

Town of Surfside Planning and Zoning Board Meeting AGENDA Thursday, October 27, 2022 6:00 PM Town Commission Chambers

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.

Rule 6.06 (a)3 Agenda. The good and welfare portion of the agenda set for 8:15 p.m. shall be restricted to discussion on subjects not already specifically scheduled on the agenda for discussion and debate. In no event shall this portion of the agenda be allotted more than 45 minutes with each speaker to be given no more than three minutes, unless by vote of a majority of the members of the commission present, it is agreed to extend the time frames. Likewise, commission members shall be restricted to speaking three minutes each unless an extension is granted in the same manner as set forth in the prior sentence.

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 this capacity has been reached, people will be asked to watch the meeting from the first floor.

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1. Call to Order/Roll Call

2. Town Commission Liaison Report

3. Approval of Minutes

3.A September 29, 2022 Planning and Zoning Board Meeting Minutes - Deputy Town Clerk Evelyn Herbello 09-29-2022 Planning and Zoning Board Meeting Minutes.pdf

4. Ordinances

4.A Planning and Zoning Ordinance Change - Membership qualification requirements. - Lilian Arango, Town Attorney

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING SECTION 90-15 OF CHAPTER 90, "ZONING," OF THE TOWN CODE TO MODIFY THE PLANNING AND ZONING BOARD MEMBERSHIP QUALIFICATION REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Ordinance-Amending Section 90-15 Planning and Zoning Board Membership.DOCX

- 5. Applications
 - 5.A 9017 Garland Avenue Single Family Home Addition, New 2nd Floor Addition and Comprehensive Renovations - Town Planner Judith Frankel 9017_Garland_Ave-Table_1.pdf 9017 Garland Avenue Agenda Packet.pdf
 - 5.B 8818 Carlyle Avenue Garage Conversion Judith Frankel, Town Planner 8818 Carlyle Avenue Table 1.docx 8818 Carlyle Ave survey.pdf 8818 Carlyle Avenue Agenda Packet.pdf
 - 5.C 8818 Hawthorne Avenue Addition/Renovation Judith Frankel, Town Planner 8818 Hawthorne Ave_Table.pdf 8818 Hawthorne Drive Agenda Packet.pdf
 - 5.D 9032 Garland Avenue Addition Judith Frankel, Town Planner
 9032 Garland Avenue Table 1.docx
 9032 Garland Avenue Survey.pdf
 9032 Garland Avenue Agenda Packet.pdf
 - 5.E 9480 Harding Avenue Wall Sign Judith Frankel, Town Planner 9480 harding Ave Table 1.docx 9480 Harding Avenue Agenda Packet.pdf
 - 5.F 9501 Harding Avenue Wall Sign Judith Frankel, Town Planner
 9501 Harding Avenue Table 1.docx
 9501 Harding Avenue Agenda Packet.pdf

- 5.G 9555 Harding Avenue Wall Sign Judith Frankel, Town Planner 9555 Harding Avenue wall sign tables.pdf 9555 Harding Avenue wall sign Agenda Packet.pdf
- 5.H 8951 Froude Avenue Garage Conversion Judith Frankel, Town Planner 8951 Froude Ave Table.pdf 8951 Froude Avenue Agenda Packet.pdf 8951 Froude survey.pdf

6. Next Meeting Date

6.A Combining the November and December meetings to be held on December 15, 2022 at 6:00 p.m. due to the Thanksgiving, Christmas and New Years Holidays. - Deputy Town Clerk Evelyn Herbello

7. Discussion Items

7.A Discussion on Various Zoning Code Matters - Judith Frankel, Town Planner

8. Adjournment

Respectfully submitted,

Andrew Hayatt Town Manager

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 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 and Zoning Board Meeting MINUTES September 29, 2022 6:00 PM Town Commission Chambers

1. Call to Order/Roll Call

Deputy Town Clerk Herbello called the meeting to order at 6:02 p.m.

Present: Board Member David Forbes, Board Member Lindsay Lecour, Board Member Jonathan Edderai, Alternate Board Member Michael Szafranski and Alternate Board Member Grace Rais.

Absent: Chair Carolyn Baumel and Board Member Ruben Bravo.

Also Present: Town Manager Andrew Hyatt, Town Planner Judith Frankel, Town Attorney Tony Recio, Commission Liaison Commissioner Fred Landsman and Consultant Town Planner Walter Keller.

1.A Appointment of a Vice Chair - Deputy Town Clerk Evelyn Herbello

A motion was made by Board Member Edderrai to appoint Board Member Forbes as Vice Chair, seconded by Board Member Lecour. The motion carried with a 5-0 vote.

2. Town Commission Liaison Report

Commissioner Landsman provided his Commission Liaison Report. He introduced the new Town Planner, Judith Frankel and the newly appointed Board Member Lindsey Lecour. He also provided an overview of the Charter Review Committee that will be put together in the coming months and advised them the importance of the Board. He and asked for any suggestions or recommendations of anyone that would be good to be on the Committee.

3. Approval of Minutes

3.A August 25, 2022 Planning and Zoning Board Meeting Minutes - Deputy Town Clerk Evelyn Herbello

A motion was made by Board Member Szafranski to approve the August 25, 2022 Planning and Zoning Board Meeting Minutes, seconded by Board Member Edderai. The motion carried with a 5-0 vote.

08-25-2022 Planning and Zoning Board Meeting Minutes.pdf

4. Applications

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

Town Attorney Recio asked Deputy Town Clerk Herbello if notice requirements were met.

Deputy Town Clerk Herbello confirmed notice requirements were met.

Town Attorney Recio polled the Board Members.

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

Deputy Town Clerk Herbello swore in the applicants and any other individual wishing to speak.

4.A 8809 Harding Avenue - Redevelopment of Property with 8 Residential Units. - Town Consultant Planner Walter Keller, AICP, PE

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

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

Staff finds the proposal complies with the Town's Comprehensive Plan in that the

development is a residential use at a density lower than the maximum allowed. Staff also finds that the proposal generally complies with the Zoning Code.

The project has minimal impacts on the environment and natural resources. Impacts to public facilities and transportation impacts can be accommodated with one way access from Harding Avenue and exiting to Collins Avenue with an on-site loading zone. The Town's water main will need to be re-routed around the building per the Public Work's Department review.

Development of the vacant parcel will have a favorable impact on the economy of the Town and the design of the building will be consistent with the community character of the Harding Avenue – Collins Avenue neighborhood.

Preliminary review comments were provided to the Applicant and the plan set reflect revisions that addressed the majority of the comments. It is recommended the Applicant's Site Plan package be recommended to the Town Commission for approval subject to the resolution of the following comments.

- The roof parapet wall is limited to a maximum of 33 feet for the H30C portion of the project
- Dedicate right of way for roadway purposes for the back of sidewalk radius at the southeast corner of Collins Avenue and 88th Street
- FDOT Access Connection Approval for Harding Avenue and Collins Avenue.
- Architectural frame ornamental feature fronting on 88th Street needs Design Approval from the Planning and Zoning Board
- Wall and fence requires Design Approval from the Planning and Zoning Board
- The drawing title sheet rendering illustrates areas of landscape material on the frame and not on the frame. Provide additional discussion on how the landscape material will be attached and will it be continuous and how will it be maintained
- Provide table in landscape plan package which verifies compliance with 40% Florida Friendly species per the Town Code.
- Verify whether the landscape areas surrounded by hardscape and inside the building are included in the pervious area calculations

Consultant Town Planner Keller introduced the item and provided staff recommendations.

Carli Kolshal, Berkow & Radell representing the applicant provided an overview of the project.

Rene Gonzalez, Architect for the project provided the presentation of the project.

Vice Chair Forbes opened public comment.

The following individual from the public spoke:

George Kousoulas stated that this project has to accomplish certain aspects and spoke in favor of the frame of this building and this project.

Vice Chair Forbes closed public comment.

Board Member Rais stated she likes the building in general and what is being proposed. She appreciates the thoughts of the screen and plantings. She asked if the screen might be too tall and sticking out and the sustainability of the plants. She spoke regarding the materials of the façade and elevations.

Mr. Gonzalez addressed the comments made by Board Member Rais. He stated the intent was to have simple elements.

Board Member Szafranski asked if the applicant would be asking for any variances.

Consultant Town Planner Keller stated no they are not requesting any variances.

Board Member Szafranski asked what is the average square footage. He also asked the approximate cost per square footage.

Mr. Gonzalez stated about 3,500 square feet.

Alejandro Bonet, architect, addressed the question regarding the square footage and the hard cost of the project.

Town Attorney Recio asked for the questions to be focused on the design and not the cost of the project.

Board Member Szafranski stated that what he is looking for is to make sure that this project will not have these townhomes having an average sales price of \$5 to \$8 million dollars and then remain vacant. He believes it is an ambitious project.

Vice Chair Forbes stated that they are here as a design and review board and they are strictly to look at that portion of the project.

Board Member Lecour believes the project is beautiful and what they stated in theory. She stated that the hard elements of the frame are overbearing and if there is a way to soften it up a touch, either bringing it back or putting more green and possibly wrapping it around on the East side. She stated that more green will also benefit the residents of the units that are facing South due to the heat that will be coming in through that side.

Mr. Gonzalez appreciates the comments made and they will work with staff on the project to make sure they have that canopy set up in a way that addresses a sustainable canopy that will stay green.

Board Member Lecour asked if this is the approval for the frame or will it come back to them.

Town Attorney Recio stated this is the approval for the frame and they can request recommendations or changes.

Board Member Lecour spoke regarding the diameter of the frame and if it could possibly come down a bit and wrap around.

Mr. Gonzalez stated they are also taking into account the elements of the plants.

Ms. Kolshal stated that they can work with the landscape architect on the plants and there are zoning limitations regarding the façade and wrapping it around.

Board Member Lecour spoke regarding the importance of the plant selections. She also asked regarding the landscaping on the façade. She also commented on the requirement for street trees. She suggested to have a better and more realistic rendering when they go before the Commission. She also requested for the street trees to be a condition of approval.

Mr. Gonzalez addressed the comments made by Board Member Lecour. He stated that they discussed widening the sidewalk and working with staff to achieve that.

Consultant Town Planner Keller stated there was discussion on widening the sidewalk and the setback of this property and possibly widening the sidewalk to the street but will not give them more planting space. He spoke regarding how it can occur and how it would be maintained.

Town Attorney Recio stated that the code does give some options and they could move the wall to accommodate that.

Vice Chair Forbes asked if this complies to code the way it is being presented.

Consultant Town Planner Keller stated that the landscape does comply with code and they have to address the Florida friendly species requirement. He stated that the difficulty is that they only have 10 feet to work with and they have balconies.

Ms. Kolshal addressed the comments made regarding the trees and provided a suggestion.

Vice Chair Forbes likes the project and the landscaping is amazing. He spoke regarding the frame of the building and it is modern and what this Town needs and likes the fact that it is only 8 units. He does agree that the eastern view needs some architectural accent. He stated that there are 24 spots in the garage and no parking for visitors.

Mr. Gonzalez stated that they exceed the spaces required and they do take into account guest parking in the garage and on the street. He also commented on the plans and the of volume of the project.

Town Attorney Recio stated that they are making a recommendation for approval to the Commission.

Board Member Lecour stated that they do not have to see this application again but they should have the recommendations on the revised frame.

A motion was made by Board Member Lecour to approve the application with staff recommendations including the reiteration of the frame either wrapping around or Minutes added greenery, and work on the street trees on all 3 facades, seconded by Board Member Rais. The motion carried with a 4-1 vote with Board Member Szafranski voting in opposition.

8809 Harding Avenue Table 1.pdf

8809 Harding Avenue Agenda Packet.pdf

4.B 8926 Irving Avenue - Single Family Residence - Town Consultant Planner Walter Keller, AICP, PE

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

- The Town's FEMA Flood requirements are finished floor elevation of 10.00 not 9.00 NGVD. Please revise the plan package accordingly.
- The swimming pool cannot be closer than 15 feet from the seawall and an engineering report will be required from a registered structural engineer on the structural capacity of the adjacent seawall.
- The trellis is limited to a maximum height of 12 feet.
- Per Sec. 90-56.1, A fence or ornamental wall not more than six feet in height, as measured from grade, may project into or enclose an interior side or rear yard only. Plans indicate whether the existing retaining wall is removed and replaced with the black vinyl chain link fence.
- Per Sec. 90-91, A minimum of 20% of the pervious area on single family and duplex dwellings must be Florida Friendly landscape, except that as of the Effective Date of this Ordinance, the pervious area of all new single family and duplex dwelling construction shall provide at least 40% Florida Friendly landscape and 40% of required trees and shrubs.
- Per Sec. 90-97, a tree removed or relocated will require a tree removal permit. The proposed plan shows the removal of ten trees, no mitigation is proposed. Trees removed must be permitted and mitigated.

Consultant Town Planner Keller introduced the item and provided staff recommendations.

Christina Magdalena, representing the applicant introduced the item.

Vice Chair Forbes opened public comment.

There were no public speakers.

Vice Chair Forbes closed public comment.

Board Member Rais spoke regarding the home being contemporary and the architecture of the home. She spoke regarding the material and color of the home. She asked regarding the refuse bins possibly encroaching on the setback.

Ms. Magdalena addressed the comments made by Board Member Rais.

Board Member Szafranski likes the home and project.

Board Member Lecour asked regarding the shape and how they came up with the 10 feet. She asked if there is a fence or wall on the property line as well as the landscaping being a bit bare. She spoke regarding the greenery and foliage and suggested making it more green in the front.

Ms. Magdalena addressed the comments made by Board Member Lecour and stated there will not be a fence.

Board Member Edderai believes it is a beautiful project.

Vice Chair Forbes likes the project and will add a lot to the street.

A motion was made by Board Member Edderai to approve the application with staff recommendations, seconded by Board Member Szafranski. The motion carried with a 4-1 vote with Board Member Lecour voting in opposition. 8926 Irving Ave Table 1.pdf

8926 Irving Avenue Agenda Packet.pdf

4.C 8835 Froude Avenue - Demolition of Existing Single Family Home and construction of New Two-Story Single Family Home - Town Consultant Planner Walter Keller, AICP, PE

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

- Per Sec. 90-47.3, air conditioning equipment, pool pump, or other mechanical equipment may be located in a required rear setback, provided such equipment is a least 15 feet from any other single-family or two-family residence, shall maintain at least a 5-foot setback from the rear and side yards and is not visible from any street or waterway. Please provide the location of pool equipment and setback on the site plan.
- Per Sec. 90-56.1, A fence or ornamental wall not more than six feet in height, as measured from grade, may project into or enclose an interior side or rear yard only. Please provide the dimensions of the proposed retaining wall.
- Per Sec 90-89, street trees shall be required at one shade/palm tree per 20 linear feet of street frontage along all public or private right-of-ways. Street trees should be native and mature to a height of at least 20 feet and planted along the swale or right-of-way. Trees planted within the right-of-way will require a permit from public works. Street trees shall meet the requirements of this section. Please provide landscape plans.
- Per Sec. 90-91, A minimum of 20% of the pervious area on single family and duplex dwellings must be Florida Friendly landscape, except that as of the Effective Date of this Ordinance, the pervious area of all new single family and duplex dwelling construction shall provide at least 40% Florida Friendly landscape and 40% of required trees and shrubs.
- Per Sec. 90-97, trees removed or relocated will require a tree removal permit. The proposed plan shows the removal of four trees, no mitigation is proposed. Trees removed must be permitted and mitigated.

Consultant Town Planner Keller introduced the item and provided staff

recommendations.

Ms. Jahal, representing the applicant introduced the item and stated they will not be requesting any variances.

Vice Chair Forbes opened public comment.

There were no public speakers.

Vice Chair Forbes closed public comment.

Board Member Rais spoke regarding the design and architecture of the home and project. She stated that what she keeps seeing with these types of projects is that they do not take into the account the rich architectural history.

Board Member Szafranski commented on homes not requesting variances but are doing what they are allowed to do. He stated that these types of applications should be able to be done without going before this Board and possibly getting it approved administratively.

Board Member Lecour stated that it is important to preserve the street frontage of Surfside and appreciates the volumes moving away from the street. She asked regarding possibly softening up the box in the front and pull the roof overhang out a bit to create shade. She asked regarding the material of the garage door.

Ms. Jahal addressed the comments made by Board Member Lecour.

Vice Chair Forbes agrees with the comments made. He asked regarding the location of the air conditioning unit and the trash room mentioned in the plans. He believes it looks good.

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

8835 Froude Ave Table 1.pdf

8835 Froude Avenue Agenda Packet.pdf

4.D 8851 Hawthorne Avenue - New Two-Story Single Family Residence - Town Planner Walter Keller, AICP, PE

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

• Per Sec. 90-44.2, mechanical equipment rooms, including elevator shafts, and stair access ways may be allowed to exceed the maximum height limitations, not to exceed three (3) feet, provided they shall be of a high architectural quality integral to the design of the building. The proposed height of the aluminum screen enclosure for the condensing unit exceeds the maximum requirement.

