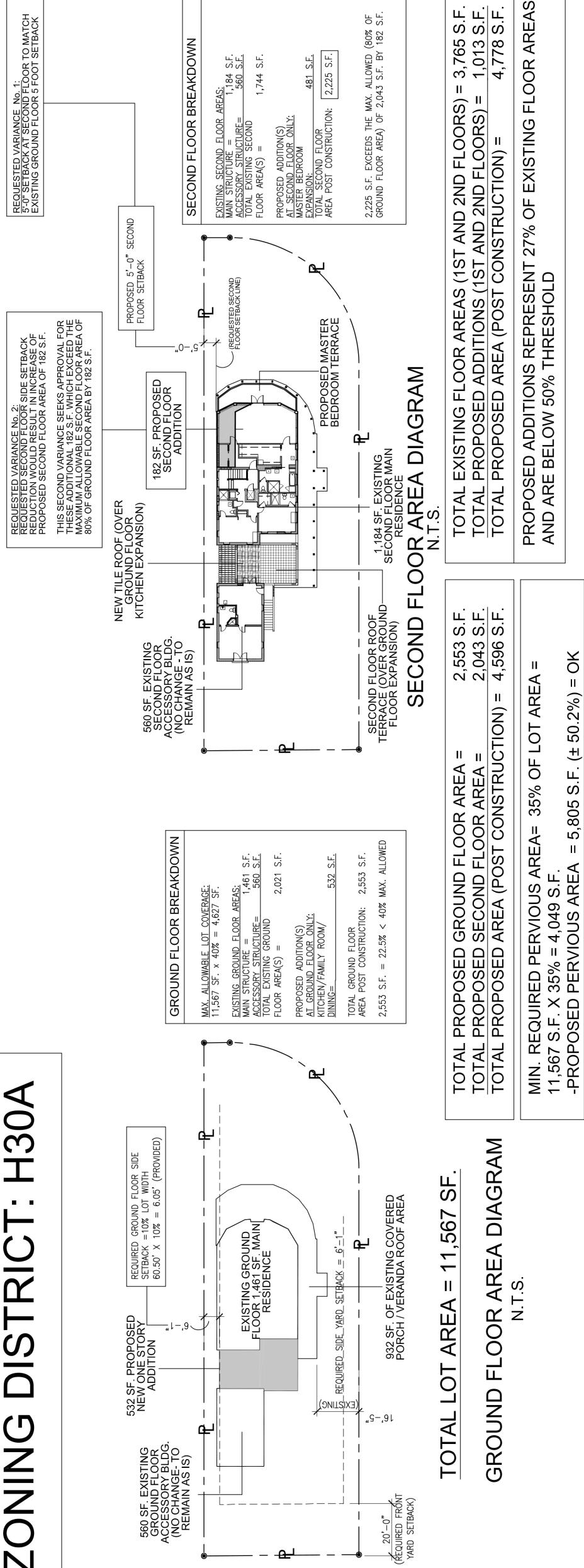
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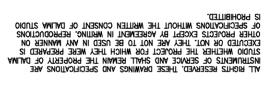
SITE AERIAL VIEW - AS CURRENTLY ZONED / APPROVED











1,1-,71

REQUIRED SECOND

CURRENTLY APPROVED SECOND FLOOR AREA = 1,483 S.F.

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560 SF. EXISTING SECOND FLOOR ACCESSORY BLDG (NO CHANGE - TO REMAIN AS IS)

GROUND FLOOR BREAKDOWN

D GROUND FLOOR SIDE :=10% LOT WIDTH <10% = 6.05' (PROVIDED)

REQUIRED SETBACK = 60.50' X 1

532 SF. PROPOSED NEW ONE STORY ADDITION

560 SF. EXISTING GROUND FLOOR ACCESSORY BLDG. (NO CHANGE- TO REMAIN AS IS)

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EXISTING GROUND FLOOR AREAS:

MAIN STRUCTURE = 1,461 S.F.

ACCESSORY STRUCTURE= 560 S.F.

ACCESSORY STRUCTURE= TOTAL EXISTING GROUND FLOOR AREA(S) =

EXISTING GROUND LOOR 1,461 SF. MAIN RESIDENCE

VERANDA

EXISTING COVERED

<u>required side yard setback = </u>

(EXIZING)

(EXISTING) 72,-11,

-9" ING)

MAX. ALLOWABLE LOT COVERAGE: 11,567 SF. x 40% = 4,627 SF.

NEW TILE ROOF (OVER GROUND FLOOR KITCHEN EXPANSION)

PROPOSEĎ MASTER BEDROOM TERRACE

SECOND FLOOR AREA DIAGRAM N.T.S.

SECOND FLOOR ROOF TERRACE (OVER GROUND FLOOR EXPANSION)

MAX. ALLOWED

= 22.5% < 40%

2,553 S.F.

932 SF. OF EXISTING COVERED PORCH / VERANDA ROOF AREA

20'-0" (REQUIRED FRONT YARD SETBACK)

2,553 S.F.

TOTAL GROUND FLOOR AREA POST CONSTRUCTION:

CURRENTLY APPROVED ADDITION(S)

AT GROUND FLOOR ONLY:

KITCHEN/FAMILY ROOM/

DINING=

2,553 S.F. 2,043 S.F. 4,596 S.F.

TOTAL PROPOSED GROUND FLOOR AREA =

TOTAL PROPOSED SECOND FLOOR AREA =

TOTAL PROPOSED AREA (POST CONSTRUCTION) =

DIAGRAM

AREA

GROUND FLOOR

SLN

APPROVED

AS CURRENTLY

ZONING DIAGRAMS
N.T.S.

SF

,567

7

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AREA

O.

TOTAL

S

5,805 S.F. (± 50.2%)

MIN. REQUIRED PERVIOUS AREA= 11,567 S.F. X 35% = 4,049 S.F. -PROPOSED PERVIOUS AREA = 5,8

35% OF LOT AREA

ALBERT I, RODRIGUEZ FLORIDA REGISTERED ARCHITECT AR No., 16282

LOT-2 BLOCK-28

PASSONED MERIDIAN SOC.23"

997

COVERED

148.611 W"00'00'00N

Y A 8

CONC

2-STORY ≨ BULDING ≩ FFE=5.67

\$4.00

CONC

AND GUTTER

(0)

 ∞ ∞

ASPHALT PAVEMENT

S89'33'16"W 60.50'

(50' TOTAL R/W PER THIS PLAT)

SURVEY

OF

SKETCH

SCALE:

VARIANCE SUBMITTAL PACKAGE:

NOTE: THE ABOVE DRAWINGS, IDEAS AND DESCNS ARE THE SKIE PROPERTY OF DALINA STUDIO, NO PART THEREOF SHALL BE COMED, DISCLOSED TO OTHERS, OR USED IN CONNECTED WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSIDIT OF THE ARCHITECTS. A R C H T E C T U R E ARCHITECTS. A R C H T E C T U R E EDMAIL STORY OF THE ARCHITECTS. CORAL CARLES, FLURIDA 331.34 (305) 738-4066 EMAIL stainmestudio@edileouth.not (305) 738-4066 EMAIL stainmestudio@edileouth.not (305) 738-4066	8 0		4 5 8	
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-D Aluminum Fence
- or — Over Meed We Line
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- // — Chain Line Fence

SURVEY (NOT OFFICIAL) (SHOWN FOR REFERENCE ONLY)

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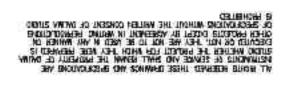
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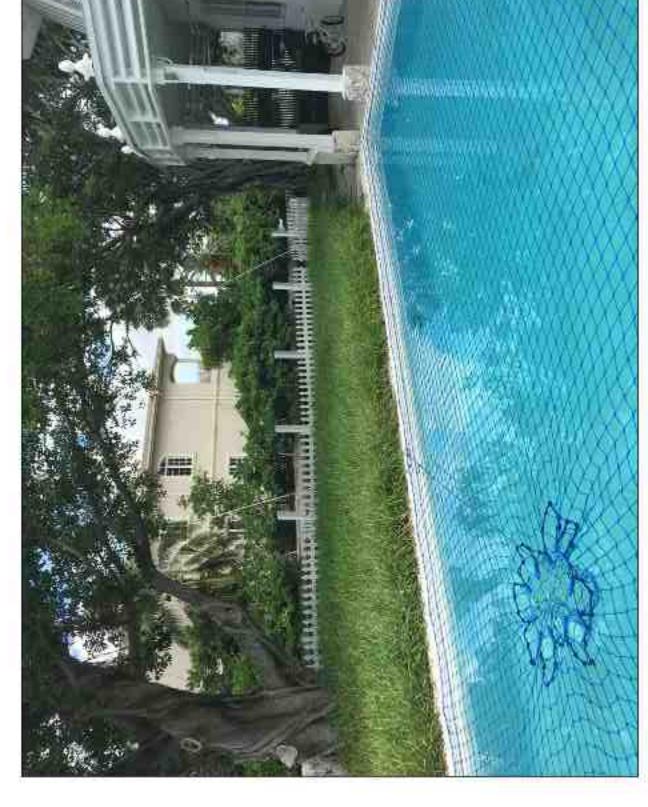
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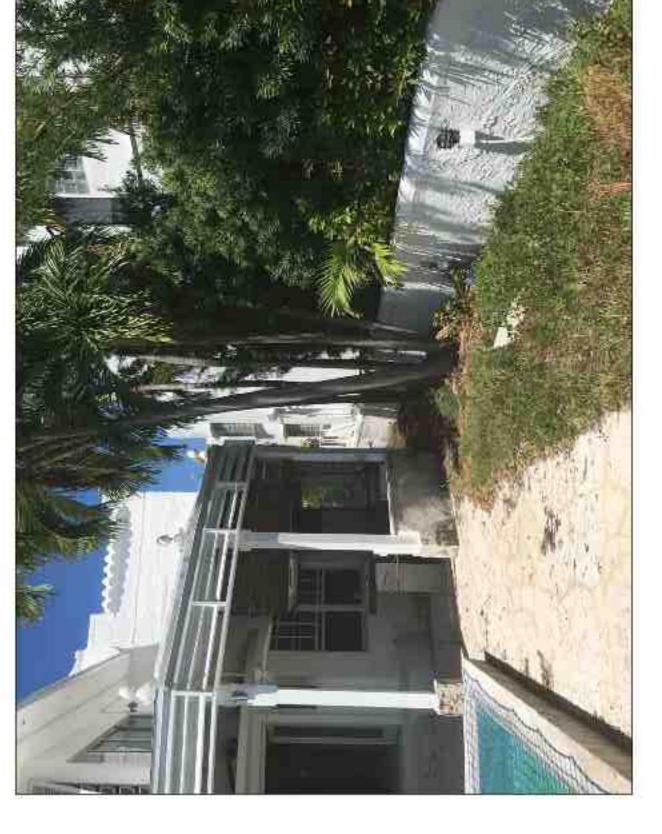
PAGE 114