- Per Sec. 90-55.1, Non-habitable structures, including but not limited to cabanas, pergolas, gazeboes, and trellises shall have a maximum height of 12 feet. The proposed trellis on the south side exceeds the allowed height.
- Per Sec. 90-54.2, the minimum rear and side setback for a pool is five (5) feet. The pool setback should not include the pool coping. Please provide the required setback from the coping.
- Per Sec 90-89, street trees shall be required at one shade/palm tree per 20 linear feet of street frontage along all public or private right-of-ways. Street trees should be native and mature to a height of at least 20 feet and planted along the swale or right-of-way. Trees planted within the right-of-way will require a permit from public works. Street trees shall meet the requirements of this section. Please include planting details on landscape plan.
- Per Sec. 90-91, the pervious area of all new single family and duplex dwelling construction shall provide at least 40% Florida Friendly landscape and 40% of required trees and shrubs.
- Per Sec. 90-95, trees for single-family homes shall be a minimum of 30% canopy trees, small trees can be a maximum of 30%, and palm trees shall be a minimum of six feet of grey wood or clear wood and counted as 3:1, total palms cannot make up more than 40% of total trees. Proposed trees shall meet the minimum height, DBH and canopy spread. Proposed trees do not meet the requirements of the code.
- Per Sec. 90-97, trees removed or relocated will require a tree removal permit. The proposed plan shows the removal of three (3) trees, no mitigation is proposed. Trees removed must be permitted and mitigated.

Consultant Town Planner Keller introduced the item and provided staff recommendations.

Town Planner Frankel added the 40% lot coverage recommendation.

Jose Sanchez, architect provided an overview of the project.

Vice Chair Forbes opened public comment.

There were no public speakers.

Vice Chair Forbes closed public comment.

Board Member Rais agrees that the neighborhood does not have a particular style. She appreciates that he added the concrete texture and spoke regarding the architecture of the project.

Board Member Szafranski asked if they are going to seek some variance.

Consultant Town Planner Keller stated they are not seeking any variance and just need to verify with the applicant that they comply with the lot coverage.

Board Member Szafranski asked if they just need to verify some information.

Consultant Town Planner Keller advised the process of verifying the information and

they would just ask them for a minor revision.

Mr. Sanchez stated they will not be requesting a variance.

Board Member Lecour likes the project and spoke regarding the landscaping added to the plans as well as the required shade tree on the streets.

Mr. Sanchez stated they will work with the landscape architect to address those recommendations.

Board Member Edderai likes the house.

Vice Chair Forbes likes the home and does not agree with the north elevation and the blank wall. He spoke regarding upgrading the landscape plan as part of the recommendations.

A motion was made by Board Member Edderai to approve the application with staff recommendations to include more landscaping, seconded by Board Member Lecour. The motion carried with a 5-0 vote.

8851 Hawthorne Ave Table 1.pdf 8851 Hawthorne Avenue Agenda Packet.pdf

4.E 9364 Bay Drive - Fence - Town Consultant Planner Walter Keller, AICP, PE

Staff Recommendation: It is recommended the application be approved if granted design approval by the Planning and Zoning Board.

Consultant Town Planner Keller introduced the item and provided staff recommendations.

Daniel Shapiro, applicant provided an overview of his application.

Vice Chair Forbes opened public comment.

There were no public speakers.

Vice Chair Forbes closed public comment.

Vice Chair Forbes likes the idea of the fence and if done correctly, architecturally correct and meets code then he thinks it is great.

Board Member Edderrai said it was a good idea especially if you have children.

Board Member Lecour stated she does not like fences or gates and understands the necessity. She stated there are ways to do it where it is more welcoming. She spoke regarding the height of the fence.

Mr. Shapiro addressed the comments made by Board Member Lecour and spoke regarding the hedges and stated that you will not see the fence.

Board Member Szafranski stated that he loves fences and believes that people have a right to privacy.

Board Member Rais agrees with the application.

Town Planner Frankel stated that the fence could not be set on the property line.

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

9364 Bay Drive Table 1.pdf 9364 Bay Drive Agenda Packet.pdf

4.F 9501 Harding Avenue - Awning - Town Consultant Planner Walter Keller, AICP, PE

Staff Recommendation: It is recommended the application be approved as submitted. Note, this report maybe updated prior to the meeting.

Consultant Town Planner Keller introduced the item and provided staff recommendations.

Vice Chair Forbes opened public comment.

There were no public speakers.

Vice Chair Forbes closed public comment.

Vice Chair Forbes asked if there are other awnings.

Consultant Town Planner Keller stated yes.

Board Member Lecour asked which is the awning and the location of the awning.

Consultant Town Planner Keller addressed the comments made by Board Member Lecour and Vice Chair Forbes.

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

9501 Harding Ave Table 1.pdf9501 Harding Avenue Agenda Packet.pdfAvi Ciment Awning location.pdf

5. Ordinances

5.A Amending Town Code Section 90-67. - Emergency Power Generators - Town Attorney

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The attached Ordinance for first reading amends Section 90-67 of the Town Code to permit the placement of generators on the rooftop in residential structures located in the H30A and H30B zoning districts, in accordance with screening mitigation requirements as set forth in Section 90-67.3 of the Code, as may be amended.

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

Town Attorney Recio introduced the item.

Vice Chair Forbes opened public comment.

There were no public speakers.

Vice Chair Forbes closed public comment.

Vice Chair Forbes agrees with this ordinance and stated this should have been done a while back.

Board Member Lecour also agrees with the ordinance and only asks that there be an access point to get to the equipment.

A motion was made by Board Member Lecour to recommend to the Town Commission to approve the ordinance on second reading, seconded by Board Member Edderai. The motion carried with a 5-0 vote. Ordinance Amending Section 90-67-Emergency Power Generators.DOCX

6. Next Meeting Date

6.A October 27, 2022 at 6:00 p.m. - Deputy Town Clerk Evelyn Herbello

Consensus was reached to hold the next meeting on October 27, 2022 at 6:00 p.m.

7. Discussion Items

There were no discussion items.

8. Adjournment

There being no further business to conduct before the Board a motion was made by Board Member Edderai to adjourn the meeting without objection at 8:03 p.m., seconded by Board Member Lecour. The motion carried with a 5-0 vote.

Respectfully submitted,

Accepted his _____ day of _____, 2022.

Carolyn Baumel, Chair

Attest:

Sandra McCready, MPA, MMC Town Clerk



MEMORANDUM

ITEM NO. 4.A

To: Planning & Zoning Board

From: Lilian Arango, Town Attorney

Date: October 27, 2022

Subject: Planning and Zoning Ordinance Change - Membership qualification requirements.

Consider for recommendation the attached Ordinance, prior to second reading by the Town Commission, to amend Section 90-15 of the Code to modify the Planning & Zoning Board Membership qualification requirements.

During the September 13 Commission Meeting, the Town Commission discussed the requirements for members of the Planning and Zoning Board. The Town Commission approved a motion to amend Section 90-15 of the Town Code by removing the requirement for a Resiliency Member because the requirement unnecessarily limits the pool of potential applicants. The attached Ordinance includes changes directed and adopted by the Town Commission on first reading at the October 12, 2022 Meeting. At the October 12, 2022 Meeting, the Town Commission deleted the requirement in Section 90-15(1)a) that "one board member or one alternate member appointed shall have education and/or experience in sustainability and resiliency, which may include environmental science ("resiliency member")", and added three categories to the membership criteria in section 90-15(1)(a): Sustainability and resiliency (#8), developer (#9) and realtor (#10).

Ordinance-Amending Section 90-15 Planning and Zoning Board Membership.DOCX

ORDINANCE NO. 2022-____

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING SECTION 90-15 OF CHAPTER 90, "ZONING," OF THE TOWN CODE TO MODIFY THE PLANNING AND ZONING BOARD MEMBERSHIP QUALIFICATION REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Surfside (the "Town") created the Town Planning and Zoning Board (the "Board") to advise the Town Commission on all zoning and design review matters; and

WHEREAS, the Town Commission recognizes that changes to the Board's qualification requirements are periodically necessary to ensure that the Town is able to appoint qualified members to the Board; and

WHEREAS, Section 90-15 of Chapter 90, "Zoning," of the Town Code establishes criteria that govern the qualifications of the members that make up the Board; and

WHEREAS, Section 90-15 provides that one Board member or alternate member must have experience or education in sustainability and resiliency (the "Resiliency Member"); and

WHEREAS, at its September 13, 2022 meeting, the Town Commission approved a motion to amend Section 90-15 of the Town Code by removing the requirement for a Resiliency Member because the requirement unnecessarily limits the pool of potential applicants; and

WHEREAS, at first reading of this Ordinance at the October 12, 2022 Town Commission meeting, the Town Commission directed that Section 90-15 be further revised to expand or add other categories of Board members, as previously provided in this Section, to include a sustainability and resiliency member, developer and realtor; and

WHEREAS, the Town Commission desires to facilitate the timely appointment of qualified members to the Board members by removing the Resiliency Requirement; and

WHEREAS, the Town Commission finds that amending Section 90-15 of Chapter 90, of the Town's Code as set forth herein, is in the best interest of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA:¹

Section 1. <u>Recitals Adopted.</u> That the above-stated recitals are hereby adopted and confirmed.

<u>Section 2.</u> <u>Town Code Amended.</u> The Code of Ordinances of the Town of Surfside, Florida is hereby amended by amending Section 90-15 of Chapter 90, "Zoning", as follows:

Chapter 90 – Zoning

Article II. - Administration and Enforcement

Division 1. – Planning and Zoning Board

Sec. 90-15. - Membership/quorum, minimum qualifications, officers, terms of officers, vacancies, general regulations, recommendations, expenditures, indebtedness.

(1) Membership/quorum: The planning and zoning board membership and quorum requirements for zoning matters and design review matters are as follows:

(a) Zoning matters: The planning and zoning board shall consist of five members and a first alternate member and a second alternate member. One board member or one alternate member appointed shall have education and/or experience in sustainability and resiliency, which may include environmental science ("resiliency member"). At least three of the members or alternates must be one of the following:

1. Florida-licensed general contractor or a construction management professional with at least three years of professional experience as a construction project manager, construction superintendent or construction estimator;

2. Florida licensed PE or a civil, mechanical, electrical, chemical or environmental engineer with a baccalaureate degree in engineering and three years of professional experience;

¹ Coding: Strikethrough words are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with highlighted double strikethrough and double underline.

3. Certified planner (AICP) or a planning professional with a graduate degree in planning from a program accredited by the Planning Accreditation Board with at least three years of professional planning experience or a bachelor's degree in planning from a program, accredited by the Planning Accreditation Board (PAB) with at least three years of professional planning experience;

4. Florida-licensed landscape architect with at least three years of professional experience;

5. Registered interior designer with at least three years of professional experience;

6. Florida-licensed attorney with at least three years of professional experience.

7. Florida-licensed architect.

8. Education and/or experience in sustainability and resiliency, which may include environmental science.

<u>9. Real estate developer with at least three years of professional experience, either as the principal or executive.</u>

<u>10. Florida-licensed real estate broker or realtor with at least three years of professional experience.</u>

<u>Section 3.</u> <u>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 4.</u> <u>Codification</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 relettered to accomplish such intentions; and the word "Ordinance" may be changed to "Section" or other appropriate word.

<u>Section 5.</u> <u>Conflicts</u>. Any and all ordinances and resolutions or parts of ordinances or resolutions in conflict herewith are hereby repealed.

<u>Section 6.</u> <u>Effective Date.</u> This ordinance shall become effective upon adoption on second reading.

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

First Reading:

Motion by: _____

Second by:_____

Second and Final Reading:

Motion by: _____

Second by:_____

FINAL VOTE ON ADOPTION

Commissioner Fred Landsman	
Commissioner Marianne Meischeid	
Commissioner Nelly Velasquez	
Vice Mayor Jeffrey Rose	
Mayor Shlomo Danzinger	

Shlomo Danzinger, Mayor

ATTEST:

Sandra N. McCready, MMC

Town Clerk

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

Weiss Serota Helfman Cole & Bierman, P.L.

Town Attorney



MEMORANDUM

ITEM NO. 5.A

To: Planning & Zoning Board

From: Town Planner Judith Frankel

Date: October 27, 2022

Subject: 9017 Garland Avenue - Single Family Home Addition, New 2nd Floor Addition and Comprehensive Renovations

Staff Recommendation:

It is recommended the application be approved subject to the following comments:

Provide calculations and details on total pervious/landscape area (35% Sec. 90-49) without the synthetic turf, the front yard setback area (30% per Sec. 90-61) and the rear yard setback area (20% per Sec. 90-61).

Synthetic turf can only be utilized on areas when all pervious area requirements are met using natural materials and vegetation (per Sec. 90-87 (15)(b)). Replace with an approved sod if pervious area requirements are not met (see Sec. 90-89.1).

Verify the height of the home based on an averaged crown of road elevation.

Expand proposed driveway to provide for 2 on-site parking spaces (9 feet x 18 feet each per Sec. 90-81.1 (1)).

The covered BBQ is considered an accessory structure and cannot be directly attached to the residence except by a breezeway (per Sec. 90-54.1). The minimum allowed set back is 20 feet and with the BBQ area the setback is only 12 feet 5 inches.

Per Sec. 90-55, Non-habitable structures, including but not limited to cabanas, pergolas, gazeboes, and trellises shall have a maximum height of 12 feet. Provide the height of the outdoor BBQ porch as measured from the crown of the road.

Per Sec 90-89, street trees shall be required at one shade/palm tree per 20 linear feet of street frontage along all public or private rights-of-way. As this property is 50 feet in width, two street trees are required. Street trees should be native and mature to a height of at least 20 feet and planted along the swale or right-of-way.

Per Sec. 90-97, any tree removed or relocated will require a tree removal permit. The proposed plan shows the removal of four trees, no mitigation is proposed. Trees removed must be permitted and mitigated.

Provide additional information on materials used for the window trim, front door frame and shutters for the front storage area.

This application is a request to add front and rear additions to an existing single family residence and to add a new second floor master suite. Major renovations will be done internally to raise the existing finished floor elevation to meet flood requirements. The parcel is located at 9017 Garland Avenue in the H30B Zoning District. The lot depth is 112.50 feet with a width of 50.24 feet. The site plan indicates the lot size is 5,600 SF.

The setback requirements for the H30B Zoning District are 20-foot front, 5-foot interior side, 20-foot rear. The proposed plan will maintain the existing 4 foot 8 inch north side yard setback but provide a 5 foot setback for the new raised BBQ covered porch. The south side yard setback varies from 5 feet 2 inches to 5 feet 5 inches and the front yard setback will be 21 feet 7 inches to the new front addition. The rear yard setback at the southeast corner of the new addition will be 26 feet 10 inches. The northeast corner of the new BBQ porch is 12 feet 5 inches.

The total lot pervious area is 35% where 35% is required although it is unclear if the Applicant included the synthetic turf in the rear yard in the calculation. A pervious paver driveway is also proposed although the Town Code does not allow this type of driveway to receive credit towards pervious area requirements. The front yard and rear yard setback pervious areas were not provided where 30% and 20% is required.

The existing residence is 1,972 SF and proposed additions will increase the air-conditioned area to 2,901 SF. The new 2nd floor master suite addition is 825 SF. Additional non-airconditioned improvements include a front located storage area (144 SF), front porch area (24 SF) and the rear yard raised covered BBQ (170 SF).

The maximum allowed roof height is 30 feet measured from the averaged crown of the road. The provided roof height of 33.87 feet NGVD and 23 feet 10 inches from grade must be recalculated.

A variety of architectural enhancements are provided including aluminum bronze impact doors and windows, decorative CIP concrete frame, cement board siding, white smooth stucco areas and vertical trellis system on the front and around the BBQ. The landscape plan details propose tree, shrub and grass species. However, the rear yard is entirely artificial turf, which does not meet the landscape requirements of 20%. calculations of pervious area must be provided. Calculations are needed to verify the consistency with the Town's 40% Florida Friendly and pervious area requirements.

Applicant Package: A package of drawings and an application was submitted by the Applicant. A Survey was provided by the Applicant and dated 8/24/21.

9017_Garland_Ave-Table_1.pdf

9017 Garland Avenue Agenda Packet.pdf



Town of Surfside, Florida Development Review

Table 1 – Site Characteristics and Zoning Requirements

Lot Coverage Total Lot Exempt Accessory Uses 2nd Story Lot Coverage

Pervious Area Total Lot

Pervious Area Front Yd Pervious Area Rear Yd Height – Flat Roof Height – Pitched Roof Modification of Height Trellis/Pergola Structure

Setbacks

Primary Frontage Secondary Corner Interior Side < or = 50 Ft Interior Side > 50 Ft **Rear** Pt. Lake & Adj. Canals Biscayne Bay

Encroachments

Eaves – Sloped Roofs All Other Ornamentals

Accessory Buildings

Maximum Height Max. Aggregated Area Pools & Decks Primary Front and Secondary Corner Uncovered Patio 9017 Garland Ave Center Area of Town 5,600 SF H30B Base Flood Elevation 10' NGVD (8.00 + 2.00)

Required 40% Max. (5,600 SF) 15% or Less 32% of the Lot or 80% of First Floor

35% w/40% FL Friendly 30%

20% 20% 30 Ft: Avg Datum/Crown-High Pt. 30 Ft: Avg Datum/Crown-Tie Beam. 1% of Height to 3 Ft Max 12 Feet Max. Height

20 Feet Min. 10 Feet Min. 5 Feet Min. 10% Frontage Width **20 Feet Min.** 25 Feet Min 50 Feet Min

24 Inches Max 6 inches Max

12 Feet Max 500 SF Max.

10 Feet Min 10 Feet Min Rear & Side – 5 Feet Front & Corner -10 Feet Proposed 40% (2,240 SF) N/A 14.7% (824 SF) 36.8% (825 SF)

34.8% (1,950 SF) w/syn. turf Not provided Not provided 33.87 NGVD

N/A N/A N/A

21 Feet 7 Inches N/A 5 feet N/A **12 Feet 5 Inches w/BBQ struct.** N/A N/A

N/A N/A

Not provided from COR 170 SF Not provided N/A N/A N/A N/A



Town of Surfside, Florida Development Review

Miami-Dade Property Appraiser Property Address: 9017 GARLAND AVE, Surfside, FL 33154-3217



Date Printed: 08/15/2022

9017 Garland Avenue– Miami Dade County Property Appraiser Angled Views



DRB Meeting

/ 20 Application / Plans Due 20

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

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

PROJECT INFORMATION				
OWNER'S NAME	JEAN PHILLIPE IBERTI AND LEILANI SCHLOTTFELDT			
PHONE / FAX	215-285-6169			
AGENT'S NAME	CARLOS GERMAN BRUN, AIA (DEN ARCHITECTURE LLC)			
ADDRESS	25 SE 2ND AVE, SUITE 500, MIAMI FL 33131			
PHONE / FAX	305-335-6085			
PROPERTY ADDRESS	9017 GARLAND AVE, SURFSIDE FL 33154			
ZONING CATEGORY	SINGLE FAMILY INTERIOR LOT (H30B)			
DESCRIPTION OF	ADDITION, INCLUDING NEW 2ND FLOOR (1 BEDROOM / 1.5 BATHROOMS)			
PROPOSED WORK	COMPREHENSIVE RENOVATION, INCLUDING RAISING FLOOR TO 10' NGVD			
	NEW ENTRY, DRIVEWAY, BBQ PORCH, HARDSCAPE, AND LANDSCAPE			

INTERNAL USE ONLY									
Date Submitted				P	Project	Number			
Report Completed				D)ate				
Fee Paid	\$								
ZONING STANDARDS		Require	d		Pro	vided			
Plot Size		5,600 SF				5,600 SF			
Setbacks (F/R/S)		20 FT	20 FT	5 FT		22.08 FT	22.54 FT	5 FT	
Lot Coverage		40 %				40 %			
Height		MAX 30 FT			30'-0"				
	35 % MIN				35 %				

SIGNATURE OF OWNER

DATE

SIGNATURE OF AGENT

DATE

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

 CARLOS GERMAN BRUN, AIA (DEN ARCHITECTURE LLC)
 DATE

 NAME OF REPRESENTATIVE
 DATE



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

Project Name Project Number

SUBMITTAL REQUIREMENTS FOR REVIEW:

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

FOR THE FOLLOWING PLEASE PROVIDE:

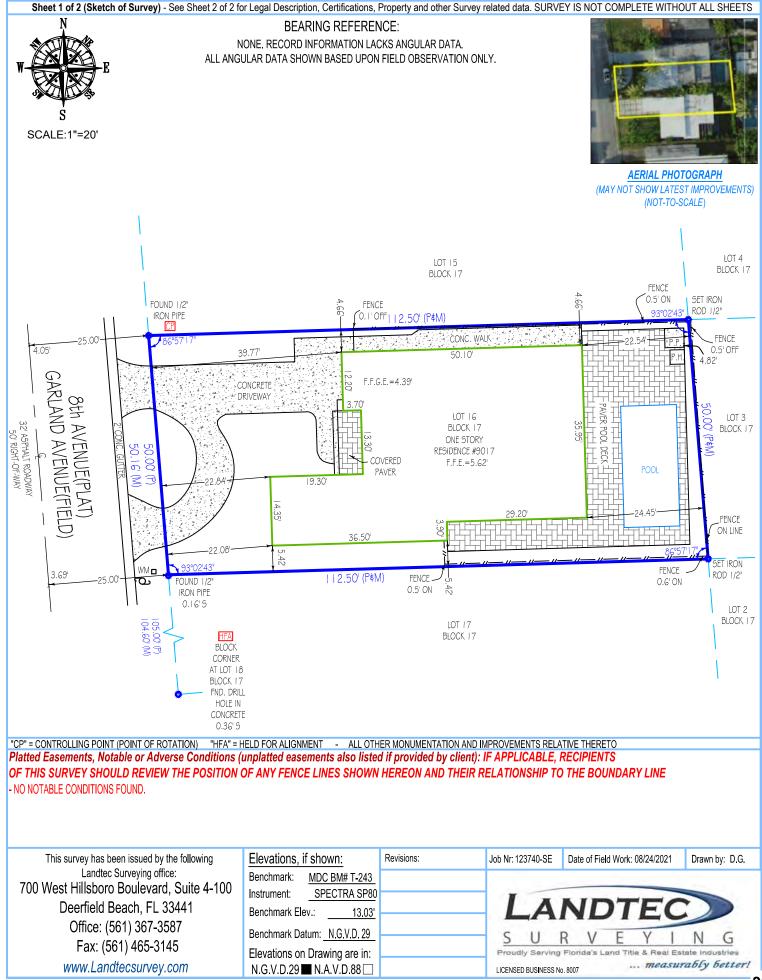
- Two (2) full sized sets (24" x 36" sheets) of complete design development drawings signed • and sealed
- One (1) flash drive, with site plan in PDF format, or other common windows based format.
- Provided prior to Design Review Board Meeting Fifteen (15) reduced sized sets (11" x 17" sheets) of the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

Architectural Elevations (Minimum scale of 1/8" = 1'): Please show / provide the following:

- Provide color elevations, showing all material finishes, textures and landscaping for all elevations of the proposed building(s). They should include, at a minimum:
- □ All exterior materials, colors and finishes, keyed to samples provided



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



	Sheet 2 of 2 (Sur	rvey Related Data) - See Sh	eet 1 of 2 for Sketch	of Survey, SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS	S
TYPE OF SURVEY:				PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):	
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ARTISTIC RENDERING LOOKING EAST INTO FRONT ELEVATION ALONG GARLAND AVE

ARTISTIC RENDERING LOOKING NORTHWEST INTO REAR ELEVATION, POOL, AND BACKYARD

4

ADDRESS: 9017 GARLAND A

FOLIO NO: 14-2235-001-2600

LEGAL DESCRIPTION: ALTOS

TYPE OF CONSTRUCTION: T

YEAR BUILT: 1951

CLASSIFICATION OF WORK:

BASE FLOOD ELEVATION: Z 12086C0163L (REVISED SEPT

CODES IN EFFECT: TOWN TOWI TOWI FBC 2

SCOPE OF WORK:

1. FR 2. AD 3. CO 4. NE 5. NE 6. NE

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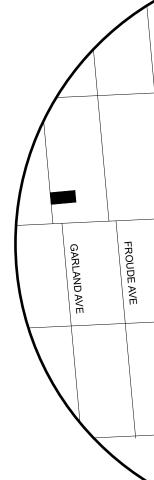
FLOOR AREA CALCULATION

AREA OF EXISTING HOUSE **1ST FLOOR ADDITION AREA** 2ND FLOOR ADDITION AREA A/C ENCLOSED TOTAL AREA NEW FRONT PORCH AREA NEW BBQ PORCH AREA NEW FRONT STORAGE AREA GRAND TOTAL

LOT COVERAGE CALCULATION 1ST FLOOR LOT COVERAGE 2ND FLOOR LOT COVERAGE

SITE AREA CALCULATIONS

LOT COVERAGE OPEN PORCH AREAS STAIR & STEP AREAS HARDSCAPE AREA LANDSCAPE AREA TOTAL LOT AREA



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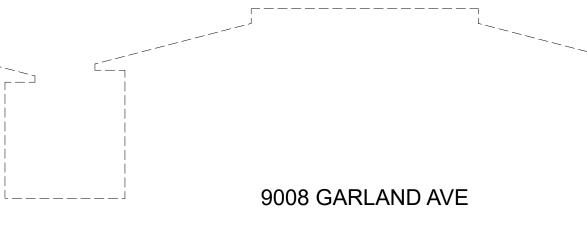
5	٦	IBERTI RESIDENCE
PROJECT SUMMARY		ADDITION & RENOVATION 9017 GARLAND AVE SURFSIDE, FL 33154
AVE, SURFSIDE FL 33154		OWNER
0 S DEL MAR NO 4 PB 10-63, LOT 16 BLK 17		LEILANI SCHLOTTFELDT AND JEAN PHILLIPE IBERTI
TYPE V-B, CMU MASONRY WALLS, WOOD ROOF	D	9017 GARLAND AVE SURFSIDE, FL 33154 (215) 285-6169
: ALTERATION LEVEL 3 AND ADDITION		ARCHITECT DEN ARCHITECTURE LLC 25 SE 2nd AVE, SUITE 500
ZONE "AE" (ELEV +8.0 NGVD), AS PER FEMA FIRM MAP NO. TEMBER 11, 2009).		MIAMI, FL 33131 (305) 335-6085 FL AA26001744
VN OF SURFSIDE ZONING (2006) VN OF SURFSIDE ZONING (2020)		MEP ENGINEER
VN OF SURFSIDE ZONING IN PROGRESS (2021) 2020 - FLORIDA BUILDING CODE RESIDENTIAL	-	PAUL KENNEY, PE PROFICIENT ENGINEERING, INC 6991 PEACHTREE INDUSTRIAL BLVD, B-700
RONT & REAR GROUND FLOOR ADDITION		0991 PEACHTREE INDUSTRIAL BLVD, B-700 NORCROSS, GA 30092 (404) 330-9798 FL PE 70199
DDITION OF A 2ND STORY (MASTER SUITE) OMPREHENSIVE INTERIOR AND EXTERIOR RENOVATION EW LANDSCAPE AND HARDSCAPE THROUGHOUT		
EW LANDSCAPE AND HARDSCAPE THROUGHOUT EW SIDE GATES EW DRIVEWAY WITHIN EXISTING CURB CUT		STRUCTURAL ENGINEER PEDRO L. FIALLO, PE
AL DWELLING UNITS: 1 STING BEDROOMS / BATHS: 3 / 2	C	PLF STRUCTURAL ENGINEERS, INC. 4960 SW 52 ST, SUITE 401 DAVIE, FL 33314
DPOSED BEDROOMS / BATHS: 4 / 3.5		(305) 533-3237 FL PE 76100
<u>NS</u> 1,972 SF 104 SF		CARLOS GERMAN BRUN, AIA FL AR91339
825 SF 2,901 SF		
24 SF 170 SF A 144 SF		
3,440 SF	-	
TIONS 40% 2,240 SF		
E 15% 825 SF		SEAL SIGNATURE
40% 2,240 SF		THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S
3% 167 SF 3% 197 SF 10% 1.046 SF		SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND, UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING
19% 1,046 SF 35% 1,950 SF 100% 5,600 SF	В	REPRODUCIBLE COPIES OF THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OWNER'S USE AND OCCUPANCY OF THE
		PROJECT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, UNLESS THE ARCHITECT IS
		ADJUDGED TO BE IN DEFAULT UNDER THIS AGREEMENT, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPIATE COMPENSATION TO THE ARCHITECT.
		PROJECT NUMBER: 2003 FILE NAME: IBERTI CDs.pln
91ST ST	_	DRAWN BY: GB CHECKED BY: GB
		NO. DATE REVISION
90TH ST		
COLLINS AVE HARDING AVE BYRON AVE CARLYLE AVE DICKENS AVE		
OZ SS IIII IIII IIII IIII IIII IIII IIII IIII IIIII IIIII IIIII IIIIII IIIIIIIIIII IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII		SHEET TITLE PROJECT SUMMARY
	А	
88TH ST		
		DATE OF ISSUE: 03/11/2022
LOCATION MAP		G-001
	_	DEN ARCHITECTURE ® 2021 ©

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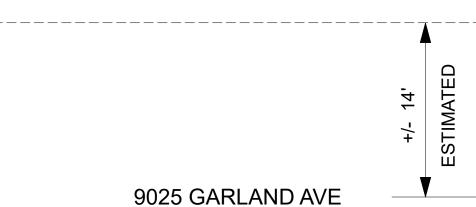