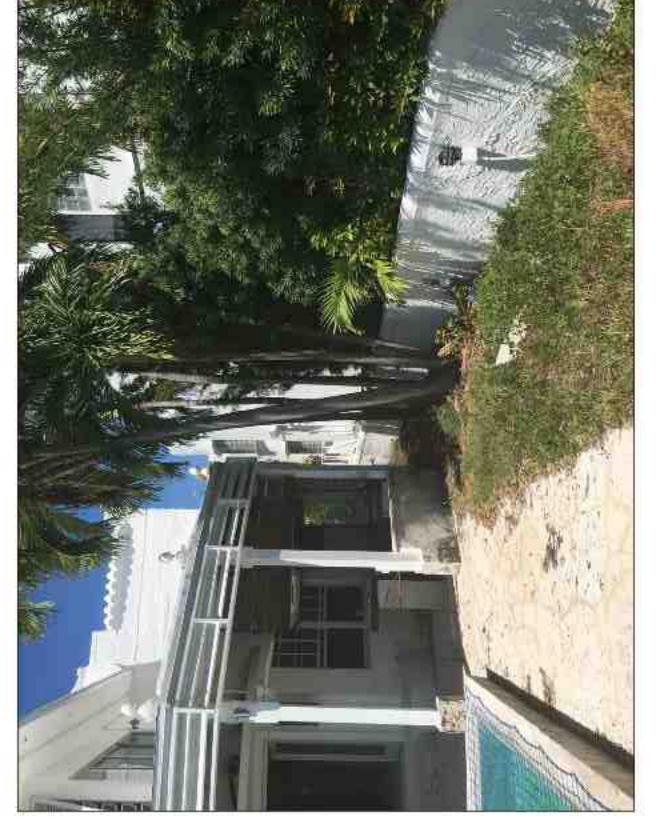


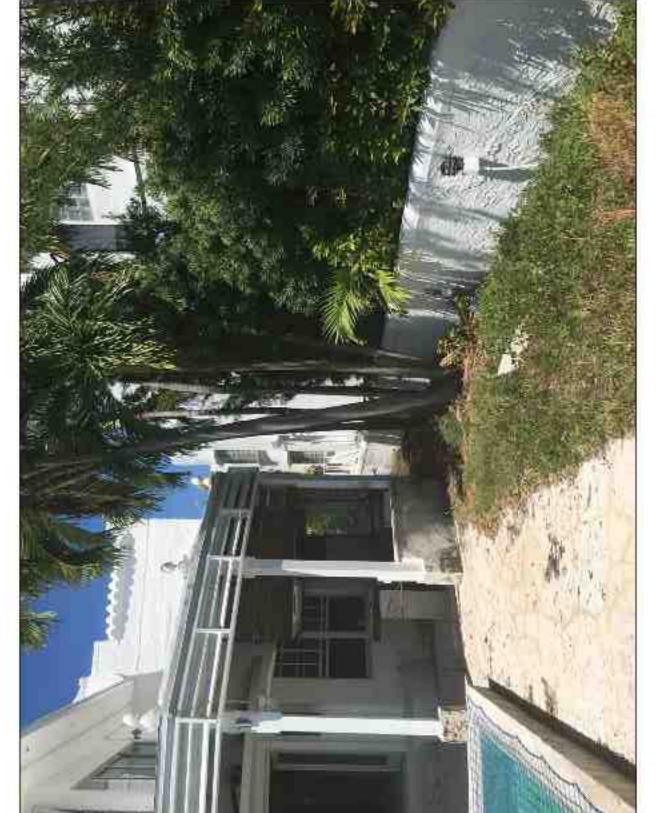


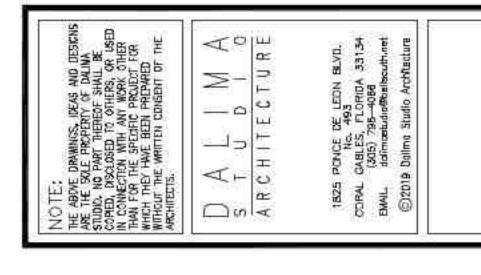






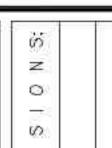


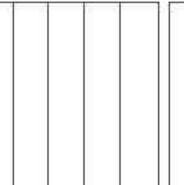




The Schott Family Residence 1116 88th Street Surfside, Florida 33154
VARIANCE SUBMITTAL PACKAGE:

FLORIDA RECISTERED ARCHITECT AR No. 16262	iii
ALBERT I. RODRIGUEZ	z
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	(2)