9033 GARLAND AVE L____J

9025 GARLAND AVE

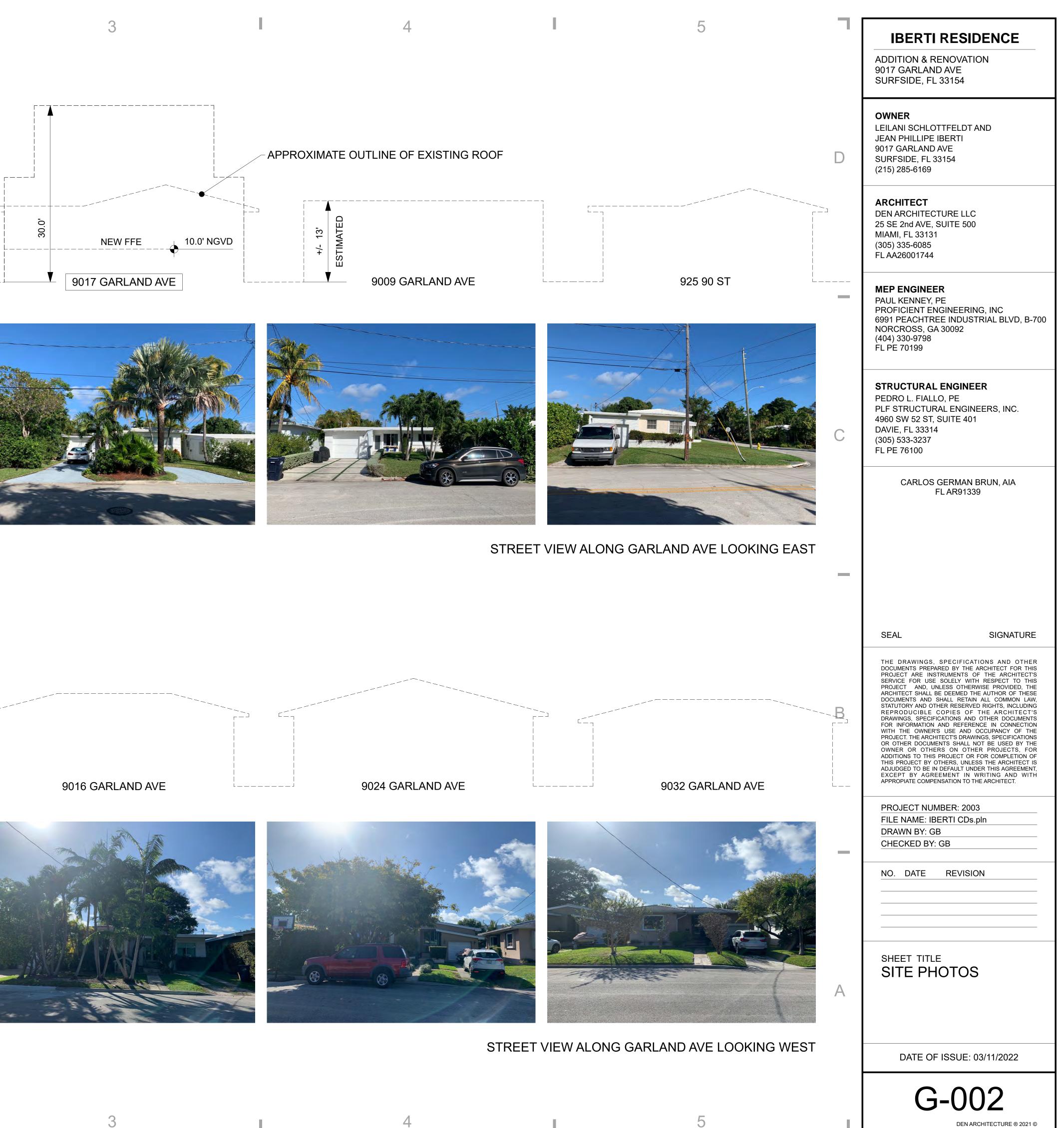


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LANDSCAPE LEGEND

STATUS

REMOVED

REMOVED

REMOVED

REMOVED

EXISTING

EXISTING

EXISTING

EXISTING

NEW

NEW

NEW

NEW

NEW

NEW

NEW

NEW

NAME

ALEXANDER PALM

BISMARCK PALM

COCONUT PALM

BOTTLE PALM

ARECA PALM

COCONUT PALM

UMBRELLA TREE

PITCH APPLE

BOUGAINVILLEA

VIRGINIA CREEPER

GRAVEL or **SEASHELLS**

POLISHED CONCRETE

ARTIFICIAL TURF

ST AUG GRASS

ROSY TRUMPET TREETabebuia Rosea

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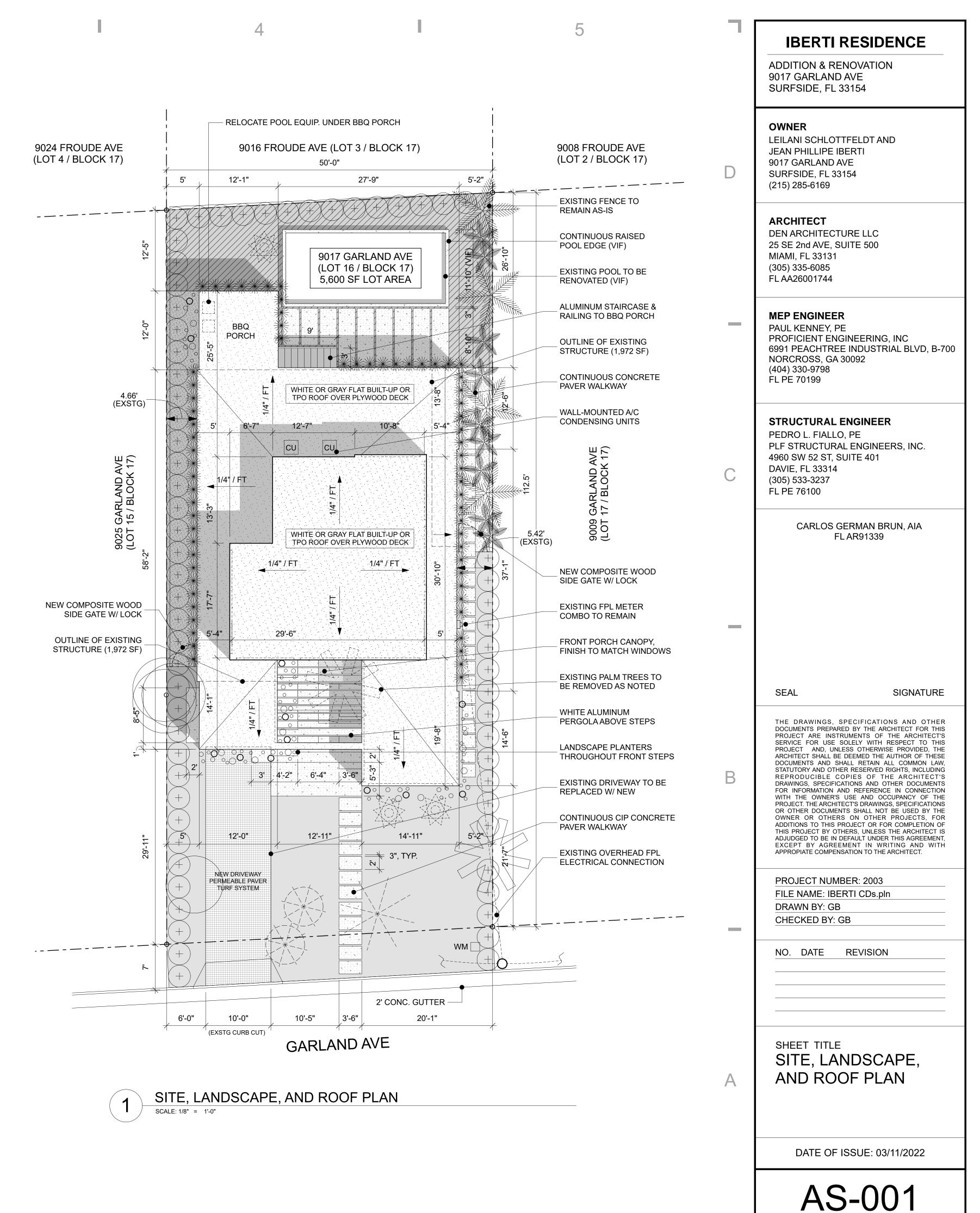
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DRIVABLE TURF PAVER SYSTEM



SCIENTIFIC NAME	O.C.	Н	S	DBH
Archontophoenix Alex.	N/A	12'	10'	5"
Bismarckia Nobilis	N/A	30'	15'	13"
Cocos Nucifera	N/A	25'	15'	10"
Hyophorbe Iagenicaulis	s N/A	10'	12'	16"
Dypsis Lutescens	N/A	15'	8"	5"
Cocos Nucifera	N/A	30'	15'	12"
Heptapleurum Actinop.	N/A	35'	20'	36"
Tabebuia Rosea	N/A	25'	15'	7"
Clusia Rosea	36"	5'	36"	2"
Bougainvillea Spect.	36"	36"	24"	2"
Parthenocissus Quinq.	24"	24"	24"	N/A
N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A
Stenotaphrum	N/A	N/A	N/A	N/A
SYSTEM	N/A	N/A	N/A	N/A

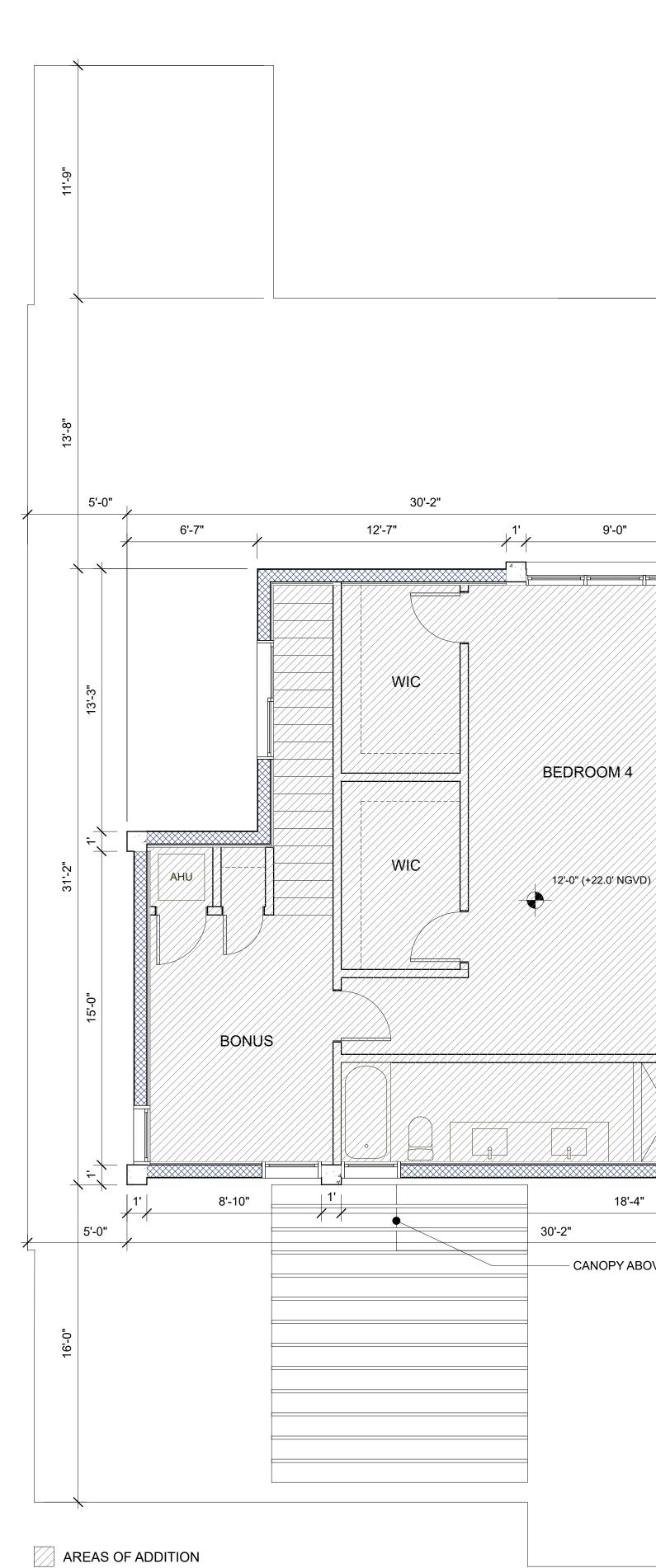
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Second Floor Plan **(2**) SCALE: 1/4" = 1'-0"

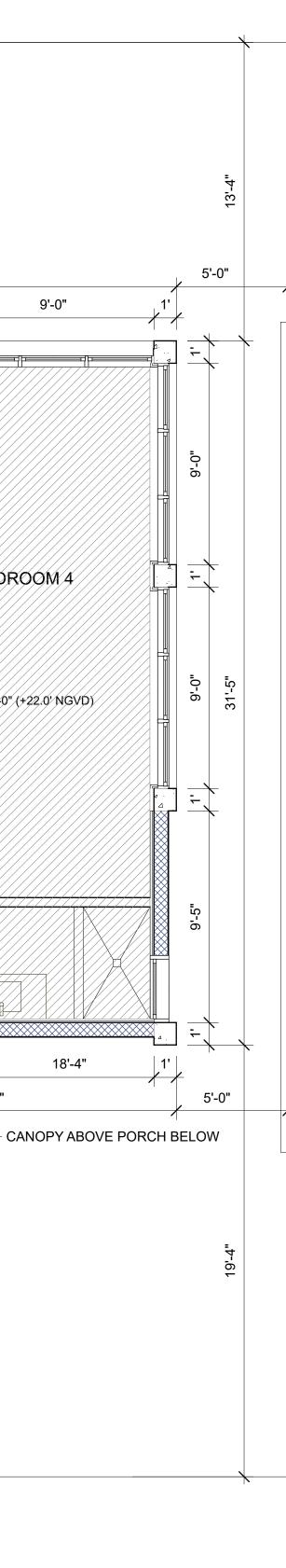
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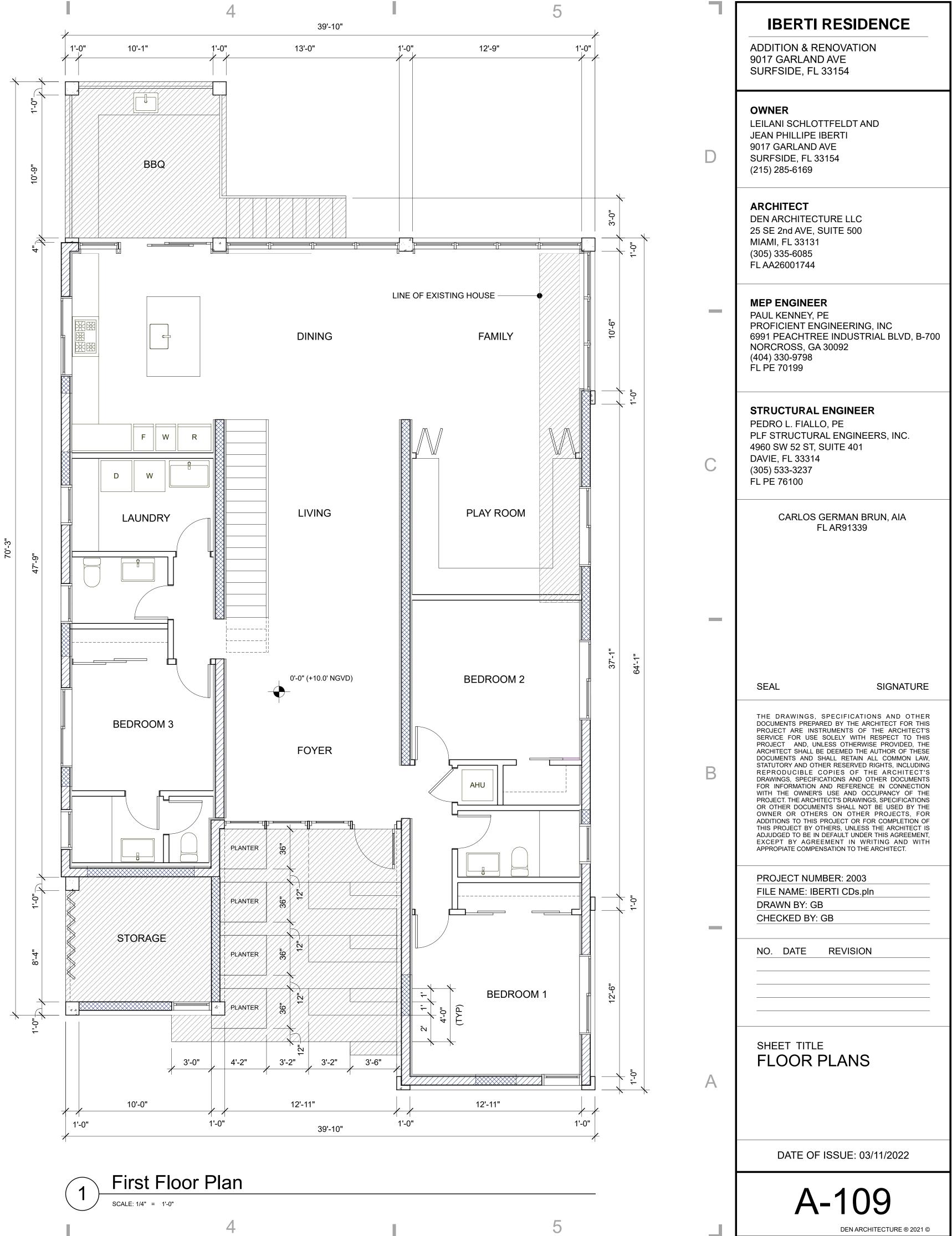
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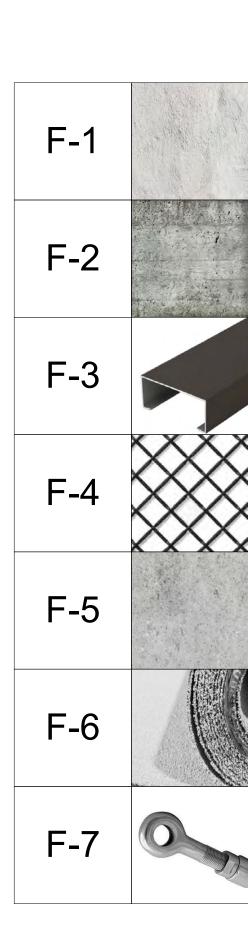
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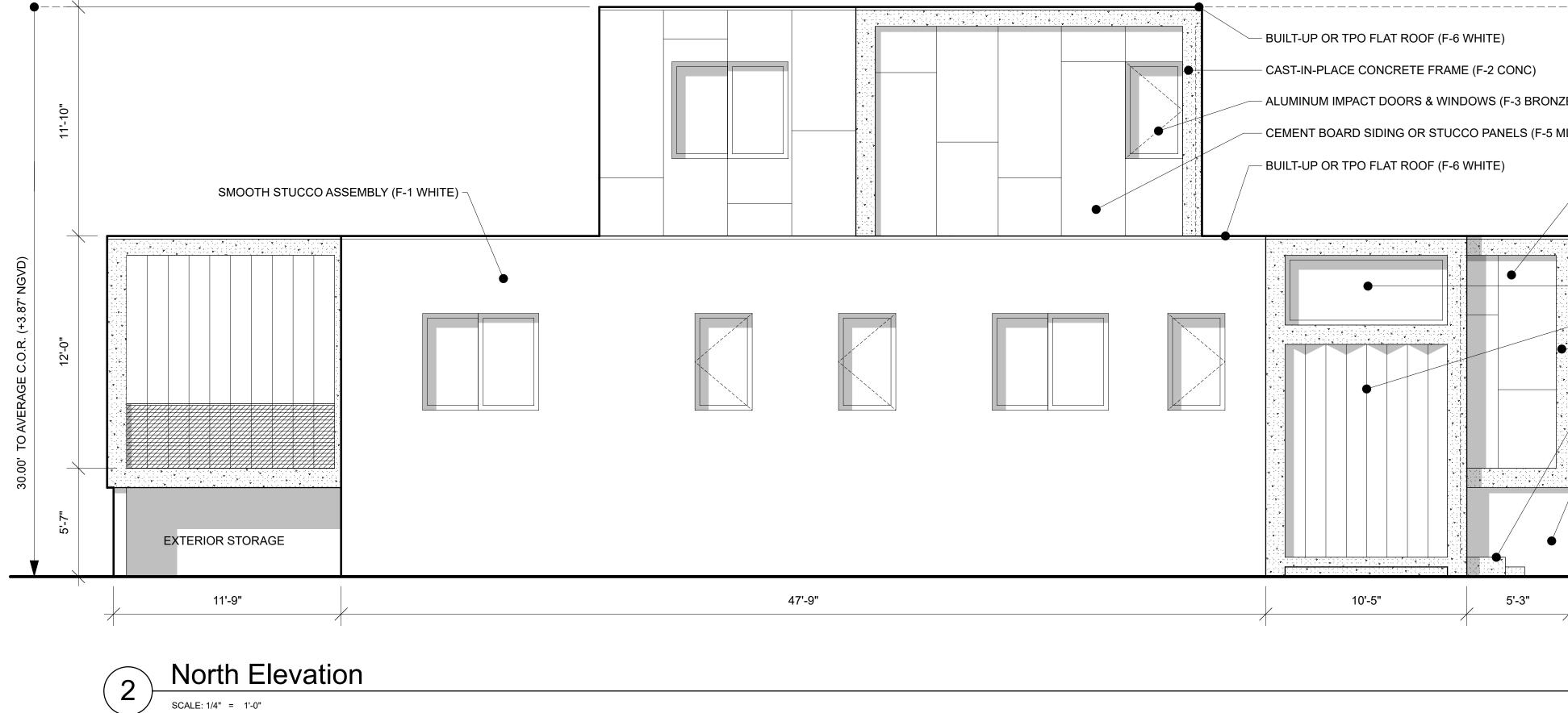
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SMOOTH STUCCO ASSEMBLY (WHITE)
EXPOSED CAST-IN-PLACE CONCRETE (NATURAL)
ALUMINUM IMPACT DOORS / WINDOWS (BRONZE)
3" DIAGONAL METAL MESH (BRONZE)
CEMENT SIDING OR STUCCO PANELS (GRAYS)
BUILT-UP OR TPO ROOF ASSEMBLY (LIGHT GRAY)
VERTICAL TRELLIS SYSTEM (STAINLESS STEEL)