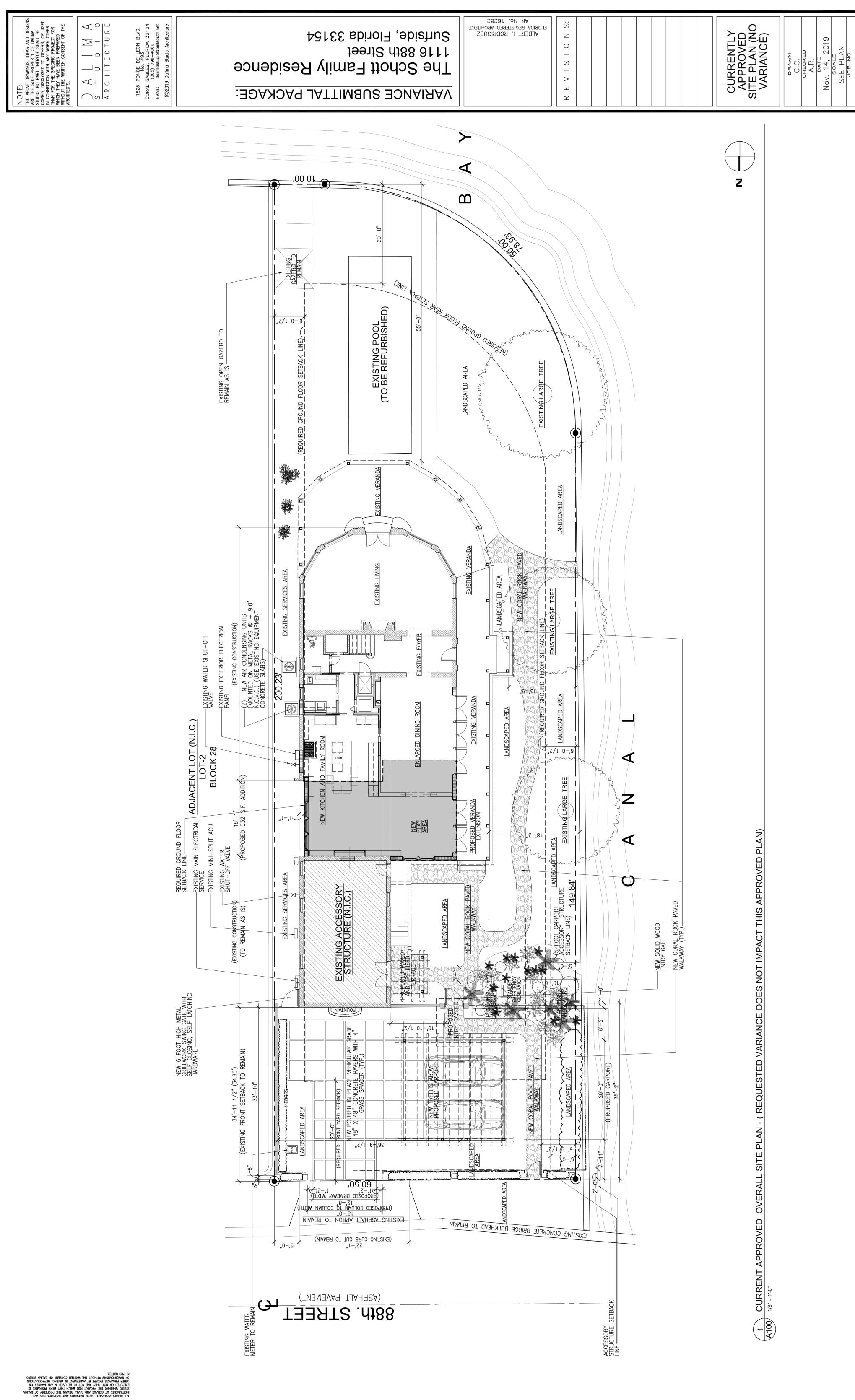




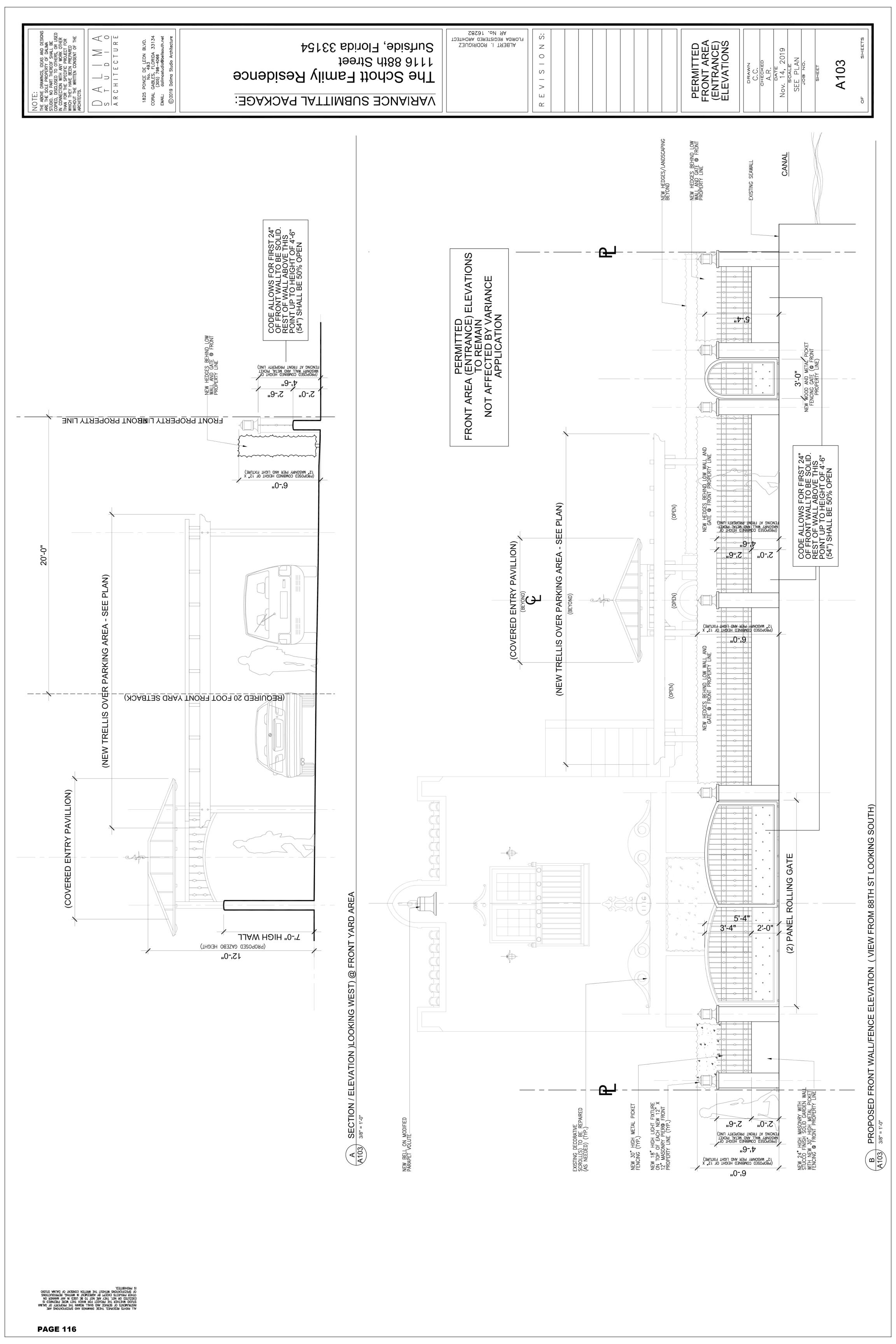






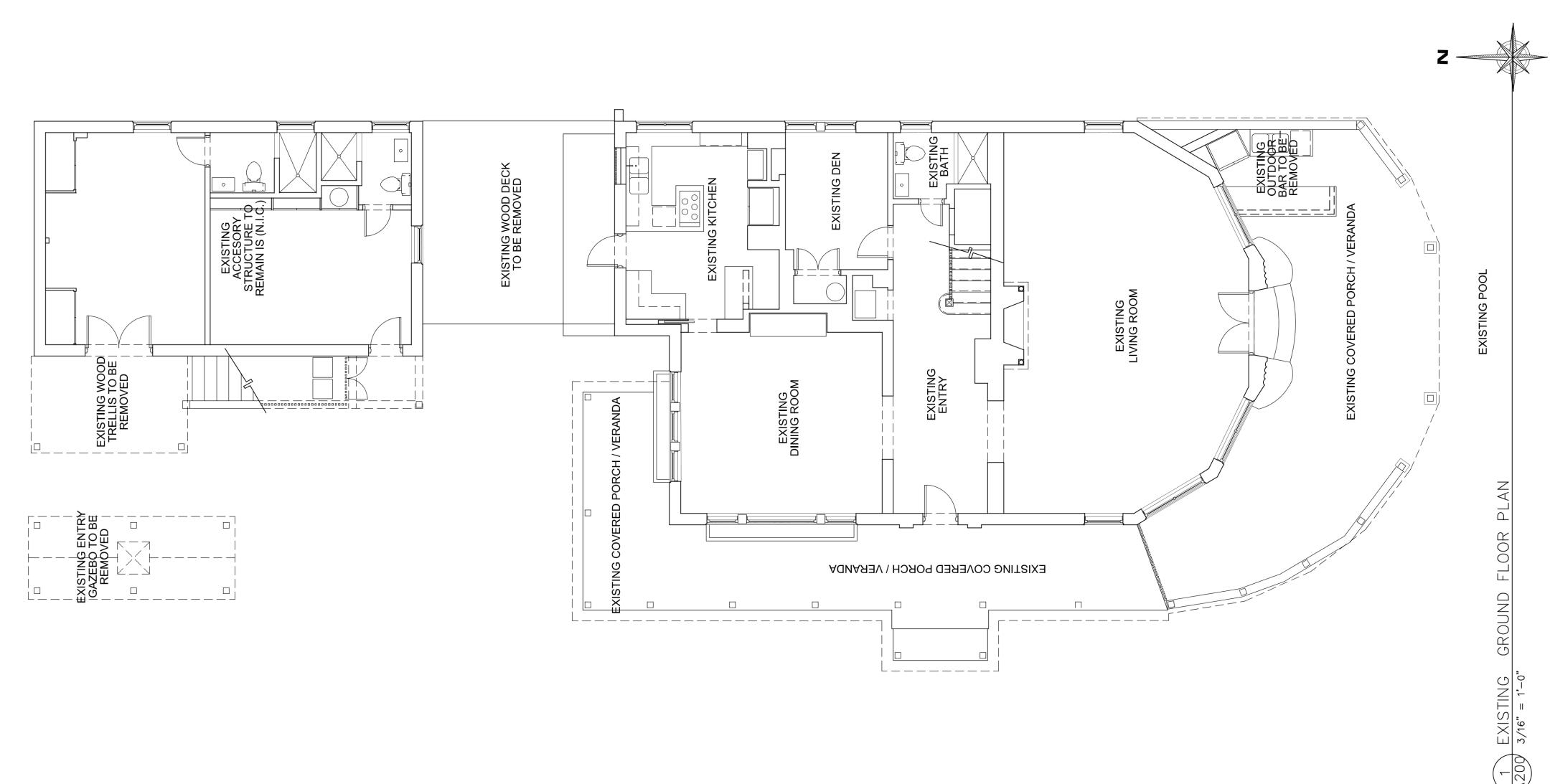


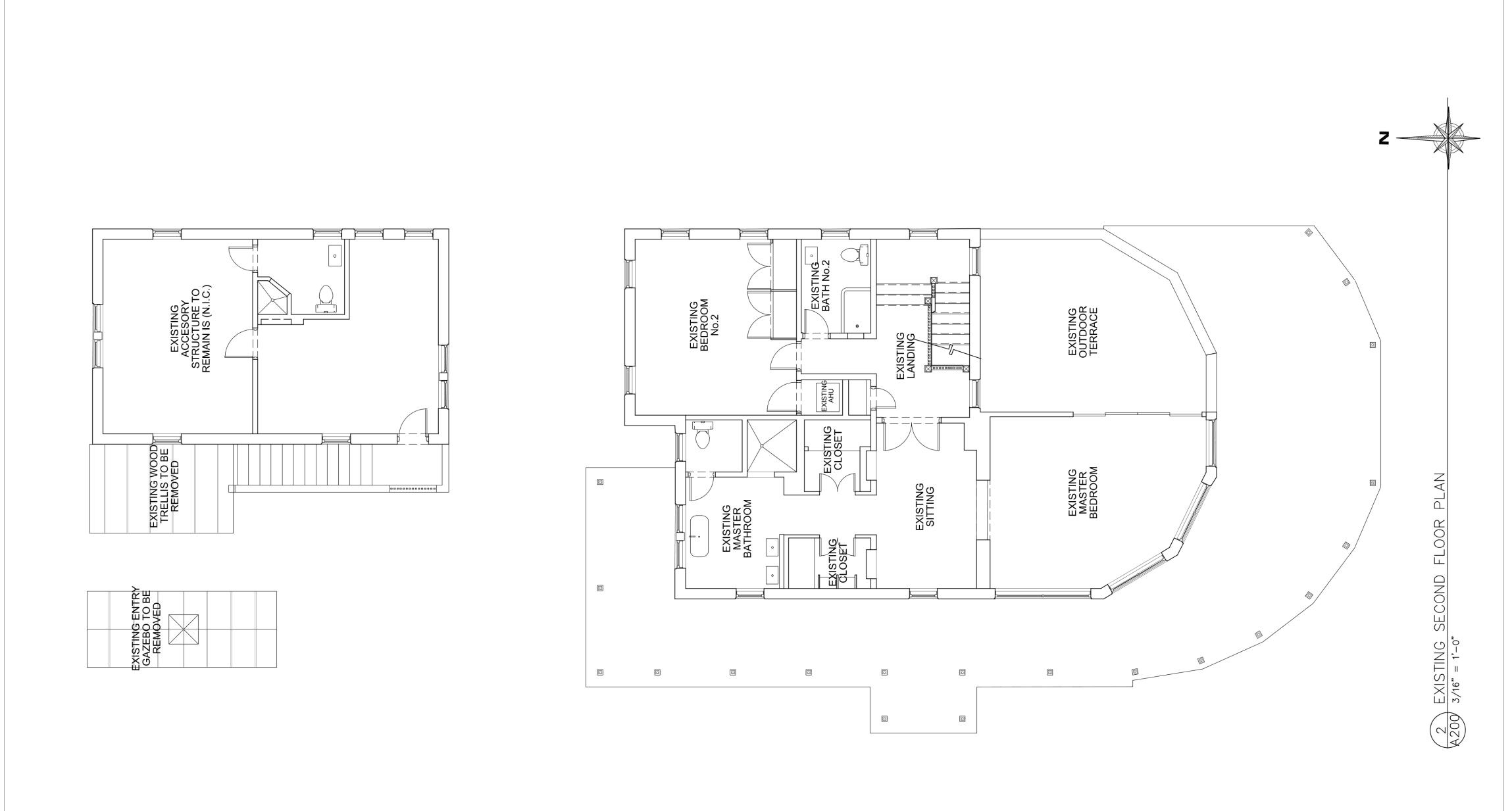
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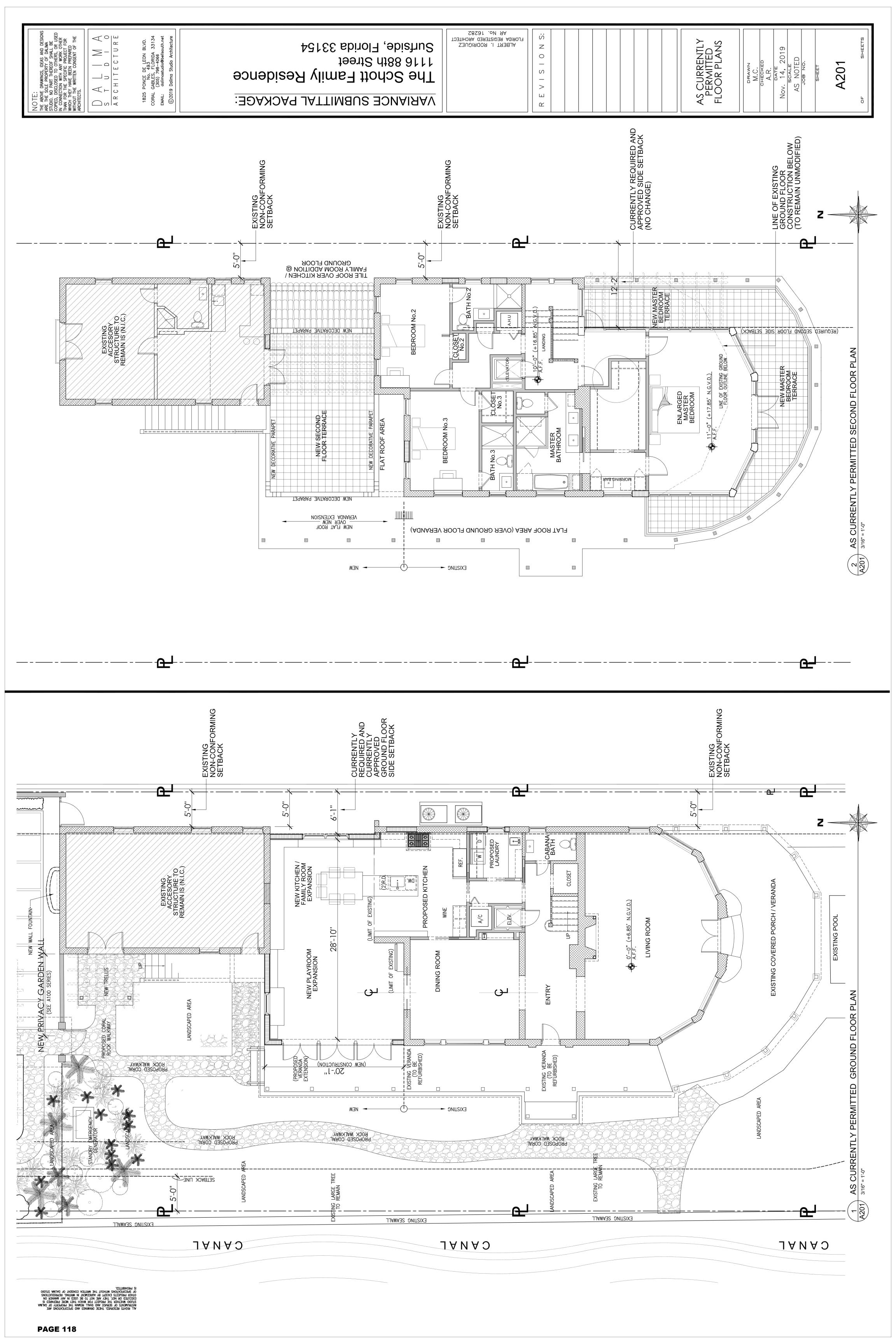