1	5		
-	0	-	IBERTI RESIDENCE
			ADDITION & RENOVATION
ī			9017 GARLAND AVE
NEV	₩ 2ND FLOOR T.O.R. 23'-10" (+ 33.87' NGVD)		SURFSIDE, FL 33154
BUILT-	UP OR TPO FLAT ROOF (F-6 WHITE)		OWNER LEILANI SCHLOTTFELDT AND
CONT.	DECORATIVE CIP CONCRETE FRAME (CN-1)		JEAN PHILLIPE IBERTI 9017 GARLAND AVE
	NT BOARD SIDING OR STUCCO PANELS (F-5 MISC)	D	SURFSIDE, FL 33154
			(215) 285-6169
	INUM IMPACT DOORS & WINDOWS (WN-1 BRONZE)		ARCHITECT
— BUILT-	UP OR TPO FLAT ROOF (F-6 WHITE)		DEN ARCHITECTURE LLC
NE	W 1ST FLOOR T.O.R. 12'-0" (+ 22.00' NGVD)		25 SE 2nd AVE, SUITE 500 MIAMI, FL 33131
			(305) 335-6085 FL AA26001744
CONT.	DECORATIVE CIP CONCRETE FRAME (F-2 CONC)		
STAINI	ESS STEEL VERTICAL TRELLIS SYSTEM (F-7 SS)		MEP ENGINEER
——— ALUMI	NUM FRONT PORCH CANOPY (F-3 BRONZE)	-	PAUL KENNEY, PE
——— ALUMI	NUM IMPACT DOORS & WINDOWS (F-3 BRONZE)		PROFICIENT ENGINEERING, INC 6991 PEACHTREE INDUSTRIAL BLVD, B-700
CAST-	IN-PLACE CONCRETE STEPS (F-2 CONCRETE)		NORCROSS, GA 30092 (404) 330-9798
_ SMOO	TH STUCCO ASSEMBLY (F-1 WHITE)		FL PE 70199
PROP	OSED 1ST FLOOR F.F.E. 0'-0" (+ 10.0' NGVD)		STRUCTURAL ENGINEER
			PEDRO L. FIALLO, PE PLF STRUCTURAL ENGINEERS, INC.
EXIS	TING 1ST FLOOR F.F.E4'-4" (+ 5.62' NGVD)		4960 SW 52 ST, SUITE 401 DAVIE, FL 33314
		С	(305) 533-3237
EXISTI	NG GRADE ELEVATION -5'-7" (+ 4.40' NGVD) →		FL PE 76100
5.42'			CARLOS GERMAN BRUN, AIA
/			FL AR91339
		-	
N	EW 2ND FLOOR T.O.R. 23'-10" (+ 33.87' NGVD)		SEAL SIGNATURE
			THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S
			SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND, UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE
ZE)		D	DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING REPRODUCIBLE COPIES OF THE ARCHITECT'S
/ISC)		D	DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR INFORMATION AND REFERENCE IN CONNECTION
	IENT BOARD SIDING OR STUCCO PANELS (F-5 MISC)		WITH THE OWNER'S USE AND OCCUPANCY OF THE PROJECT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE
	NEW 1ST FLOOR T.O.R. 12'-0" (+ 22.00' NGVD)		OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, UNLESS THE ARCHITECT IS
			ADJUDGED TO BE IN DEFAULT UNDER THIS AGREEMENT, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPIATE COMPENSATION TO THE ARCHITECT.
ALU	MINUM IMPACT DOORS & WINDOWS (F-3 BRONZE)		PROJECT NUMBER: 2003
ALU	MINUM IMPACT SHUTTERS (F-3 BRONZE)		FILE NAME: IBERTI CDs.pln DRAWN BY: GB
	T-IN-PLACE CONCRETE FRAME (F-2 CONC)	_	CHECKED BY: GB
-1.00 1.01 × 1.01 × 1.01 ×			
	ONT CAST-IN-PLACE CONCRETE STEPS (F-2 CONC)		NO. DATE REVISION
,	OOTH STUCCO ASSEMBLY (F-1 WHITE)		
PRC	OPOSED 1ST FLOOR F.F.E. 0'-0" (+ 10.0' NGVD)		
· · · · · · · · · · · · · · · · · · ·			
EX	XISTING 1ST FLOOR F.F.E4'-4" (+ 5.62' NGVD)		SHEET TITLE
	Υ		EXTERIOR
EXIS	STING GRADE ELEVATION -5'-7" (+ 4.40' NGVD)	А	ELEVATIONS
		<i>x</i>	
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			DATE OF ISSUE: 03/11/2022
			A-201
			M-20 I

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F-1	SMOOTH STU
F-2	EXPOSED CA
F-3	ALUMINUM IN
F-4	3" DIAGONAL
F-5	CEMENT SID
F-6	BUILT-UP OR
F-7	VERTICAL TR

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11-10	
	SMOOTH STUCCO AS
	11-10

TUCCO ASSEMBLY (WHITE)

CAST-IN-PLACE CONCRETE (NATURAL)

1 IMPACT DOORS / WINDOWS (BRONZE)

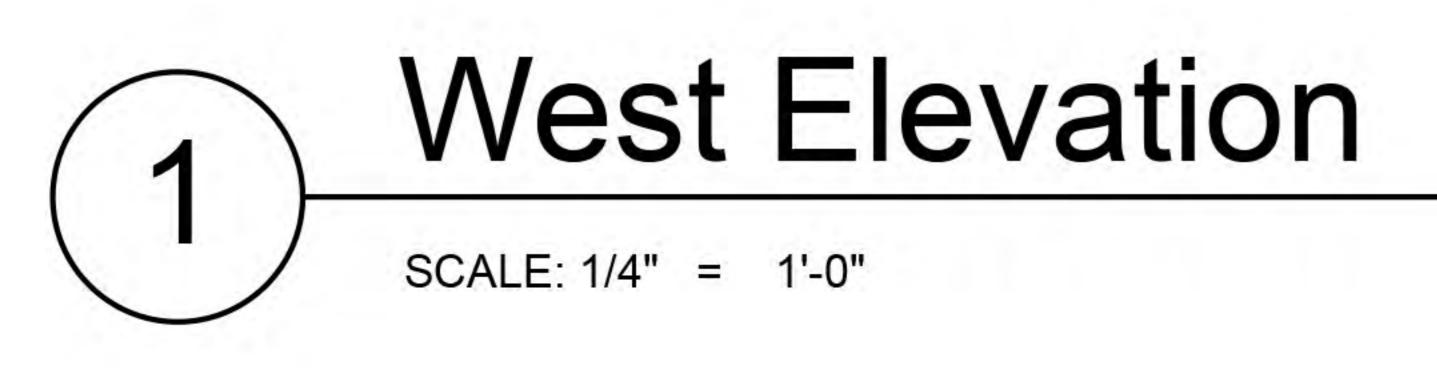
AL METAL MESH (BRONZE)

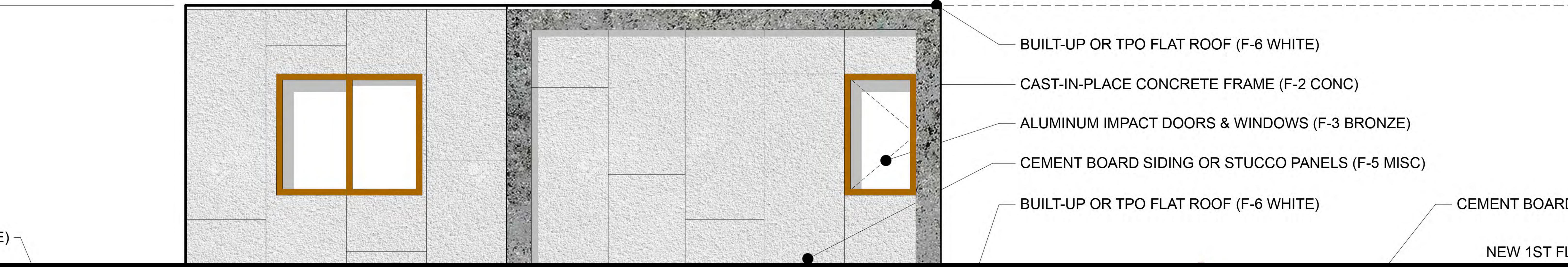
SIDING OR STUCCO PANELS (GRAYS)

R TPO ROOF ASSEMBLY (LIGHT GRAY)

TRELLIS SYSTEM (STAINLESS STEEL)







ASSEMBLY (F-1 WHITE)

NEW 2ND FL

— BUILT-UP OR TPO FLAT ROOF (F-6 WHITE) - CAST-IN-PLACE CONCRETE FRAME (F-2 CONC)

- BUILT-UP OR TPO FLAT ROOF (F-6 WHITE)

ALUMINUM IMPACT DOORS & WINDOWS (F-3 BRONZE)

— CEMENT BOARD SIDING OR STUCCO PANELS (F-5 MISC)

- CEMENT BOARD

NEW 1ST FL

5		IBERTI RESIDENCE
		ADDITION & RENOVATION 9017 GARLAND AVE SURFSIDE, FL 33154
OR T.O.R. 23'-10" (+ 33.87' NGVD)		
O FLAT ROOF (F-6 WHITE)		OWNER LEILANI SCHLOTTFELDT AND JEAN PHILLIPE IBERTI
IVE CIP CONCRETE FRAME (CN-1)		9017 GARLAND AVE
SIDING OR STUCCO PANELS (F-5 MISC)		SURFSIDE, FL 33154 (215) 285-6169
CT DOORS & WINDOWS (WN-1 BRONZE)		
FLAT ROOF (F-6 WHITE)		ARCHITECTURE LLC
DOR T.O.R. 12'-0" (+ 22.00' NGVD)		25 SE 2nd AVE, SUITE 500 MIAMI, FL 33131 (305) 335-6085
IVE CIP CONCRETE FRAME (F-2 CONC)		FL AA26001744
L VERTICAL TRELLIS SYSTEM (F-7 SS)		
IT PORCH CANOPY (F-3 BRONZE)		MEP ENGINEER PAUL KENNEY, PE
CT DOORS & WINDOWS (F-3 BRONZE)		PROFICIENT ENGINEERING, INC 6991 PEACHTREE INDUSTRIAL BLVD, B-700
CONCRETE STEPS (F-2 CONCRETE)		NORCROSS, GA 30092 (404) 330-9798
O ASSEMBLY (F-1 WHITE)		FL PE 70199
FLOOR F.F.E. 0'-0" (+ 10.0' NGVD)		
LOOR F.F.E4'-4" (+ 5.62' NGVD)		PEDRO L. FIALLO, PE PLF STRUCTURAL ENGINEERS, INC. 4960 SW 52 ST, SUITE 401 DAVIE, FL 33314
ELEVATION -5'-7" (+ 4.40' NGVD)		(305) 533-3237 FL PE 76100
		CARLOS GERMAN BRUN, AIA FL AR91339
.OOR T.O.R. 23'-10" (+ 33.87' NGVD)		SEAL SIGNATURE
RD SIDING OR STUCCO PANELS (F-5 MISC)	B	THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND, UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING REPRODUCIBLE COPIES OF THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OWNER'S USE AND OCCUPANCY OF THE PROJECT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR
LOOR T.O.R. 12'-0" (+ 22.00' NGVD)		ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, UNLESS THE ARCHITECT IS

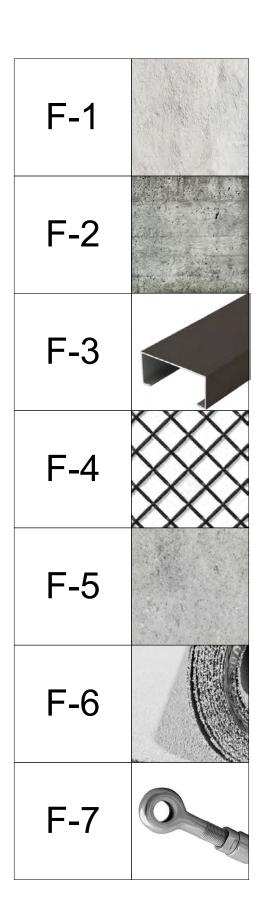


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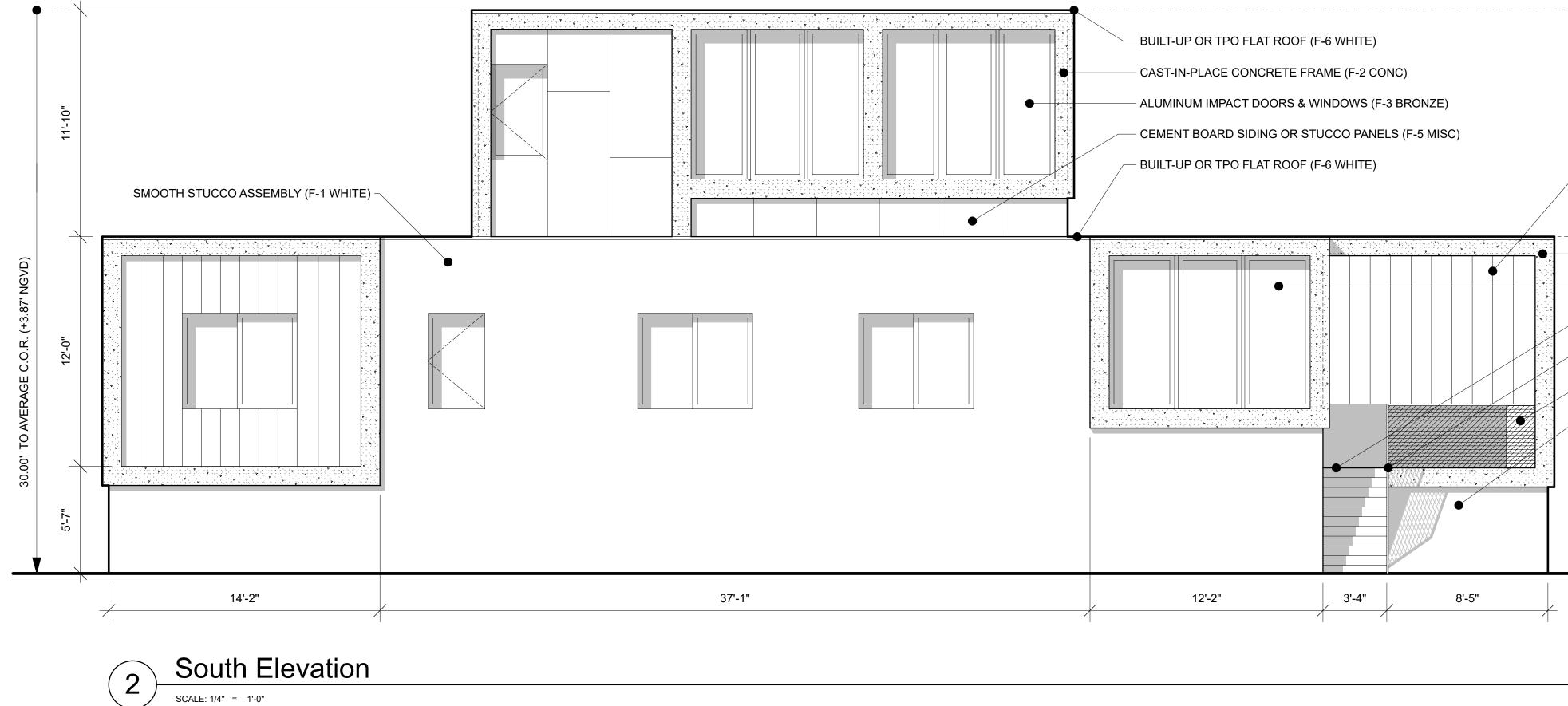
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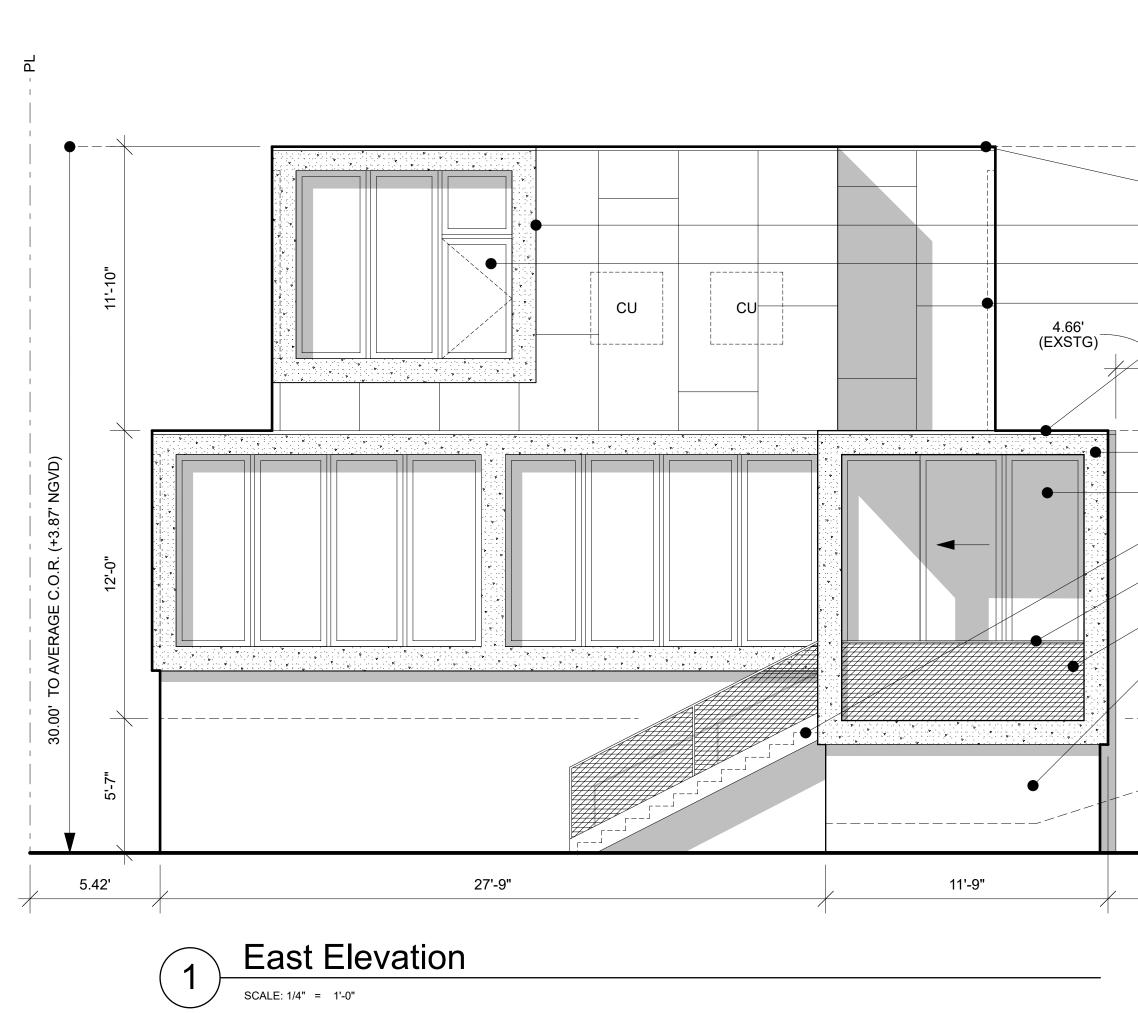






SMOOTH STUCCO ASSEMBLY (WHITE)
EXPOSED CAST-IN-PLACE CONCRETE (NATURAL)
ALUMINUM IMPACT DOORS / WINDOWS (BRONZE)
3" DIAGONAL METAL MESH (BRONZE)
CEMENT SIDING OR STUCCO PANELS (GRAYS)
BUILT-UP OR TPO ROOF ASSEMBLY (LIGHT GRAY)
VERTICAL TRELLIS SYSTEM (STAINLESS STEEL)



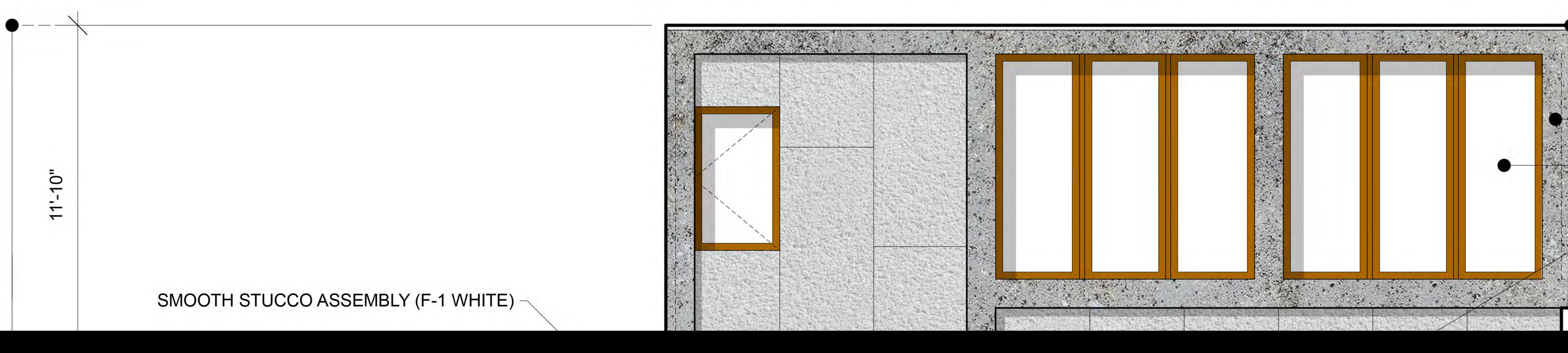


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			IBERTI RESIDENCE
			ADDITION & RENOVATION 9017 GARLAND AVE
			SURFSIDE, FL 33154
	NEW 2ND FLOOR T.O.R. 23'-10" (+ 33.87' NGVD)		OWNER
	– BUILT-UP OR TPO FLAT ROOF (F-6 WHITE)		LEILANI SCHLOTTFELDT AND
	- CAST-IN-PLACE CONCRETE FRAME (F-2 CONC)		JEAN PHILLIPE IBERTI 9017 GARLAND AVE
	- ALUMINUM IMPACT DOORS & WINDOWS (F-3 BRONZE)	D	SURFSIDE, FL 33154 (215) 285-6169
	- CEMENT BOARD SIDING OR STUCCO PANELS (F-5 MISC)	-	
>	– BUILT-UP OR TPO FLAT ROOF (F-6 WHITE)		ARCHITECT DEN ARCHITECTURE LLC
	NEW 1ST FLOOR T.O.R. 12'-0" (+ 22.00' NGVD)		25 SE 2nd AVE, SUITE 500 MIAMI, FL 33131 (305) 335-6085
	- CAST-IN-PLACE CONCRETE FRAME (F-2 CONC)		FL AA26001744
	- ALUMINUM IMPACT DOORS & WINDOWS (F-3 BRONZE)	-	
_	- METAL STAIR ANCHORED TO STRUCTURE (F-3 BRONZE)	-	MEP ENGINEER PAUL KENNEY, PE
	- CONTINUOUS METAL RAILING (F-3 BRONZE)		PROFICIENT ENGINEERING, INC 6991 PEACHTREE INDUSTRIAL BLVD, B-700
	- FASTENED WIRE MESH PANELS (F-4 BRONZE)		NORCROSS, GA 30092 (404) 330-9798 FL PE 70199
	- SMOOTH STUCCO ASSEMBLY (F-1 WHITE)		FLFE 70199
	PROPOSED 1ST FLOOR F.F.E. 0'-0" (+ 10.0' NGVD)		STRUCTURAL ENGINEER
			PEDRO L. FIALLO, PE PLF STRUCTURAL ENGINEERS, INC.
	EXISTING 1ST FLOOR F.F.E4'-4" (+ 5.62' NGVD)		4960 SW 52 ST, SUITE 401 DAVIE, FL 33314
-	EXISTING GRADE ELEVATION -5'-7" (+ 4.40' NGVD)	С	(305) 533-3237 FL PE 76100
5.0			CARLOS GERMAN BRUN, AIA FL AR91339
		_	
	NEW 2ND FLOOR T.O.R. 23'-10" (+ 33.87' NGVD)		SEAL SIGNATURE
		-	THE DRAWINGS, SPECIFICATIONS AND OTHER
			DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS
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		В	STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING REPRODUCIBLE COPIES OF THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS
_	– STAINLESS STEEL VERTICAL TRELLIS SYSTEM (F-7 SS)		FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OWNER'S USE AND OCCUPANCY OF THE PROJECT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE
	NEW 1ST FLOOR T.O.R. 12'-0" (+ 22.00' NGVD)		OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, UNLESS THE ARCHITECT IS
1			ADJUDGED TO BE IN DEFAULT UNDER THIS AGREEMENT, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPIATE COMPENSATION TO THE ARCHITECT.
	- CAST-IN-PLACE CONCRETE FRAME (F-2 CONC)		PROJECT NUMBER: 2003
	- ALUMINUM IMPACT DOORS & WINDOWS (F-3 BRONZE)		FILE NAME: IBERTI CDs.pln
	- METAL STAIR ANCHORED TO STRUCTURE (F-3 BRONZE)		DRAWN BY: GB CHECKED BY: GB
	- CONTINUOUS METAL RAILING (F-3 BRONZE)	_	
	– FASTENED WIRE MESH PANELS (F-4 BRONZE) – SMOOTH STUCCO ASSEMBLY (F-1 WHITE)		NO. DATE REVISION
	PROPOSED 1ST FLOOR F.F.E. 0'-0" (+ 10.0' NGVD)		
J	EXISTING 1ST FLOOR F.F.E4'-4" (+ 5.62' NGVD)		
			SHEET TITLE EXTERIOR
	EXISTING GRADE ELEVATION -5'-7" (+ 4.40' NGVD)	А	ELEVATIONS
/			
			DATE OF ISSUE: 03/11/2022
			A-202

DEN ARCHITECTURE ® 2021 ©

F-1	SMOOTH STU
F-2	EXPOSED CA
F-3	ALUMINUM IN
F-4	3" DIAGONAL
F-5	CEMENT SID
F-6	BUILT-UP OR
F-7	VERTICAL TR

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TUCCO ASSEMBLY (WHITE)

CAST-IN-PLACE CONCRETE (NATURAL)

/ IMPACT DOORS / WINDOWS (BRONZE)

AL METAL MESH (BRONZE)

IDING OR STUCCO PANELS (GRAYS)

R TPO ROOF ASSEMBLY (LIGHT GRAY)

TRELLIS SYSTEM (STAINLESS STEEL)



		NEW 2ND FLOOF
d d		
<u>a</u>	- BUILT-UP OR TPO FLAT ROOF (F-6 WHITE)	
	- CAST-IN-PLACE CONCRETE FRAME (F-2 CONC)	
	— ALUMINUM IMPACT DOORS & WINDOWS (F-3 BRONZE)	
	- CEMENT BOARD SIDING OR STUCCO PANELS (F-5 MISC)	
	— BUILT-UP OR TPO FLAT ROOF (F-6 WHITE)	
		NEW 1ST FLOO
		NEW 1ST FLOC

5		IBERTI R	ESIDENCE
		ADDITION & REN 9017 GARLAND A SURFSIDE, FL 33	VE
DR T.O.R. 23'-10" (+ 33.87' NGVD)			
FLAT ROOF (F-6 WHITE)		OWNER LEILANI SCHLOTTF	ELDT AND
ONCRETE FRAME (F-2 CONC)		JEAN PHILLIPE IBE 9017 GARLAND AVE	
T DOORS & WINDOWS (F-3 BRONZE)	D	SURFSIDE, FL 3315 (215) 285-6169	
SIDING OR STUCCO PANELS (F-5 MISC)			
FLAT ROOF (F-6 WHITE)		ARCHITECT DEN ARCHITECTUF	2FIIC
OR T.O.R. 12'-0" (+ 22.00' NGVD)		25 SE 2nd AVE, SUI MIAMI, FL 33131 (305) 335-6085	
ONCRETE FRAME (F-2 CONC)		FL AA26001744	
T DOORS & WINDOWS (F-3 BRONZE)			
HORED TO STRUCTURE (F-3 BRONZE)		MEP ENGINEER PAUL KENNEY, PE	
TAL RAILING (F-3 BRONZE)		PROFICIENT ENGIN 6991 PEACHTREE I	NEERING, INC INDUSTRIAL BLVD, B-700
MESH PANELS (F-4 BRONZE)		NORCROSS, GA 30 (404) 330-9798	092
DASSEMBLY (F-1 WHITE)		FL PE 70199	
ELOOR F.F.E. 0'-0" (+ 10.0' NGVD)		STRUCTURAL EN PEDRO L. FIALLO,	
LOOR F.F.E4'-4" (+ 5.62' NGVD)		PLF STRUCTURAL 4960 SW 52 ST, SUI DAVIE, FL 33314	ENGINEERS, INC.
ELEVATION -5'-7" (+ 4.40' NGVD)		(305) 533-3237 FL PE 76100	
			RMAN BRUN, AIA AR91339
DR T.O.R. 23'-10" (+ 33.87' NGVD)		SEAL	SIGNATURE
L VERTICAL TRELLIS SYSTEM (F-7 SS)	B	DOCUMENTS PREPARED PROJECT ARE INSTRUM SERVICE FOR USE SOL PROJECT AND, UNLES ARCHITECT SHALL BE DE DOCUMENTS AND SHAL STATUTORY AND OTHER REPRODUCIBLE COP DRAWINGS, SPECIFICATION FOR INFORMATION AND WITH THE OWNER'S US PROJECT. THE ARCHITEC	ECIFICATIONS AND OTHER BY THE ARCHITECT FOR THIS WENTS OF THE ARCHITECT'S LELY WITH RESPECT TO THIS S OTHERWISE PROVIDED, THE EEMED THE AUTHOR OF THESE L RETAIN ALL COMMON LAW, RESERVED RIGHTS, INCLUDING IES OF THE ARCHITECT'S ONS AND OTHER DOCUMENTS REFERENCE IN CONNECTION SE AND OCCUPANCY OF THE T'S DRAWINGS, SPECIFICATIONS SHALL NOT BE USED BY THE
OR T.O.R. 12'-0" (+ 22.00' NGVD)		ADDITIONS TO THIS PRO	ON OTHER PROJECTS, FOR JECT OR FOR COMPLETION OF RS, UNLESS THE ARCHITECT IS



MEMORANDUM

ITEM NO. 5.B

To: Planning & Zoning Board

From: Judith Frankel, Town Planner

Date: October 27, 2022

Subject: 8818 Carlyle Avenue - Garage Conversion

Recommendation:

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

Condition of Approval:

- At the time of permitting it shall be verified that the Finished Floor Area for the converted garage space is level with the remainder of the home.
- Applicant should provide images of Window and frame styles to be used in the new window to confirm consistency throughout the home.

Background: The subject property is located at 8818 Carlyle Avenue in the H30B zoning district. The Applicant is seeking to convert their garage to living space for the home.

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 Recommendations

Per Sec. 90-50.7, at least one window must be provided of the wall of the former garage door. Additionally, landscaping or a planter must be provided along the base of the new exterior wall. The Application complies with these requirements.

Per Sec. 90-77, two off-street parking spaces must be provided. The applicant proposed adding a second curb cut at the center of the property to accommodate the second required space.

Conversion of the garage to living area requires the finished floor to be raised to match the existing finished floor elevation of the residence.

8818 Carlyle Avenue Table 1.docx

8818 Carlyle Ave survey.pdf

8818 Carlyle Avenue Agenda Packet.pdf



Memorandum

To:	Planning and Zoning Board
Thru:	Andrew Hyatt, Town Manager
From:	Judith Frankel, Town Planner
	Walter Keller, PE, AICP, Consultant Planner
	Marlin Engineering, Inc.
CC:	Jason Greene, Assistant Town Manager
	Lillian Arango, Town Attorney
	James McGuinness, Town Building Official
Date:	October 27 th , 2022
RE:	8818 Carlyle Avenue – Garage Conversion

Table 1: Zoning Code Comparison

Sec. 90-50.1 (7) Converted Garages Facades

Required	Proposed
One window	One window is proposed
Landscaping/ Planter at the	Concrete planter is proposed
base of the wall	

Off-Street parking

Code section	Minimum Required	Proposed
Sec. 90-77	2 off-street parking Spaces	An additional parking space has
		been provided
Sec. 90-61 (c)	If 2 curb cuts each cut may not	The existing curb cut is 9 ft and
	be more than 12 ft	the new curb cut is 8ft

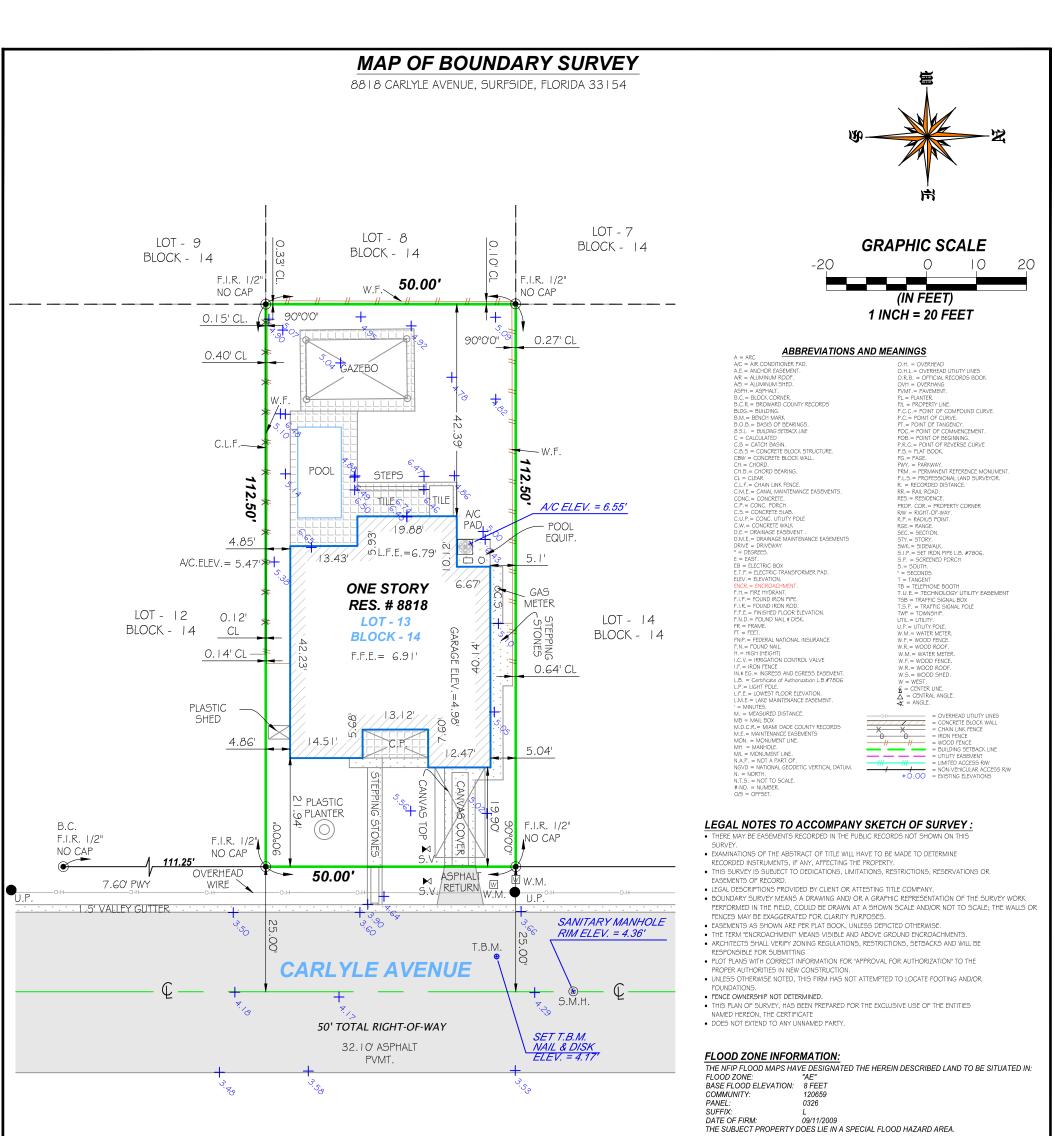
Design guidelines: Window and Trim

Required	Proposed
Window Styles should always be	Materials not provided
consistent among all elevations	
of a building.	
Frame Materials should never	Materials not provided
vary on a single building.	
Window, door and eave trim	Materials not provided
should be consistent on all	
elevations of the house.	