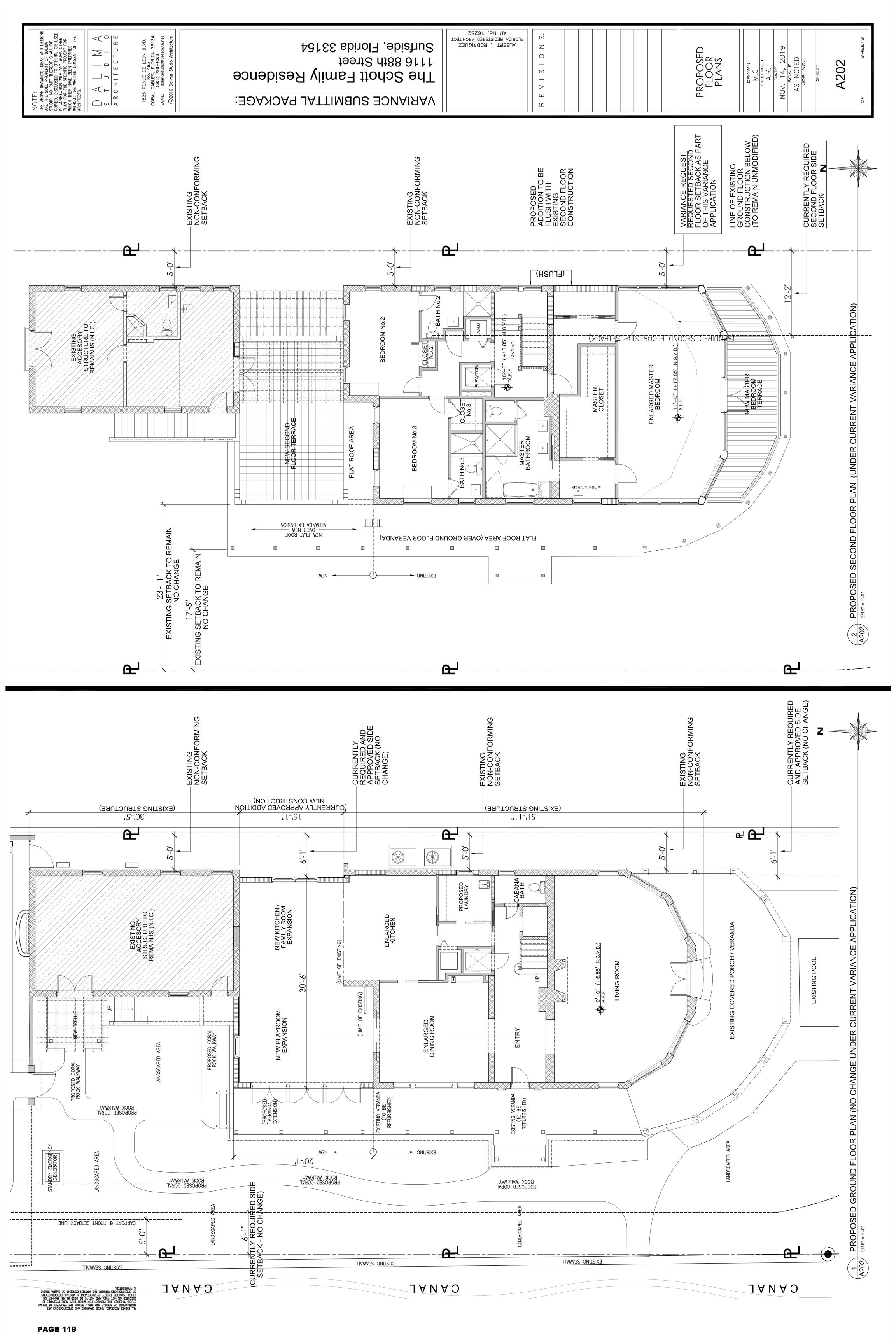


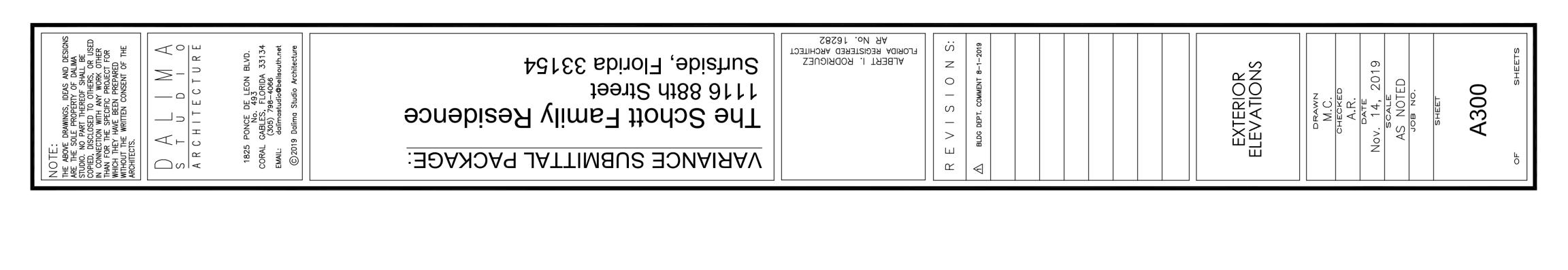
PAGE 117

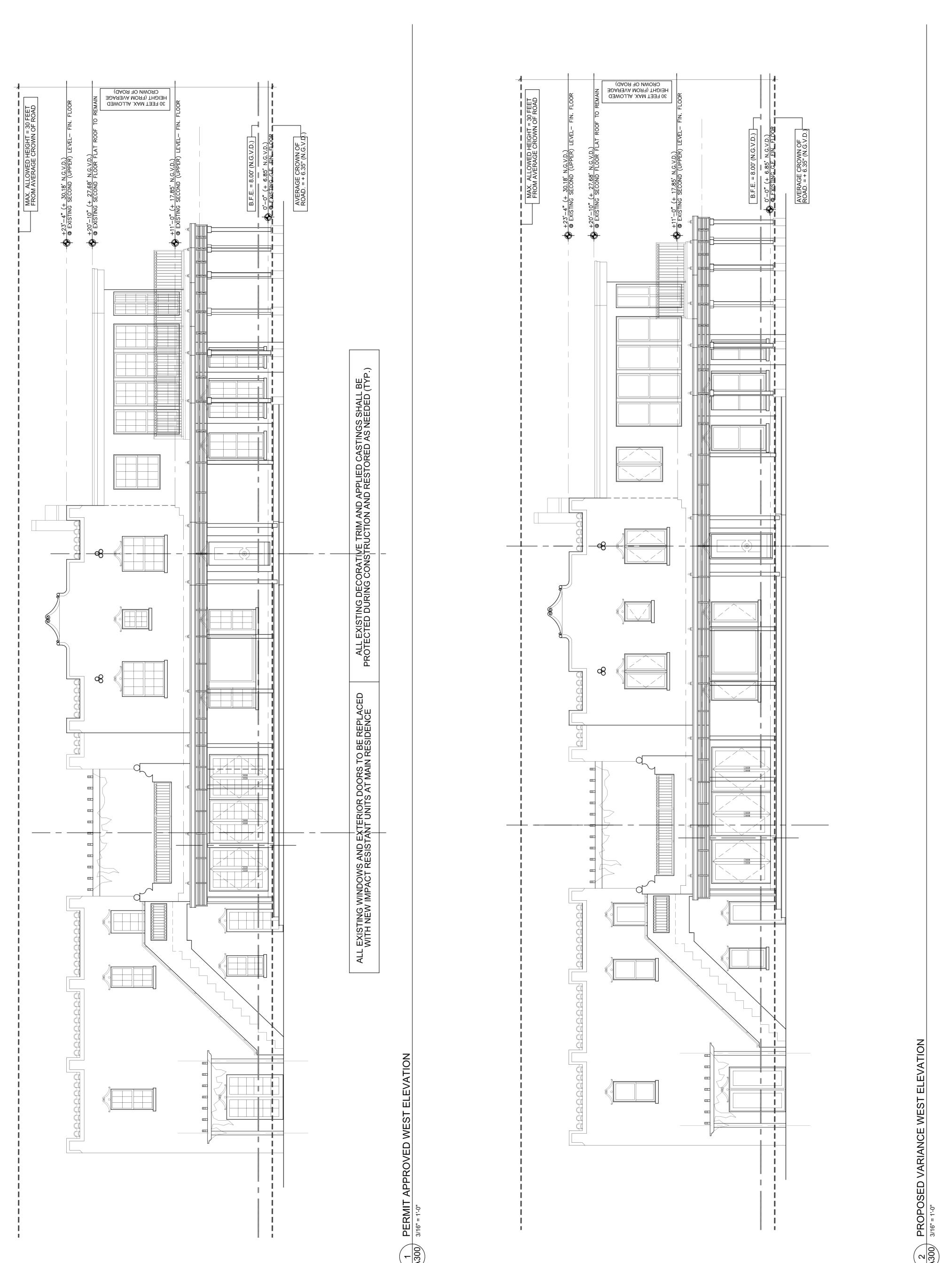


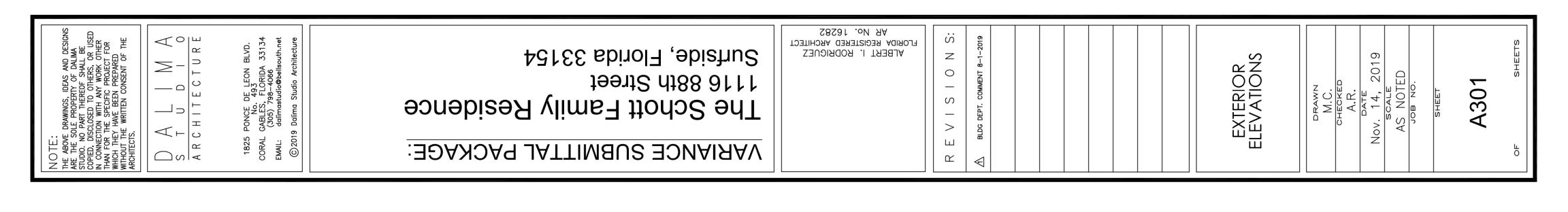




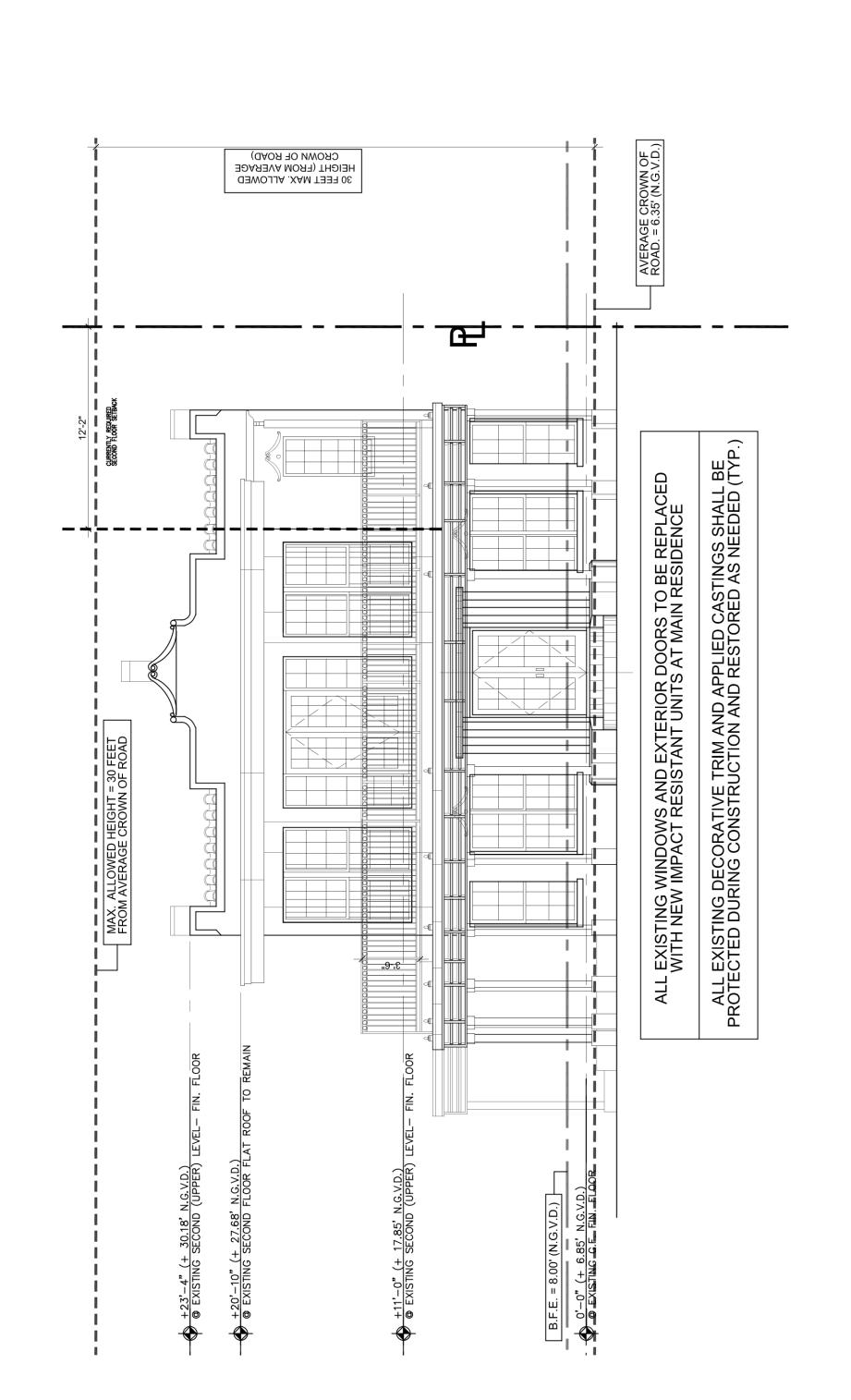


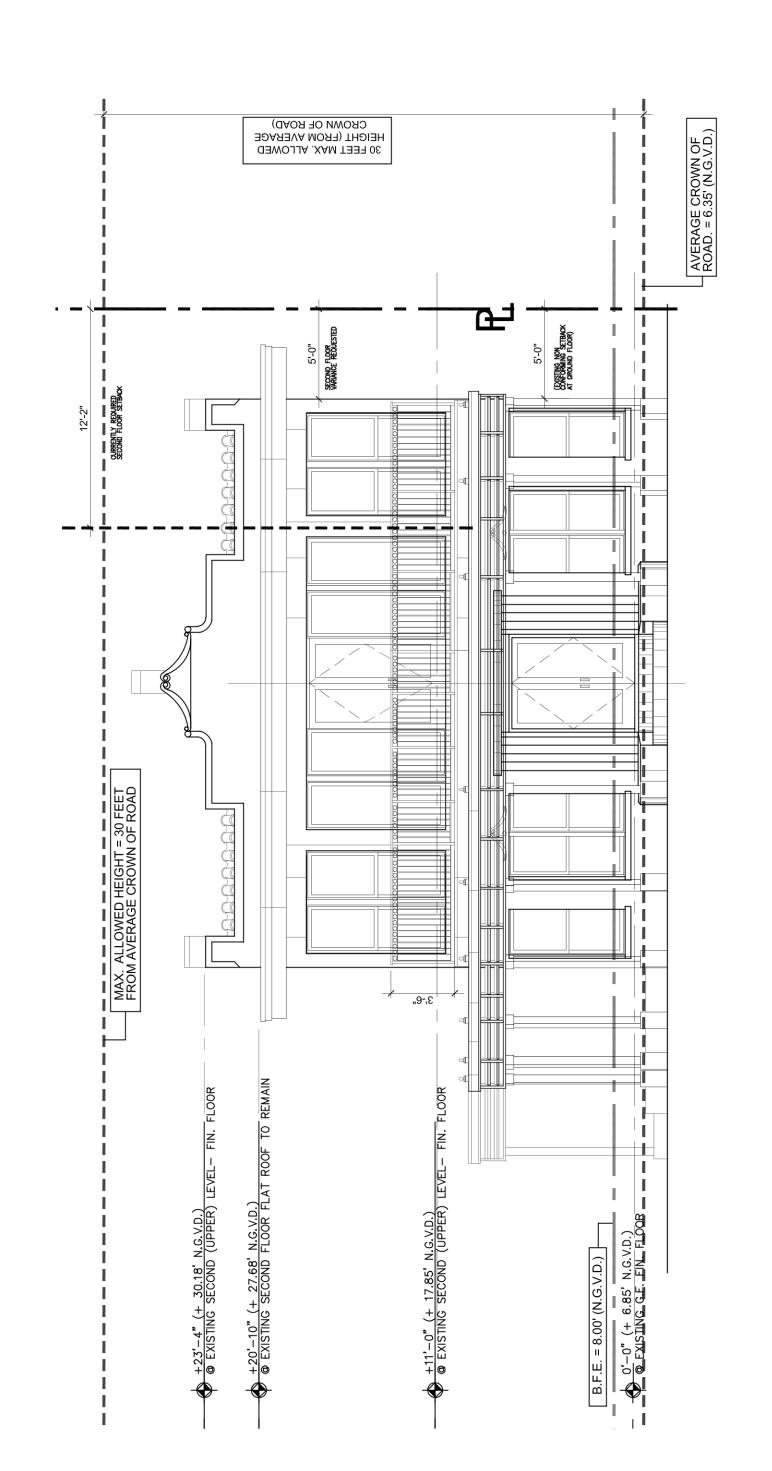




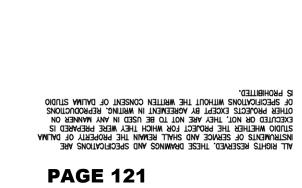


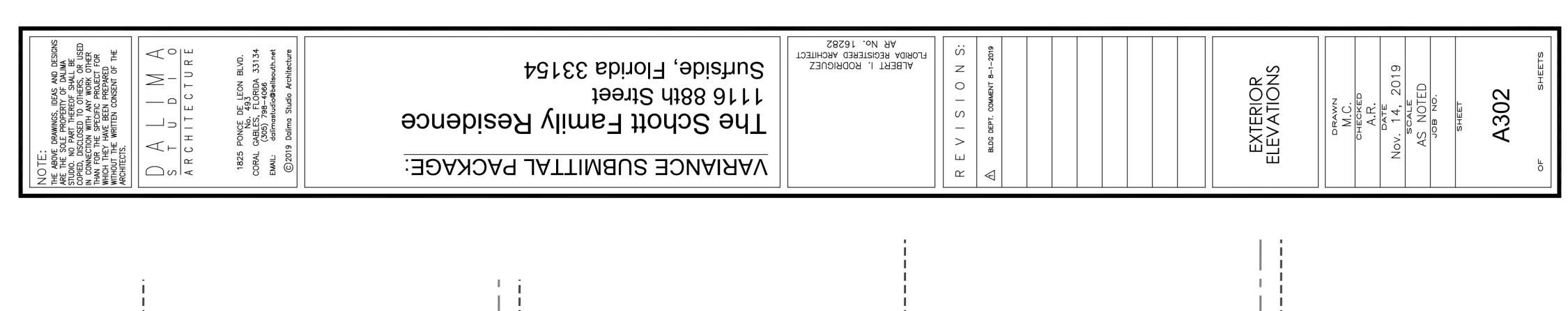
PERMIT APPROVED SOUTH ELEVATION 3/16" = 1'-0"

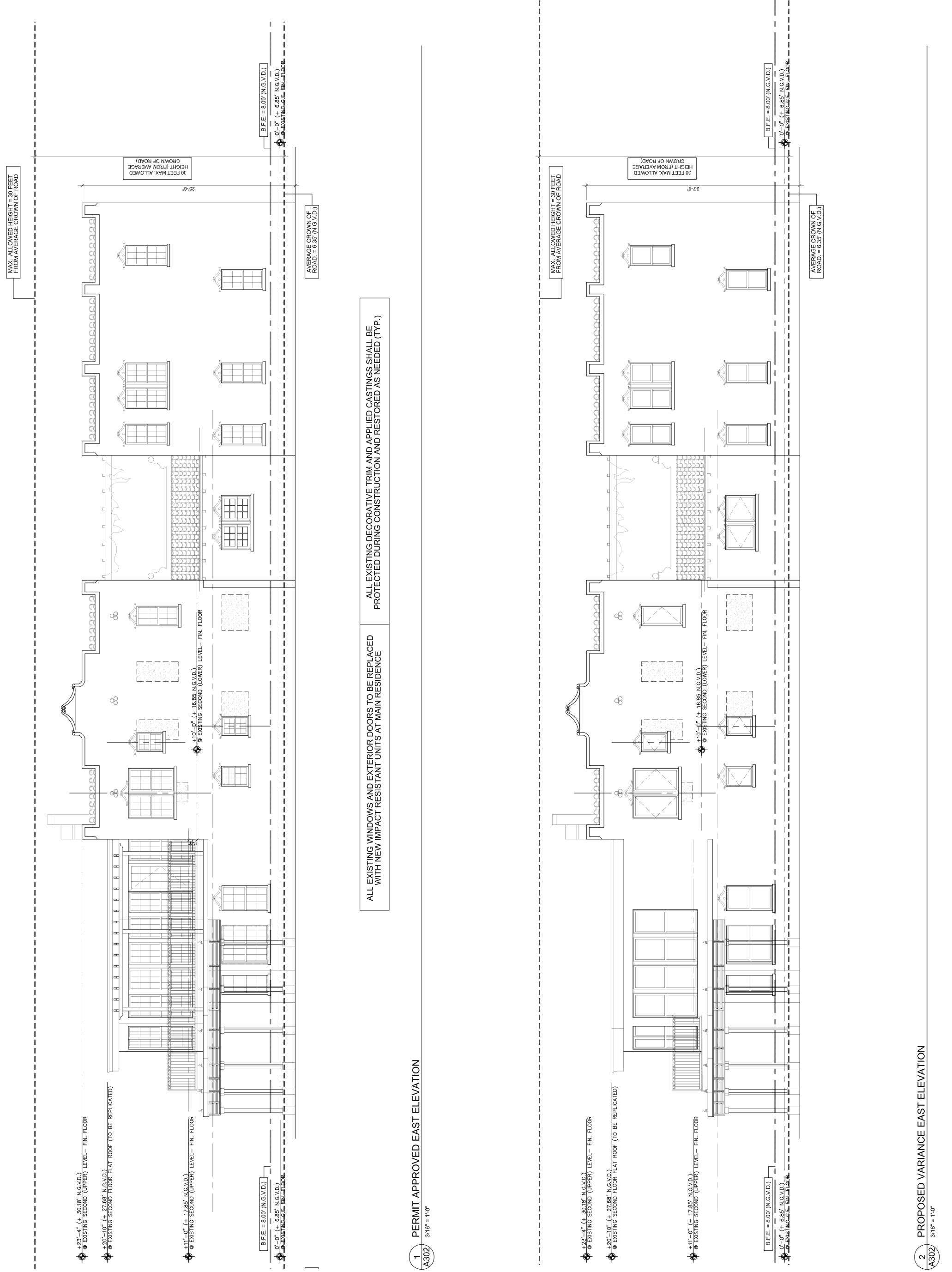




2 PROPOSED VARIANCE SOUTH ELEVATION (A301) 3/16" = 1'-0"







TO: PROPERTY OWNER

NOTICE IS HEREBY GIVEN that a Planning & Zoning Board Meeting will be held by the Planning & Zoning Board of the Town of Surfside, Florida, in the Commission Chambers, 9293 Harding Avenue, Surfside, Florida on **THURSDAY**, **DECEMBER 12**, **2019 at 6:00 p.m.**, to consider the following Zoning application:

Application: Setback & Percentage of Second Story Variances for an Addition

Location: 1116 88th Street

Pursuant to Section 90-35.2 of the Town Zoning Code, a variance request requires notice to neighboring property owners within 300 feet. The application is for a second story addition that encroaches into the second story setback and exceeds the maximum percentage for a second story for a single family residence.

Plans entitled "Schott Family Residence", prepared by Dalima Studio, dated November 14, 2019, are on file and may be examined in the Building Department, 9293 Harding Avenue, Surfside, FL 33154, 305-861-4863.



November 25, 2019

Re: NOTICE OF PUBLIC HEARING

for zoning variance application

1116 88th Street

Surfside, Florida 33154

TO: PROPERTY OWNER

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TOWN OF SURFSIDE BUILDING DEPARTMENT 9293 HARDING AVENUE, SURFSIDE, FLORIDA 33154

ALBERTO O GARCIA PEREZ 1108 88 ST SURFSIDE, FLORIDA 33154

GREEN HOUSE 88 ST LLC C/O ALEXANDRE BALLERINI P A 927 LINCOLN ROAD #200 MIAMI BEACH, FLORIDA 33139

YVONNE ELDREDGE 1036 88 ST SURFSIDE, FLORIDA 33154-3304

OLIVER R CAUDRON MARLEN R CAUDRON 1028 88 ST SURFSIDE, FLORIDA 33154

AMERICA P GOMEZ JTRS ESMERIDA GOMEZ JTRS 1020 88 ST SURFSIDE, FLORIDA 33154-3304

JARED MARGOLIS ALLISON MARGOLIS 1000 88 ST SURFSIDE, FLORIDA 33154

VALERII LEONTIEV TRS
VALERII LEONTIEV TRUST
LIOUDMILA ISSAKOVITCH TRS
429 ROVINO AVENUE
CORAL GABLES, FLORIDA
33156

DEBPA LLC 1236 BISCAYA DR BAL HARBOUR, FLORIDA 33154

SWEDROE FAMILY INVESTMENTS LTD 7747 ATLANTIC WAY MIAMI BEACH, FLORIDA 33141-2119

ESTHER T COHEN 1276 BISCAYA DRIVE MIAMI, FLORIDA 33154

MORRIS SCHECHTER &W ELAINE 1277 BISCAYA DRIVE SURFSIDE, FLORIDA 33154

IAN LEWIS 1257 BISCAYA DRIVE MIAMI, FLORIDA 33154-3315

1249 BISCAYA LLC PO BOX 310481 MIAMI, FLORIDA 33231

MICHAEL KLAHR &W LINA 1233 BISCAYA DRIVE SURFSIDE, FLORIDA 33154-3315

BLACK NIGHT HERON LLC 3737 COLLINS AVE #NORTH 401 MIAMI BEACH, FLORIDA 33139

DAVID HARARI &W ELAINE 1111 88 STREET SURFSIDE, FLORIDA 33154-3305 PIETER BAKKER &W SHIRLEY L 9572 ABBOTT AVENUE SURFSIDE, FLORIDA 33154-2503

SALLY L SPINDEL 8826 HAWTHORNE AVENUE SURFSIDE, FLORIDA 33154-3330

PABLO HONTOU &W FRANCES 8827 HAWTHORNE AVENUE SURFSIDE, FLORIDA 33154-3329

LUIS PEREZ TOLON LE REM ANA MARIA PEREZ REM ESTHER NICOLAU REM MARTICA VEGA REM OLGA BOVA 8819 HAWTHORNE AVENUE SURFSIDE, FLORIDA 33154

DANIEL I ROSENTHAL TRS ROSENTHAL REVOCABLE TRUST MEREDITH W ROSENTHAL TRS 8 VIA HERMOSA ORINDA, CA 94563

STEVEN L COHEN SHANNON MICHELE COHEN 1101 88 STREET SURFSIDE, FLORIDA 33154

ALAN MICHAEL SIMON KARINA SIMON 1025 88 STREET MIAMI, FLORIDA 33154

SURFSIDE 1001 LLC 280 W HILLSBORO BLVD DEERFIELD BEACH, FLORIDA 33441 REBECCA JOANN GAULT (TRUST) 8810 GARLAND AVENUE SURFSIDE, FLORIDA 33154-3326

JOSE A EDUARTEZ &W LORI 940 88 STREET SURFSIDE, FLORIDA 33154-3302

ALON LEVIN &W MARIA TUDE 932 88 STREET SURFSIDE, FLORIDA 33154-3302





MEMORANDUM

To:

Members of the Planning & Zoning Board

Through:

Guillermo Olmedillo, Town Manager

From:

Sarah Sinatra Gould, AICP, Town Planner

CC:

Lillian Arango, Town Attorney

Date:

December 12, 2019

Re:

Synthetic turf for excess landscape areas

The Town code prohibits artificial materials for the purpose of landscaping. In 2017, the Town Commission directed staff to analyze allowing synthetic turf. Staff presented findings at the December 13, 2017 Commission meeting indicating there are many styles, manufactures and installation systems for artificial grass. The Town Commission provided direction to Staff to prepare a further analysis on the benefits and concerns of this material. Staff provided a table comparing the maintenance, cost, drainage and aesthetics of artificial grass to sod and provided literature on the subject. The Town Commission voted to not proceed with a change to the code.

Staff prepared a memorandum for the Town Commission to discuss at the July 2019 meeting to request consideration for artificial turf in excess landscape areas. The Commission directed the staff to prepare a code amendment permitting the material only in excess areas. This means that once the required percentage of landscaping is achieved per property, synthetic turf could be installed within the additional areas of the lot not required to be landscaped.

The proposed ordinance requires installation per the manufacturer's specifications as well as design standards.

The Town Commission approved this ordinance on first reading. Staff is recommending that the Planning & Zoning Board, sitting as the Local Planning Agency, recommend approval to the Town Commission to allow synthetic turf only within the excess area on a lot, outside of the required landscaping.

Reviewed by

Prepared by SSG

1	ORDINANCE NO. 19
2 3	AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF
4	SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF
5	ORDINANCES BY AMENDING SECTION 90-85.2 "DEFINITIONS" TO
6 7	ESTABLISH A DEFINITION FOR SYNTHETIC TURF; AMENDING SECTION 90-87 "INSTALLATION OF LANDSCAPING AND IRRIGATION"
8	TO PERMIT SYNTHETIC TURF ON ALL PROPERTIES WITHIN THE
9	TOWN SUBJECT TO REQUIREMENTS, INSTALLATION AND
10 11	MAINTENANCE STANDARDS AND PERMITTING; AND AMENDING SECTION 90-88 "MAINTENANCE OF LANDSCAPE AREAS" TO PERMIT
12	SYNTHETIC TURF WITH EXCEPTIONS; PROVIDING FOR
13	SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE;
14 15	PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.
16	2.112.
17	WHEREAS, Article VIII, Section 2 of the Florida Constitution, and Chapter 166, Florida
18	Statutes, provide municipalities the authority to exercise any power for municipal purposes,
19	except where prohibited by law, and to adopt ordinances in furtherance of such authority; and
20	WHEREAS, the Town Commission of the Town of Surfside ("Town Commission") finds it
21	periodically necessary to amend its Code of Ordinances and Land Development Code ("Code")
22	in order to update regulations and procedures for maintain consistency with state law and to
23	implement municipal goals and objectives; and
24	WHEREAS, at its regular Commission meeting on July 9, 2019, the Town Commission
25	directed staff to evaluate and prepare an ordinance amending the Town's Code to permit synthetic
26	turf on all properties within the Town, subject to requirements, installation and maintenance
27	standards and permitting; and
28	WHEREAS, the Town Commission wishes to amend Sections 90-85.2, 90-87 and 90-88 of
29	the Town Code to permit synthetic turf on all properties located within the Town, provided that
30	it shall not be counted towards the minimum required landscaped areas, buffers, foundation
31	plantings or landscape islands; and
32	WHEREAS, the Planning and Zoning Board, as the local planning agency for the Town,
33	held its hearing on the proposed amendment on, 2019 with due public notice and
34	input; and

35	WHEREAS, the Town Commission held its first public hearing on November 12, 2019, and
36	recommended of the proposed amendments to the Code of Ordinances, having
37	complied with the notice requirements of the Florida Statutes; and
38	WHEREAS, the Town Commission has conducted a second duly noticed public hearing or
39	these regulations as required by law on, 2019 and further finds the proposed
10	changes to the Code are in the best interest of the Town, its residents and property owners
11 12 13 14 15 16 17 18	NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA ¹ : Section 1. Recitals. The above Recitals are true and correct and are incorporated herein by this reference: Section 2. Town Code Amended. Section 90-85.2 "Definitions" of the Surfside Town Code of Ordinances is hereby amended and shall read as follows ¹ :
50	Sec. 90-85.2 Definitions.
51	* * *
52	Open space: All pervious landscape planting areas of the site.
53 54	Pervious areas: Any portion of the ground unobstructed by a non landscape planting surface of synthetic turf which prevents or slows down the natural seepage of water into the ground.
55	Synthetic Turf: a dense and continuous surface of synthetic fibers mounted on a permeable
56 57	backing and of sufficient density and green color to replicate the appearance of healthy, natura grass.
58	* * *
59 50 51	Section 3. Town Code Amended. Section 90-87. – "Installation of Landscaping and Irrigation" of the Surfside Town Code of Ordinances is hereby amended and shall read as follows ¹ :

63

65	Sec. 90-87 Installation of Landscaping and Irrigation.	
66 67	All landscaping and irrigation shall be installed according to accepted horticulture procedures with the quality of plant materials as hereinafter described, including:	al planting
68	* * *	
69		
70	(15) Synthetic turf.	
71		
72 73	a. Synthetic turf may be permitted on all properties subject to the required procedures set forth in this section.	ments and
	procedures set forth in this section.	
74		
75	b. Synthetic turf shall not be counted towards the minimum required landsca	ped areas,
76	buffers, foundation plantings or landscape islands.	
77		11
78	c. Synthetic turf shall comply with all of the following design standards and shall	<u>all:</u>
79	i. Simulate the appearance of live turf, organic turf, grass, sod or lawn	, and shall
80	have a minimum eight-year "no fade" warranty;	
81	ii. Be of a type known as cut pile infill with pile fibers of a minimum	height of
82	1.75 inches and a maximum height of 2.5 inches;	
83		
84	iii. Have a minimum face weight of 75 ounces per square yard;	
85 86	iv. Do manufactured from polyothylana manafilament, dual yearn ayat	om and
87	iv. Be manufactured from polyethylene monofilament, dual yarn syst manufactured in the United States;	em, and
88	manufactured in the Office States,	
89	v. Have backing that is permeable; and	
90		
91	vi. Be lead free and flame retardant.	
92		
93	d. Synthetic turf shall comply with all of the following installation standards and s	shall:
94	i. Be installed by a Florida-licensed general contractor in a manner pre	scribed by
95	the manufacturer;	
96	ii. Be installed over a subgrade prepared to provide positive drainage and	l an evenly
97	graded, porous crushed rock aggregate material that is a minimur	n of three
98	inches in depth;	
99	iii. Be anchored at all edges and seams consistent with the man	ufacturer's
100	specifications;	<u> </u>

iv. Not have visible seams between multiple panels;

101

102		v.	Have seams that are joined in a tight and secure manner;
103 104		vi.	Have an infill medium consisting of clean silica sand or other mixture, pursuant to the manufacturer's specifications that shall;
105 106		vii.	Be brushed into the fibers to ensure that the fibers remain in an upright position;
107		viii.	Provide ballast that will help hold the turf in place; and
108		ix.	Provide a cushioning effect.
109	<u>(e)</u>	Syntheti	ic turf shall comply with all of the following additional standards:
110 111 112		i.	Areas of living plant material shall be installed and/or maintained in conjunction with the installation of synthetic turf. Living plant material shall be provided per the minimum code requirements;
113 114 115 116		ii.	Synthetic turf shall be separated from planter areas and tree wells by a concrete mow strip, bender board or other barrier with a minimum four-inch thickness to prevent the intrusion of living plant material into the synthetic turf; and
117 118		iii.	<u>Irrigation systems proximate to the synthetic turf shall be directed so that no irrigation affects the synthetic turf.</u>
119	<u>(f)</u>	Syntheti	c turf shall comply with all of the following maintenance standards and shall:
120 121 122		te	e maintained in an attractive and clean condition, and shall not contain holes, ears, stains, discoloration, seam separations, uplifted surfaces or edges, heat egradation or excessive wear; and
123 124		·	e maintained in a green fadeless condition and free of weeds, debris, and appressions.
125	(g)	The foll	owing uses are prohibited:
126		i.	Synthetic turf in the public rights-of-way or swales; and
127 128 129		ii.	Synthetic turf shall not be used as a screening material where screening is required by the code.
130 131	<u>(h)</u>		es of synthetic turf shall require a building permit. The building permit tion shall include, at a minimum, all of the following information:
132 133 134		m	complete landscape plan showing the area of synthetic turf, area of living plant naterial, and area and method of separation between these areas. Minimum and area requirements shall be required;
135		ii. <u>D</u>	etails regarding existing or proposed irrigation proximate to the synthetic turf;
136 137			rand and type of synthetic turf, including all manufacturer specifications and arranties.

- iv. A scaled cross section and details of the proposed materials and installation,
 including but not limited to subgrade, drainage, base or leveling layer, and infill;
 and
- v. A survey of the property with a signed affidavit from the property owner that no changes have occurred since the date of the survey.

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- <u>Section 4. Town Code Amended</u>. Section 90-88. "Maintenance of Landscaped Areas" of the Surfside Town Code of Ordinances is hereby amended and shall read as follows¹:
- 146 Sec. 90-88. Maintenance of Landscaped Areas.
- 147 ***

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- 149 (1) An owner of land subject to this Code shall be responsible for the maintenance of said land and landscaping so as to present a healthy, vigorous and neat appearance free from refuse and debris. All landscaped areas shall be sufficiently fertilized and irrigated to maintain the plant material in a healthy and viable condition.
- NOTE: All fertilizer shall be safe and environmentally friendly. Also, the applications shall conform to the manufacturer's specifications.
- 155 (2) Three inches of clean, weed-free, arsenic free, organic mulch shall be maintained over all areas originally mulched at all times. Turfgrass shall be kept trimmed and/or mowed regularly to a height not exceeding eight inches above the ground. The use of mulch in swales or right-of-way is prohibited.
- NOTE: If weeds, noxious grasses or underbrush are in excess of the eight inches; it too will need to be cut and the weeds, noxious grasses and underbrush removed and re-sodded if necessary.
- 161 (3) Irrigation systems shall be maintained to eliminate water loss due to damaged, missing or improperly operating sprinkler heads, emitters, pipes and all other portions of the irrigation system.
- 164 (4) Preserved and created native plant communities shall be maintained in a natural state without the use of mechanical equipment.
- 166 (5) An owner is responsible to ensure that landscaping that has been required to be planted pursuant to this Code, or installed in compliance with the landscape requirements previously 167 in effect, be maintained in Florida Grade One condition, including but not limited to single-168 family residences, multifamily, or business sites. If landscaping is found to be in a state of 169 decline, dead, damaged, or missing, it must be replaced with equivalent landscape material. 170 If total replacement is required, species conforming to this Code shall be used. If any 171 preserved vegetation dies which is being used to satisfy current landscape code requirements, 172 such vegetation shall be replaced with the same landscape material selected from nursery-173 grown native stock only. 174

- 175 (6) All trees shall be trimmed in accordance to Miami-Dade County tree preservation code. Any type of tree abuse/hatracking is prohibited within the Town.
- 177 (7) Any trees and/or palms that are diseased (including dead palms with lethal yellowing) or trees
 178 and/or palms causing a possible safety hazard as determined by the town are considered to
 179 be a public nuisance. The town shall enforce the provisions of this section. Any property
 180 owner of any lot or parcel of land in the town shall promptly remove any such tree and/or
 181 palm after being notified by the town. The town is authorized and empowered to enter on any
 182 lot or parcel of land in the town at any reasonable hour for the purpose of inspecting such
 183 trees and/or palms.
- 184 (8) Shrubs and hedges shall be maintained that such plant materials do not obstruct clear sight
 185 triangles and promote vehicular and pedestrian visibility. Also, hedges planted along
 186 property lines shall be maintained and trimmed to prevent branches from extending over
 187 and/or touching structures on adjacent properties.
- 188 (9) Any plastic or similar artificial landscape materials shall be prohibited with the exception of seasonal holiday decorative displays of less than 60 days duration and synthetic turf as provided for in this Article VIII. of Chapter 90. Synthetic turf shall be permitted with the exception that it shall not be counted towards the minimum landscaped area, buffers, foundation planting or landscape islands.
- 193 (10) All property owners shall keep such property and the adjoining unpaved portions of the 194 public right-of-ways, swales and bulkheads clean and free from any accumulation of garbage, 195 trash, liter or debris.
- 196 (11) All property owners with in the town shall not permit unattended vegetation upon the property, adjoining portions of the rights-of-ways, swales and canal banks.
 - (12) All non-compliance with section of the ordinance shall be enforced in accordance with the Town's Code Enforcement Rules and Regulations.

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- <u>Section 5. Severability.</u> If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.
- <u>Section 6.</u> <u>Inclusion in the Code</u>. It is the intention of the Town Commission, and it is hereby ordained that the provisions of this Ordinance shall become and made a part of the Town of Surfside Code of Ordinances, that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and the word "Ordinance" may be changed to "Section" or other appropriate word.

211 <u>Section 7. Conflicts.</u> Any and all Ordinances and Resolutions or parts of Ordinances or Resolutions in conflict herewith are hereby repealed.

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Section 8. Effective Date. This ordinance shall become effective upon adoption	on.
PASSED and ADOPTED on first reading this 12th day of November, 2019.	
PASSED and ADOPTED on second reading thisday of	, 2019
Ç <u>——</u> , ———	,
On Final Reading Moved by:	
<i>c</i> ,	
On Final Reading Second by:	
FINAL VOTE ON ADOPTION:	
Commissioner Barry Cohen	
Commissioner Michael Karukin	
Commissioner Tina Paul	
Vice Mayor Daniel Gielchinsky	
Mayor Daniel Dietch	
Daniel Dietch, Mayor	
ATTEST:	
Sandra Novoa, MMC, Town Clerk	
——————————————————————————————————————	
APPROVED AS TO FORM AND LEGALITY FOR THE USE	
AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:	
Weiss Serota Helfman Cole and Bierman, P.A.	
Town Attorney	

	COMPLETE											Ongoing			9-No action
	TENTATIVE SCHEDULE		Future PZ	Future PZ	Joint Meeting with PZ & Commission	Future PZ	December PZ	Future PZ		Future Commission	Future Commission	Ongoing	Working with consultant on proposal		Joint meeting with Commission on 8-26-19 No action
	NEXT STEPS	FUTURE PZ DISCUSSION ITEMS	Staff to prepare	Prepare visual and calculation of volume, how much square footage does this equate to	Provide text to PZ	DVAC to analyze business district	Discussion with PZ		ON FUTURE COMMISSION AGENDA		Propose code amendment to propose landscaping	Pilot project	Town is requesting a proposal from a consultant to do the impact fee analysis.	COMPLETED	Joint meeting with
-	OUTCOME	FUTURE PZ D	Need to make revisions to the sign code including limiting the overall allowances for window signage to one window or door rather than multiple	Commission has requested the PZ board analyze this requirement	PZ Requests discussion including side setbacks	DVAC requested PZ analyze the current code	Building Official to answer questions by PZ		ON FUTURE CO	PZ requested discussion analyzing impacts on lots	PZ requested fences along a ROW to have landscaping	PZ discussion on pedestrian safety and walkability		100	PZ requests discussion on additional freeboard & height
	ITEM		Update to sign code	Stepback discussion	Modifications to the second story	Tint of glass in Business District	50% rule	Increasing Freeboard		Aggregated Lots	Landscaping in front of fences	Circulation pattern	Impact fee discussion		Freeboard & Height

Parking needs	Evaluate if parking code requirements are expected to be status quo based on current ride sharing trends or if the need will be reduced		Commission gave direction not to move forward with any action		No action
Fences & Hedges in the front of single family residences	Discussion on hedge height in the front		December Commission – 2 nd reading	Fences & Hedges in the front of single family residences	Approved
Landscape Plans	Require landscape plans for large scale renovations (renovations affecting more than 50% of the square footage of the house)	Requested Ross to attend meeting to discuss requirement s-for landscape plans as well as the drainage review process	November PZ		Ross provided details. No further action requested.
Sidewalk aesthetics	Prepare discussion item to determine if walkability can be improved.	Prepare graphics depicting 8 ft wide sidewalk & landscape buffer	November PZ	Sidewalk aesthetics	No action
Aggregation of Single Family	Requested by the Town Commission	Discuss limitations on building length	August Commission – First Reading, November second reading		Adopted

		relating to		
		single family		
		lots, if		
		aggregated.		
Resiliency Strategy	PZ has requested staff to prepare a	Invite Betsy	Future PZ or	Move to
	discussion item was to improve	Wheaton	Sustainability	sustainability
	sustainability	from Miami	Committee	
		Beach to		
		discuss what		
		improvemen		
		ts Miami		
		Beach has		
		implemented		
Parking in Single Family	In order to increase pervious areas,		October PZ	No action
	evaluate if two vehicles on a			
	driveway are needed.			
Update on business district	Follow up with PZ to notify the board	Discussion of	October PZ	Completed
	of who is working on strategies & any	reinstating		
	improvements to the business district	DVAC on		
		October 9 th		
		commission		
		epuage		
Ways to increase pervious	Place on PZ agenda for discussion.		September PZ	No action
area of lots	Provide PZ with current standards			
Limitation on building	Revisit building limitations as well as	PZ Review.	April PZ	Completed
length in H40 & H30C	green walls to soften the breaks in	Commission		
	the building.	heard on first		
		reading, March 13		
H40, H30 & SDB40	Review with PZ options for	PZ discussion	March PZ	No action
Architecturally Significant	architecturally significant ordinance			
ordinance	for other zoning districts.			
Green Roofs —	Requested by the Town Commission		February PZ	No action

Photovoltaic Incentives	Requested by the Town Commission	Discuss requiring solar panels for all	February PZ		No action
		residential properties.			
Driveway	Prepare code modification that limits a driveway so that it does not exceed		January Commission		Complete
Give a foot ant a foot	Place on agenda for discussion on	Prepare	Ephrilary Commission		Complete
relating Sea Level Rise	referendum	visuals,	2 nd -reading		
)		timeline and	,		
- Flat Roof vs. Pitch roof		cross section.			
Roof Pitch of Single Family	Modify ordinance to include roof	Provide side	February Commission		Complete
	pitch above top of the truss as an	by side	2 nd reading		
	architectural feature	elevation in			
		current code			
		to the top of			
		the flat roof			
		\$			
		demonstrate			
		it is 3 feet			
		above the			
		top of a			
		pitched roof.			
Trellis	Review if a trellis attached to the	This has not	Trellis	Review if a trellis	This has not
	house is considered an accessory	been a		attached to the	been a
	structure.	reoccurring		house is	reoccurring
		issue.		considered an	issue. P
		Provide		accessory	
		direction if		structure.	
		this is			
		necessary.			

Average side setback	Modify ordinance for additional side	Direction if	Average side setback	Modify	The Town has
/Massing	setbacks on upper floors for single	si siut	/Massing	ordinance for	already
	family homes	necessany.		additional side	modified the
		The Town		setbacks on	code to
		has already		upper floors for	prohibit
		modified the		single family	covered
		code to		homes	balconies
		prohibit			counted
		covered			towards
		balconies			setbacks.
		counted			
		towards			
		setbacks.			
Satellite dishes	Further review by staff	Direction if	Satellite dishes	Further review	This issue has
		this is		by staff	not come up
		necessary.			as a problem
		This issue has			and it is not
		not come up			clear if this is
		as a problem			still desired
		and it is not			to be
		clear if this is			regulated.
		still desired			
		to be			
		regulated.			
Commercial waste and	Screening for containers, green	Draft code			Did not move
recycling container	screen, vegetation, include pictures	amendment			forward
screening	from Commissioner Kligman				
Driveway material	Modify code to allow stamped	Draft code			Did not move
regulations	concrete and concrete slabs with	amendment			forward
	decorative rock or grass in between				
Painting of commercial	Town Staff to prepare ordinance	Prepare			Did not move
structures		ordinance for			forward
		commission			

Residential or commercial	Prepare ordinance regulating wind	Direction if	Residential or	Prepare	This issue has
wind turbine regulations	turbines including hurricane	this is	commercial wind	ordinance	not come up
	precautions, noise regulations,	necessary.	turbine regulations	regulating wind	as a problem
	insurance considerations	This issue has		turbines	and it is not
		not come up		including	clear if this is
		as a problem		hurricane	still desired
		and it is not		precautions,	to pe
		clear if this is		noise	regulated.
		still desired		regulations,	
		to be		insurance	
		regulated.		considerations	
Setback for parapet above	Prepare ordinance to require	Direction if	Setback for parapet	Prepare	Direction if
30 feet on single family	additional setback	this is still	above 30 feet on	ordinance to	this is still
homes		necessary as	single family homes	require	necessary as
		the code		additional	the code
		eonld be		setback	eonld be
		modified to			modified to
		encourage			encourage
		pitched			pitched roofs.
		roofs.			
Final Zoning Inspections	Town Manager will analyze	Building	Final Zoning	Town Manager	Building
		performs	Inspections	will analyze	performs
		inspections			inspections
		pased on			pased on
		conditions on			conditions on
		the plans.			the plans.
		Need			
		direction if			
		anything			
		further is			
		necessary			
Requiring noticing for demolition of houses	Research option and place on agenda for discussion				Yes

dment ssed in sessed in sessed in end end end end end end end end end en	Sign Definitions	Modify sign definitions for	Drafted code			
Place update on PZ agenda. Study corridor between Collins & Prepare code amendments and what colors/criteria should be agenda for discussion with the Planning & Zoning included and what colors/criteria should be agenda for becussion with the Planning & Zoning agenda for Board to provide a cap for payment agenda Town Staff to prepare review necessary. Turtle lighting already included into the fund alleady required in alleady req		monument and sign area	amendment			
Place update on PZ agenda. pdate Reviewing entire section relating to amendment Study corridor between Collins—8 Prepare code amendments Study corridor between Collins—8 Prepare code amendments Board to determine if a color palette future is appropriate for single family homes Planning and and what colors/criteria should be agenda for included included a cap for payment tuly PZ into the fund Discussion with the Planning & Zoning Adiabance on Board to provide a cap for payment tuly PZ into the fund Town Staff to prepare review No ordinance incessary. Turtle lighting already required in	Carports	Require improved surface on frame	Addressed in Code		September PZ	Yes
Pedate Reviewing entire section relating to amendment Study corridor between Collins—& Prepare code Harding Board to determine if a color palette future is appropriate for single family homes and what colors/criteria should—be Zoning agenda for biscussion with the Planning & Zoning agenda for Board to provide a cap for payment July PZ into the fund Town Staff to prepare review No ordinance necessary: Turtle lighting already required—in	Provide summary on construction hours and noise ordinance	Place update on PZ agenda.			September PZ	¥es
PREPARENTAL SECTION relating to amendment amendment blocks. Study corridor between Collins—& Prepare code Harding Discussion with the Planning & Zoning Place on Board to determine if a color palette future is appropriate for single family homes and what colors/criteria should be agenda for discussion with the Planning & Zoning agenda for Board to provide a cap for payment Luly PZ into the fund Town Staff to prepare review Town Staff to prepare review No ordinance necessary: Turtle lighting already required in	Workforce housing update				September PZ	Yes
sis Study corridor between Collins & Prepare code Harding Jiscussion with the Planning & Zoning Board to determine if a color palette is appropriate for single family homes and what colors/criteria should be planning and included Discussion with the Planning & Zoning agenda for Board to provide a cap for payment Into the fund Town Staff to prepare review No ordinance necessary. Turtle lighting already required in	Add requirement for	Reviewing entire section relating to	Draft code			May
Study corridor between Collins—& Prepare code Harding Harding Board to determine if a color palette is appropriate for single family homes and—what—colors/criteria—should—be included Board to provide a cap for payment Board to provide a cap for payment into the fund Town Staff to prepare review No ordinance necessary: Turtle lighting already required—in	licensed architect for DRB submittals	DRB	amendment			Commission Agenda
Harding Biscussion with the Planning & Zoning Board to determine if a color palette is appropriate for single family homes and what colors/criteria should be included Discussion with the Planning & Zoning Board to provide a cap for payment into the fund Town Staff to prepare review Town Staff to prepare review Recessary. Turtle lighting already required in	Corridor Analysis		Prepare code	Work authorization to	Juenuef	Complete
aint Colors Board to determine if a color palette is appropriate for single family homes and what colors/criteria should be included included Board to provide a cap for payment agenda for hito the fund Town Staff to prepare review Teaquired in required in		Harding	amendments	be approved in NOVEMBER	Commission	
Board to determine if a color palette future is appropriate for single family homes and what colors/criteria should be Zoning included included discussion with the Planning & Zoning Ordinance on Board to provide a cap for payment July PZ into the fund agenda Town Staff to prepare review No ordinance necessary. Turtle lighting already required in	Single Family Paint Colors	Discussion with the Planning & Zoning	Place on	In contract	Will add to Joint	Complete
is appropriate for single family homes and what colors/criteria should be included included a cap for payment bliscussion with the Planning & Zoning Ordinance on Board to provide a cap for payment July PZ into the fund agenda Town Staff to prepare review Ro ordinance necessary. Town Staff to prepare review recessary. Turtle lighting already required in required in		Board to determine if a color palette	future		Meeting with	
and what colors/criteria should be Zoning included included discussion with the Planning & Zoning Ordinance on Board to provide a cap for payment July PZ into the fund agenda Town Staff to prepare review Town Staff to prepare review Ro ordinance necessary. Turtle lighting already required in		is appropriate for single family homes	Planning and		PZ/Commission.	
und Discussion with the Planning & Zoning Ordinance on Board to provide a cap for payment July PZ agenda into the fund a cap for payment July PZ agenda Town Staff to prepare review No ordinance necessary. Turtle lighting already required in		and what colors/criteria should be	Zoning			
und Discussion with the Planning & Zoning Ordinance on Board to provide a cap for payment July PZ agenda Into the fund agenda Town Staff to prepare review Recessary. Turtle lighting already required in required in		included	agenda for			
und Discussion with the Planning & Zoning Ordinance on Board to provide a cap for payment July PZ agenda into the fund agenda Town Staff to prepare review No ordinance necessary. Turtle lighting already required in			discussion			
Board to provide a cap for payment July PZ agenda into the fund agenda Town Staff to prepare review No ordinance necessary. Turtle lighting already required in	Parking Trust Fund	Discussion with the Planning & Zoning	Ordinance on	In contract	July Commission	Complete
Iown Staff to prepare review Town Staff to prepare review Turtle lighting already required in		Board to provide a cap for payment	July PZ		for 1 st reading,	
Town Staff to prepare review No ordinance necessary. Turtle lighting already required—in		into the fund	epuage		July PZ	
Town Staff to prepare review No ordinance necessary. Turtle lighting already required in					August	
Town Staff to prepare review No ordinance necessary. Turtle lighting already required—in					Commission for	
necessary. Turtle lighting already required in	Turtle Lighting	Town Staff to propage ravious	No ordinance	COMBLETE	Z'''-reading Turtla Liabting	Town Staff to
9t.	ימו נוכ בופוויוף)	9, 11, 19, 17, 18, 1	
n + 0			necessary.			prepare
- 			Turtle			review
 - -			lighting			
<u>р</u>			already			
code.			code.			

Downtown Color Palette	Discussion with the Planning & Zoning Board to determine if a color palette is appropriate and what colors/criteria should be included	Place on future Planning and Zoning agenda for discussion	In contract	Replaced with repainting of structures.	Complete
Bay Drive & 96th Street	Open Bay Drive off 96 th Street	Staff will research	Police and Building to research	No change. Police Chief cited safety concerns	COMPLETE
Sign/awning code	Discussed at Joint Meeting	Staff beginning to work on draft	Work Authorization approved	July Commission August Commission	COMPLETE
As built reviews for residential projects	Discuss increasing canopy in town, street trees, what can be planted in ROW	Research and prepare report for discussion and possible code	In contract	March PZ	COMPLETE Added a program modification to FY2015 budget
Interpretation of base flood elevation for the H120 district	No change	No further action needed		N/A	COMPLETE
Solar panel regulations	Prepare ordinance regulating solar panels	Draft code amendment	In contract	March PZ	COMPLETE
Car charging station regulations	Prepare ordinance regulating car charging stations requiring them in new multi family, research what other communities are doing	Draft code amendment	In contract	December P2	COMPLETE
Pyramiding effects of stepbacks in the H120 district	No action necessary since Planning and Zoning Board currently reviewing stepbacks as part of wall frontage modifications			₩/ ₩	
Garage door clarification	Modify code to remove requirement for two separate garage doors	Draft code amendment	In contract	November PZ	COMPLETE

10% window opening	Discussion with the Planning &	Prepare	In contract	June PZ	November
requirement per story	Zoning Board	ordinance for			Commission
		commission			for first
					reading
Landscaping in front of	Determine if landscaping planter is	Reviewed	In contract	No further	Yes
converted garage	sufficient versus requiring	code and		modification	
	landscaping.	determined		necessary	
		that planter			
		/luo si			
		permitted in			
		cases where			
		the driveway			
		would be too			
		short.			
Sheds	Modify ordinance to increase square	Draft code	In contract	Discussed at	Commission
	footage, but reduce height and add	amendment		March meeting.	1st reading in
	landscape requirements.				May. PZ in
					Мау