8818 Carlyle Avenue Google Street View



SURVEYOR'S NOTES:

- I. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS. 2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- 3. CERTIFICATE OF AUTHORIZATION LB # 7806.

ALL FLEVATIONS SHOWAL ARE REP

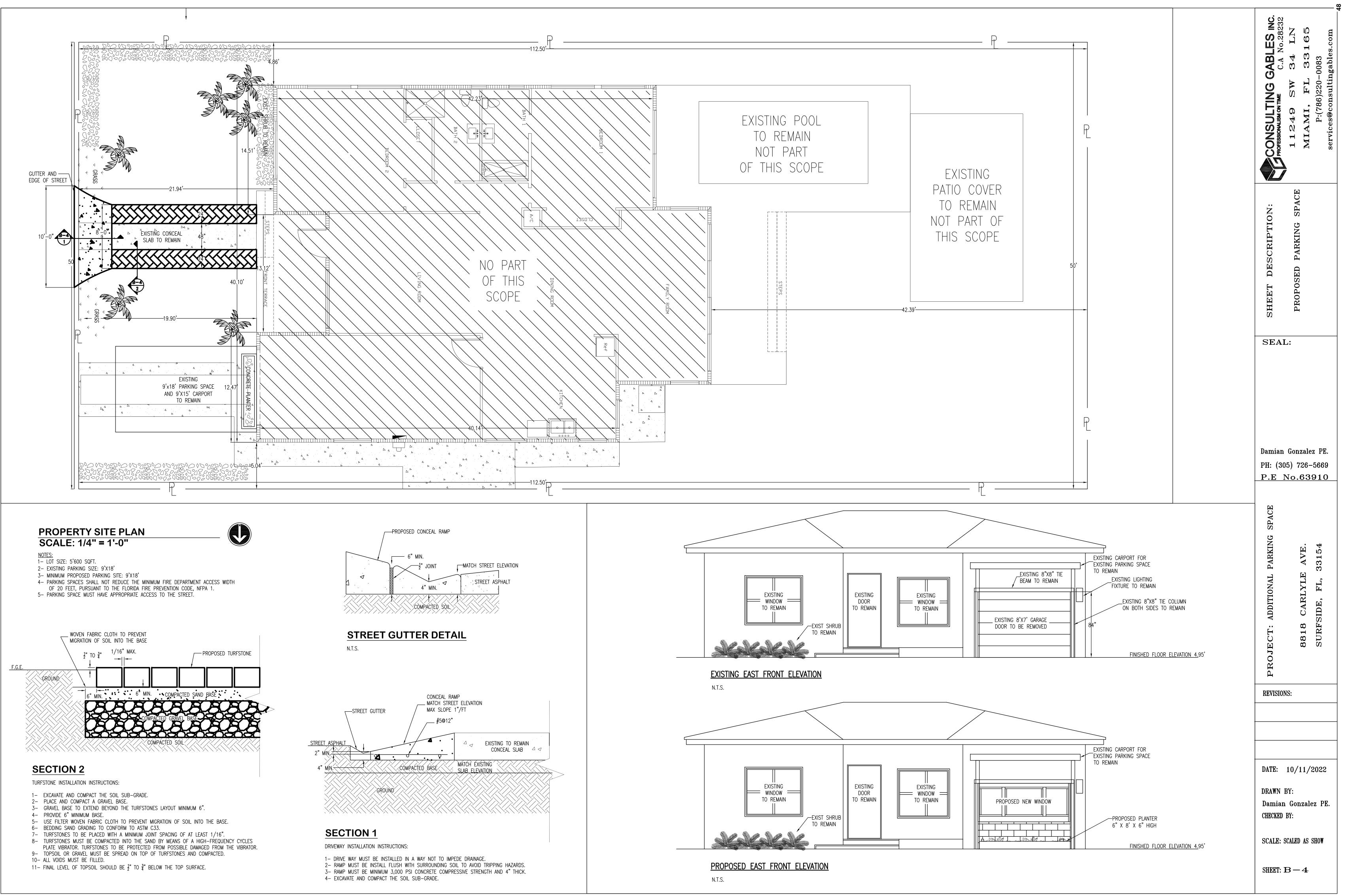
MIAMI-DADE COUNTY BENCHMARK #Y-313-RESET, LOCATOR NO. 3220; ELEVATION IS 10.26 FEET OF N.G.V.D. OF 1929.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS 'BOUNDARY SURVEY' OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

		BY:	1	0/04/2022
	CERTIFICATION:		CARLOS IBARRA (DATE (EYOR NO.: 6770 STATE OF FLOP	·
	GAEL ESPECHE	REVISED ON:	RVEY UPDATE 10/04/2022	
		DRAWN BY:	LJB	
	LEGAL DESCRIPTION: LOT 13, BLOCK 14, SECOND AMENDED PLAT OF NORMANDY	FIELD DATE:	10/04/2022	
	BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.	SURVEY NO:	18-005193-2	
LOCATION SKETCH SCALE = N.T.S.		SHEET:	1 OF 1	

STATE OF STATE





MEMORANDUM

ITEM NO. 5.C

To: Planning & Zoning Board

From: Judith Frankel, Town Planner

Date: October 27, 2022

Subject: 8818 Hawthorne Avenue - Addition/Renovation

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

Verify the height of the new second story addition based on an averaged crown of road elevation.

Provide more detailed information on the color of the existing roof and the new roof to ensure consistency.

Provide additional detailed information on the color and material finishes of the second-floor addition and the residence.

Provide additional landscaping details to confirm compliance with the tree requirements

This application is a request to renovate a one-story single-family residence adding a new second floor master suite. Major kitchen renovations are planned, and the existing outdoor deck will be renovated. The parcel is located at 8818 Hawthorne Avenue in the H30A Zoning District on Point Lake. The lot depth is 160.5± feet with a width of 60 feet. The site plan indicates the lot size is 9,630 SF.

The setback requirements for the H30B Zoning District are 20-foot front, 6-foot side, 25-foot

rear (Point Lake). The proposed plan will maintain the existing $5\pm$ foot side yard setbacks but provide an 8 foot setback for the new 2nd floor master suite. The front yard setback will be 38.6 feet. The rear yard setback on Point Lake to the new addition will be 38.6 feet.

The total lot pervious area is 47.6% where 35% is required. The front yard pervious area is 39.8% where 30% is required and the rear yard setback pervious area is 100% where 20% is required.

The existing residence is 2,784 SF with the front porch and proposed second story addition will increase the air-conditioned area to 3,193 SF. The new 2nd floor master suite addition is 710 SF. Table 1 provides site and zoning characteristics. Figure 1 in the attached Table 1 provides a Google Map view of the existing residence.

The maximum allowed roof height is 30 feet as measured from the averaged crown of the road. The proposed roof height of 20 feet is measured from the existing finish floor elevation. The roof height should be measured from the average crown of the road to be consistent with the Town Code. The new roof of the second story addition is a standing seam metal roof. The existing residence roof is a mixture of cement tiles painted white and flat roofs.

The landscape plan identifies the location of existing trees without any tabulation.

Applicant Package: A package of drawings and an application was submitted by the Applicant. An unsigned and undated Survey was provided by the Applicant.

Note, this report maybe updated prior to the meeting

8818 Hawthorne Ave_Table.pdf

8818 Hawthorne Drive Agenda Packet.pdf



Town of Surfside, Florida Development Review

Table 1 – Site Characteristics and Zoning Requirements

Address General Location Property Size Zoning District Lowest Floor Elevation	8818 Hawthorne Avenue Central West Area of Town 9,630 SF H30A Base Flood Elevation 6.3' NGVD Existin	ng FFE.
Lot Coverage Total Lot Exempt Accessory Uses 2 nd Story Lot Coverage	Required 40% Max. (3,852 SF) 15% or Less 32% of the Lot or 80% of First Floor	Proposed 32.6% (3,137 SF) N/A 7.3% (710 SF) 22.6% (710 SF)
Pervious Area Total Lot Pervious Area Front Yd Pervious Area Rear Yd	35% w/40% FL Friendly 30% w/40% FL Friendly 20% w/40% FL Friendly	47.6% (4,585 SF) 39.8% (478 SF) 100% (1,500 SF)
Height – Flat Roof Height – Pitched Roof Modification of Height Trellis/Pergola Structure	30 Ft: Avg Datum/Crown-High Pt. 30 Ft: Avg Datum/Crown-Tie Beam. 1% of Height to 3 Ft Max 12 Feet Max. Height	TBD N/A N/A N/A
Setbacks Primary Frontage Secondary Corner Interior Side < or = 50 Ft Interior Side > 50 Ft Rear Pt. Lake & Adj. Canals Biscayne Bay	20 Feet Min. 10 Feet Min. 5 Feet Min. 10% Frontage Width 20 Feet Min. 25 Feet Min 50 Feet Min	38.6 Feet N/A N/A 5 Feet - 8 Feet 38.6 Feet N/A N/A
Encroachments Eaves – Sloped Roofs All Other Ornamentals	24 Inches Max 6 inches Max	N/A N/A
Accessory Buildings Maximum Height Max. Aggregated Area Pools & Decks Primary Front and Secondary Corner Uncovered Patio	12 Feet Max 500 SF Max. 10 Feet Min 10 Feet Min Rear & Side – 5 Feet Front & Corner -10 Feet	N/A N/A TBD N/A N/A N/A



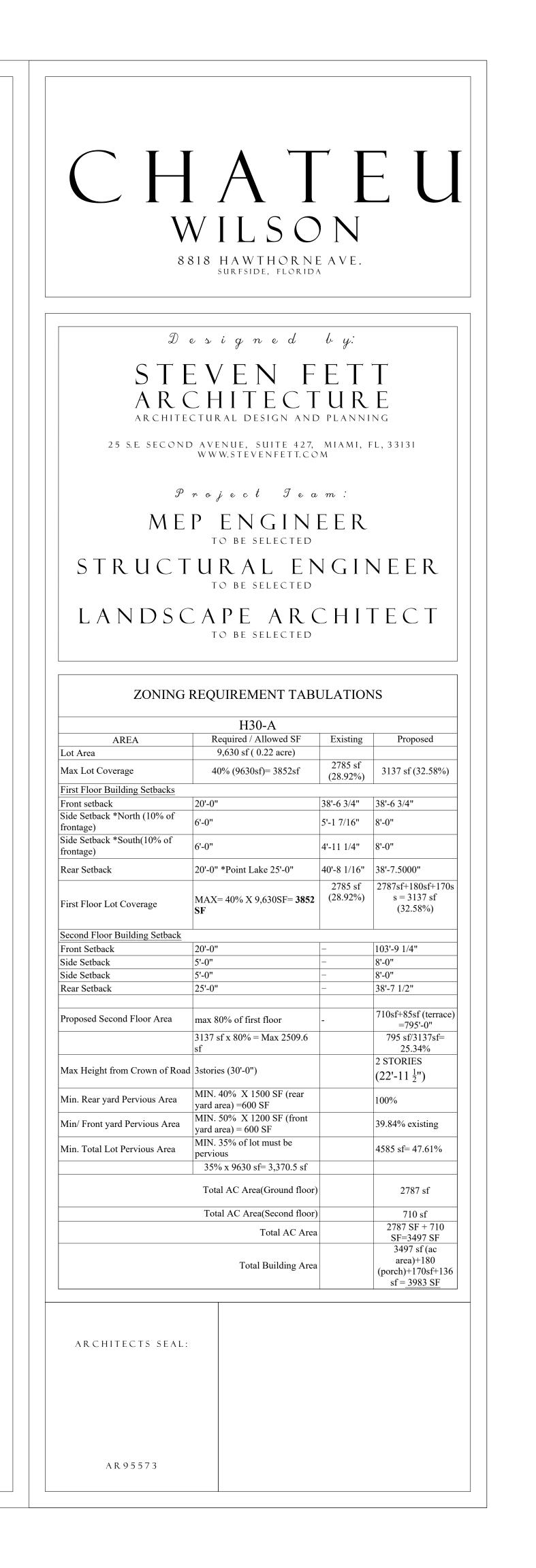
Town of Surfside, Florida Development Review



8818 Hawthorne Avenue – Google Map View

1.	
	<u>GENERAL NOTES</u> CONTRACTOR SHALL FOLLOW ALL GENERAL CONDITIONS SET FORTH BY A.I.A. DOCUMENT A201 (GENERAL CONDITIONS OF THE CONTRACT
2.	FOR CONSTRUCTION). ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION ON
3.	THIS PROJECT, INCLUDING THE SOUTH FLORIDA BUILDING CODE. CONTRACTOR SHALL PROVIDE SUCH FIELD ENGINEERING SERVICES AS ARE REQUIRED FOR PROPER COMPLETION OF THE WORK INCLUDING, BUT NOT LIMITED TO, ESTABLISHING AND MAINTAINING LINES AND LEVELS AND STRUCTURAL DESIGN OF SHORES, FORMS, AND SIMILAR ITEMS PROVIDED BY THE CONTRACTOR AS PART OF HIS MEANS AND METHODS OF CONSTRUCTION.
4.	CONTRACTOR SHALL SUBMIT SAMPLES, SHOP DRAWINGS, AND MOCK-UPS AND SCHEDULE REVIEW OF THE WORK AS REQUIRED BY THE CONTRACT DOCUMENTS IN A TIMELY MANNER.
5.	THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE SITE PRIOR TO CONSTRUCTION AND SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO ACTUAL CONSTRUCTION ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS DISCOVERED AT THIS TIME SHALL BE REPORTED BY THE CONTRACTOR IMMEDIATELY TO THE ARCHITECT.
6.	ALL DIMENSIONS IN ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER ENGINEERING DRAWINGS. ALL WRITTEN DIMENSIONS SUPERSEDE.
7.	CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DEVIATION FROM THE PLANS PRIOR TO CONSTRUCTION.
8.	CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES ON-SITE PRIOR TO CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT IMMEDIATELY AND PRIOR TO PROCEEDING WITH ANY RELATED CONSTRUCTION.
9.	ALL OWNER-PROVIDED ITEMS SHALL BE INSTALLED BY THE CONTRACTOR, UNLESS OTHERWISE SPECIFIED.
10.	THROUGHOUT THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL MAINTAIN THE BUILDINGS AND SITE IN A STANDARD OF CLEANLINESS. RETAIN STORED ITEMS IN AN ORDERLY ARRANGEMENT ALLOWING MAXIMUM ACCESS, NOT IMPEDING TRAFFIC OR DRAINAGE, AND PROVIDING REQUIRED PROTECTION OF MATERIALS. AT LEAST ONCE A WEEK AND MORE OFTEN IF NECESSARY, COMPLETELY REMOVE ALL SCRAP, DEBRIS, AND WASTE MATERIAL FROM THE JOB SITE. CONTRACTOR SHALL TAKE ALL PROPER CARE TO PROTECT EXISTING LANDSCAPE, TREES, AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SUCH DAMAGE.
11.	SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR GENERAL REVIEW AND DESIGN COMPLIANCE.
12.	CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE AND LEAVE THE BUILDING BROOM CLEAN.
13.	ALL WORKMANSHIP SHALL BE NEAT, CLEAN, TRUE AND CORRECT.
14.	OMISSIONS FROM THE DRAWINGS OR SPECIFICATIONS OR THE MISDESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PREFORMED. SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF WORK, BUT THEY SHALL BE PREFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
	LEGAL DESCRIPTION LOT 7 AND THE NORTH 10 FT OF LOT 8, BLOCK 23, OF SECOND
ΤH	IENDED PLAT OF NORMANY BEACH, ACCORDING TO THE PLAT EREOF, AS RECORDED IN PLAT VOOL 16, AT PAGE 44, OF THE BLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
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Project:

CHATEAU WILSON

8818 HAWTHORNE SURFSIDE, FLORIDA 33133

Designed by: STEVEN FETT ARCHITECTURE ARCHITECTURAL DESIGN AND PLANNING 25 SE SECOND AVENUE, SUITE 427, MIAMI, FL, 33131 T.305.373.9833 F.305.373.9838 WWW.STEVENFETT.COM

Consultants:

REVISIONS:

RENDER FRONT ELEVATION

Drawing:

SCALE: NTS

ARCHITECTS SEAL:

A R 9 5 5 7 3

DATE: 09 /01 / 2022

DRAWING

NUMBER:

A - 0.1

4



Project:

CHATEAU WILSON

8818 HAWTHORNE SURFSIDE, FLORIDA 33133

Designed by: STEVEN FETT ARCHITECTURE ARCHITECTURAL DESIGN AND PLANNING 25 SE SECOND AVENUE, SUITE 427, MIAMI, FL, 33131 T.305.373.9833 F.305.373.9838 WWW.STEVENFETT.COM

Consultants:

REVISIONS:

REAR ELEVATION SCALE: NTS

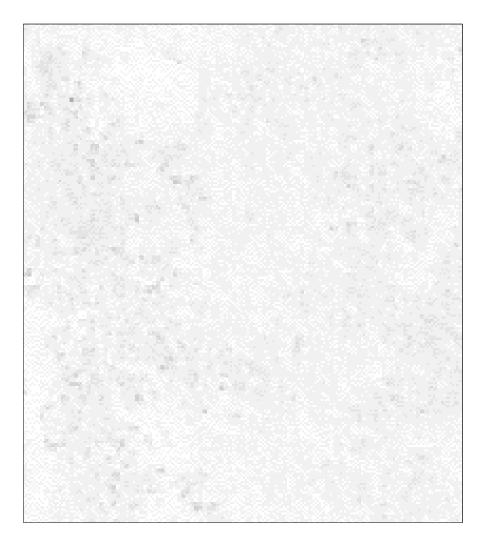
Drawing:

ARCHITECTS SEAL:

A R 9 5 5 7 3

DATE: 09 /01 / 2022

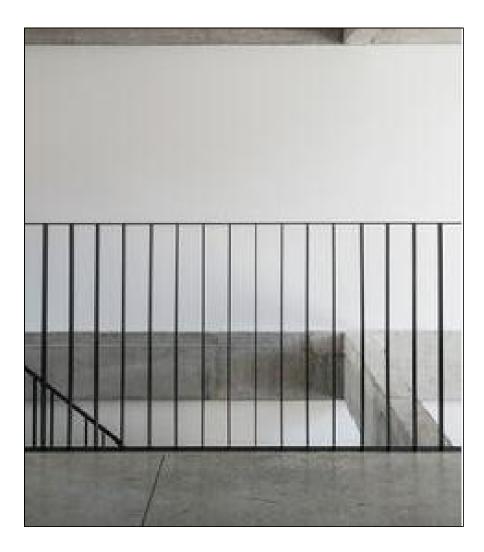
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Smooth stucco finish



Tile detail



Aluminum railing



Aluminum windows and doors with wood simulated finish



Precast textured lintels



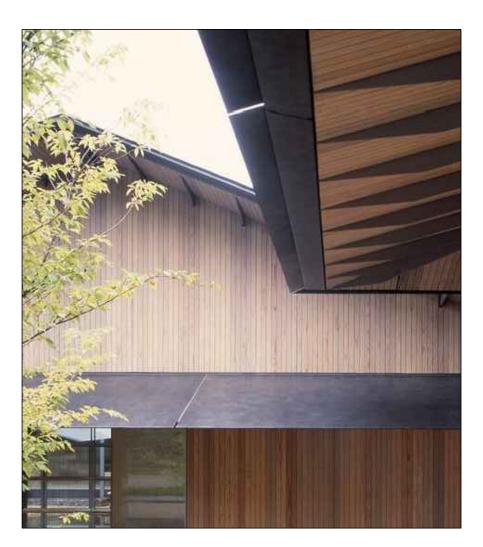
Composite Wood decking



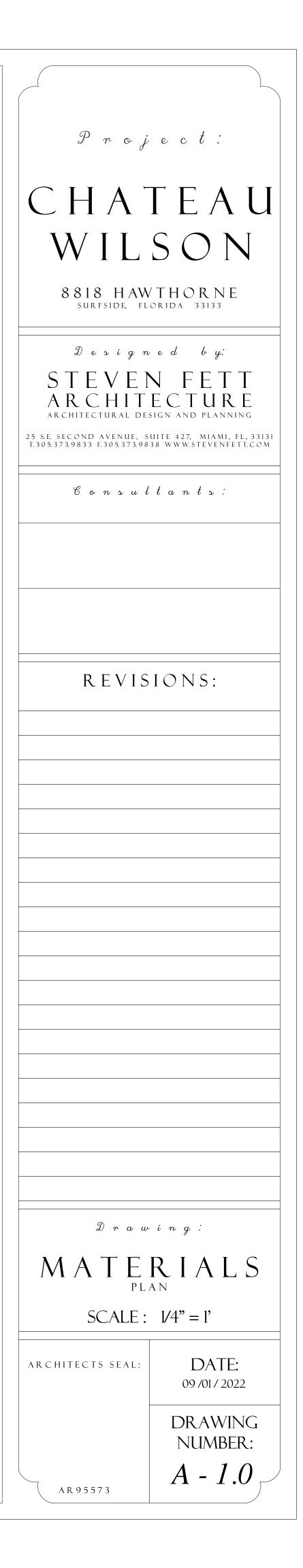
Standing seam metal roof



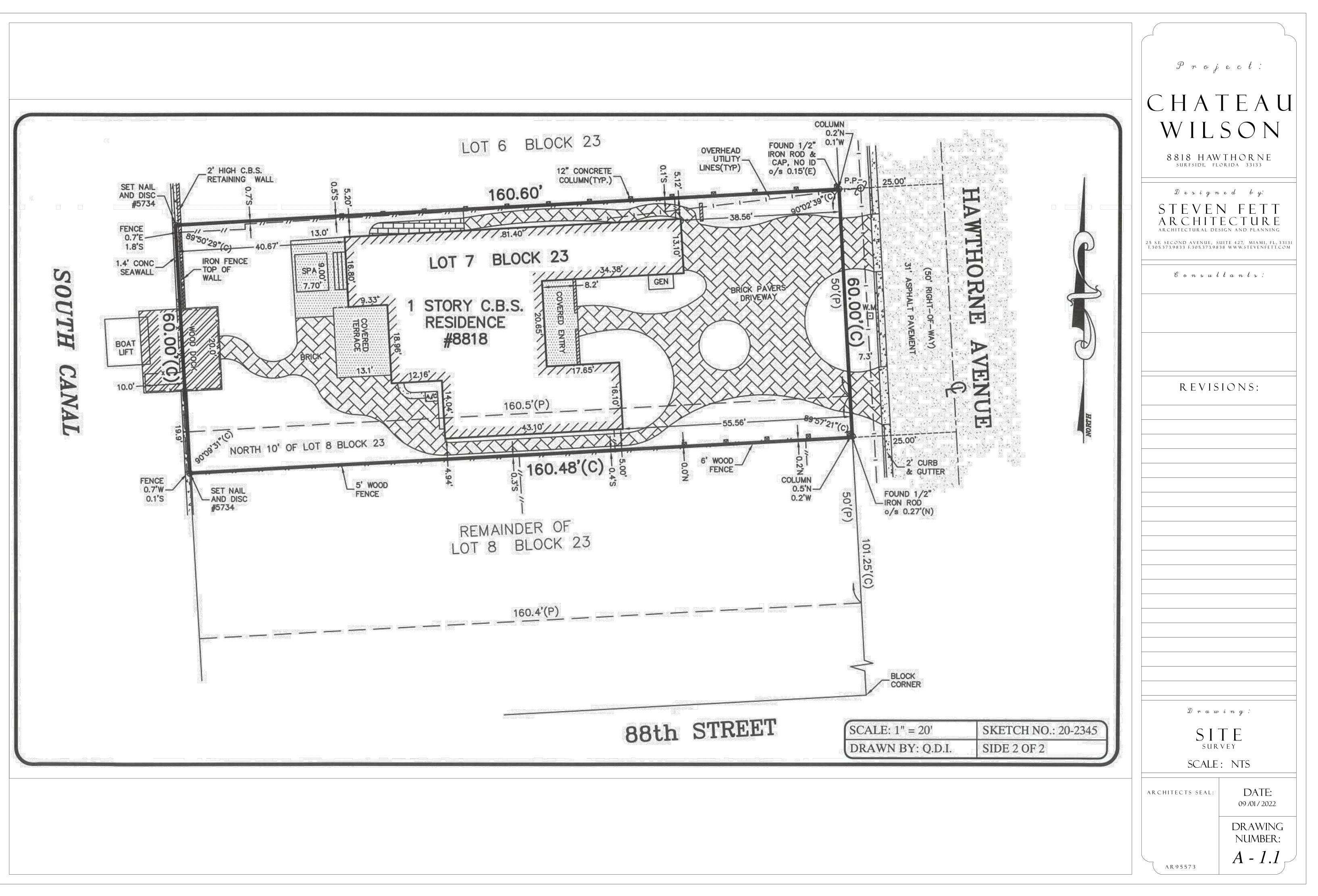
Upper eave: Wood t&g

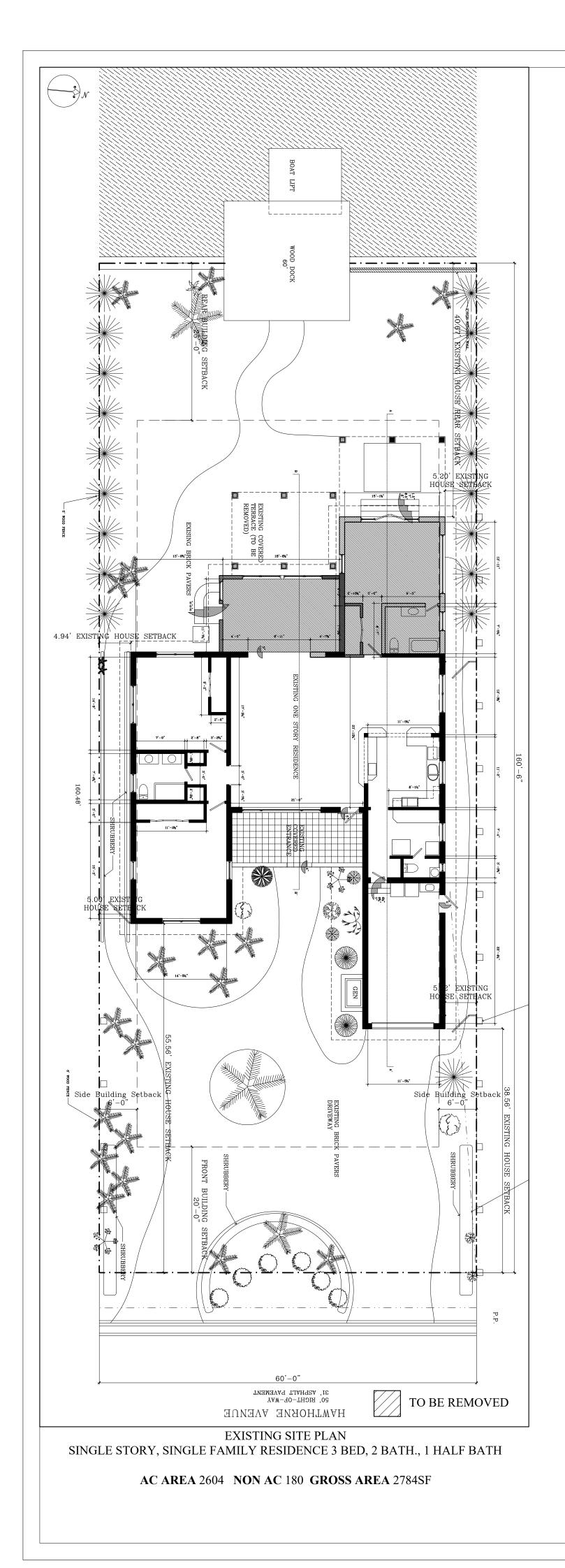


Upper eave: Wood t&g



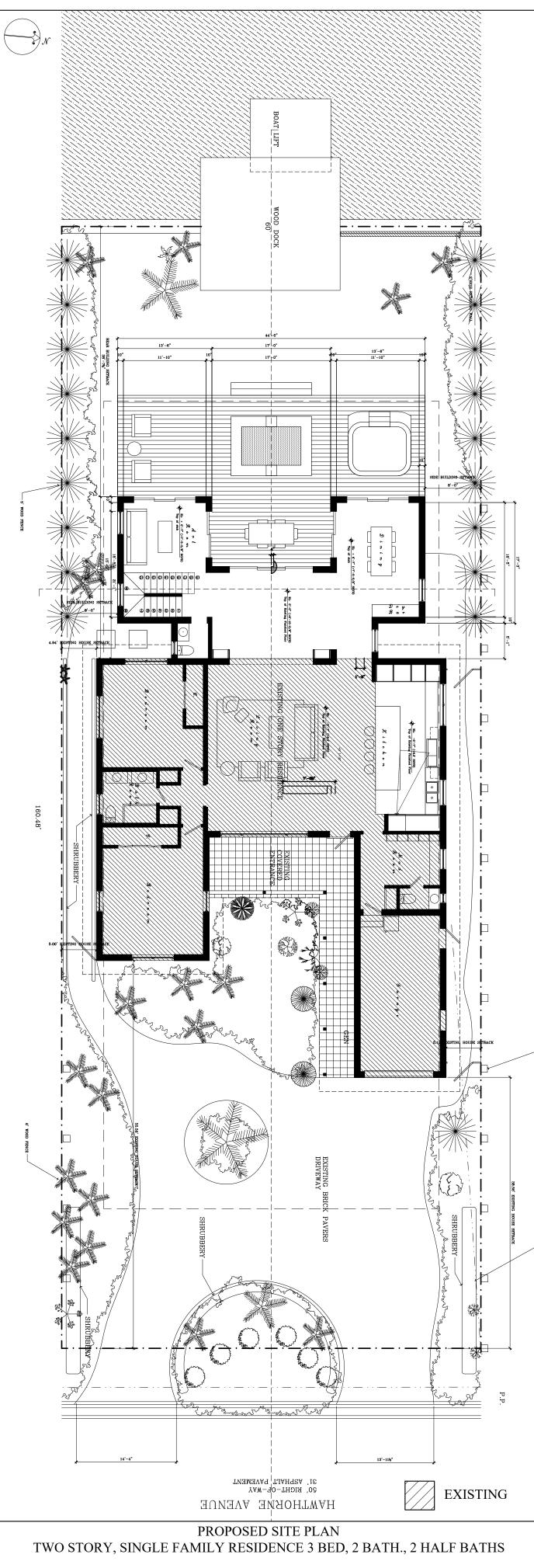
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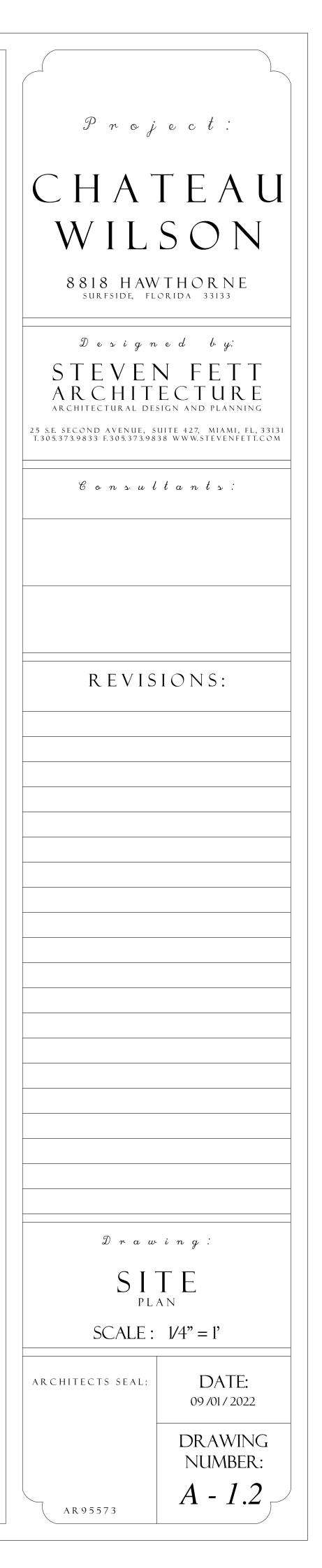


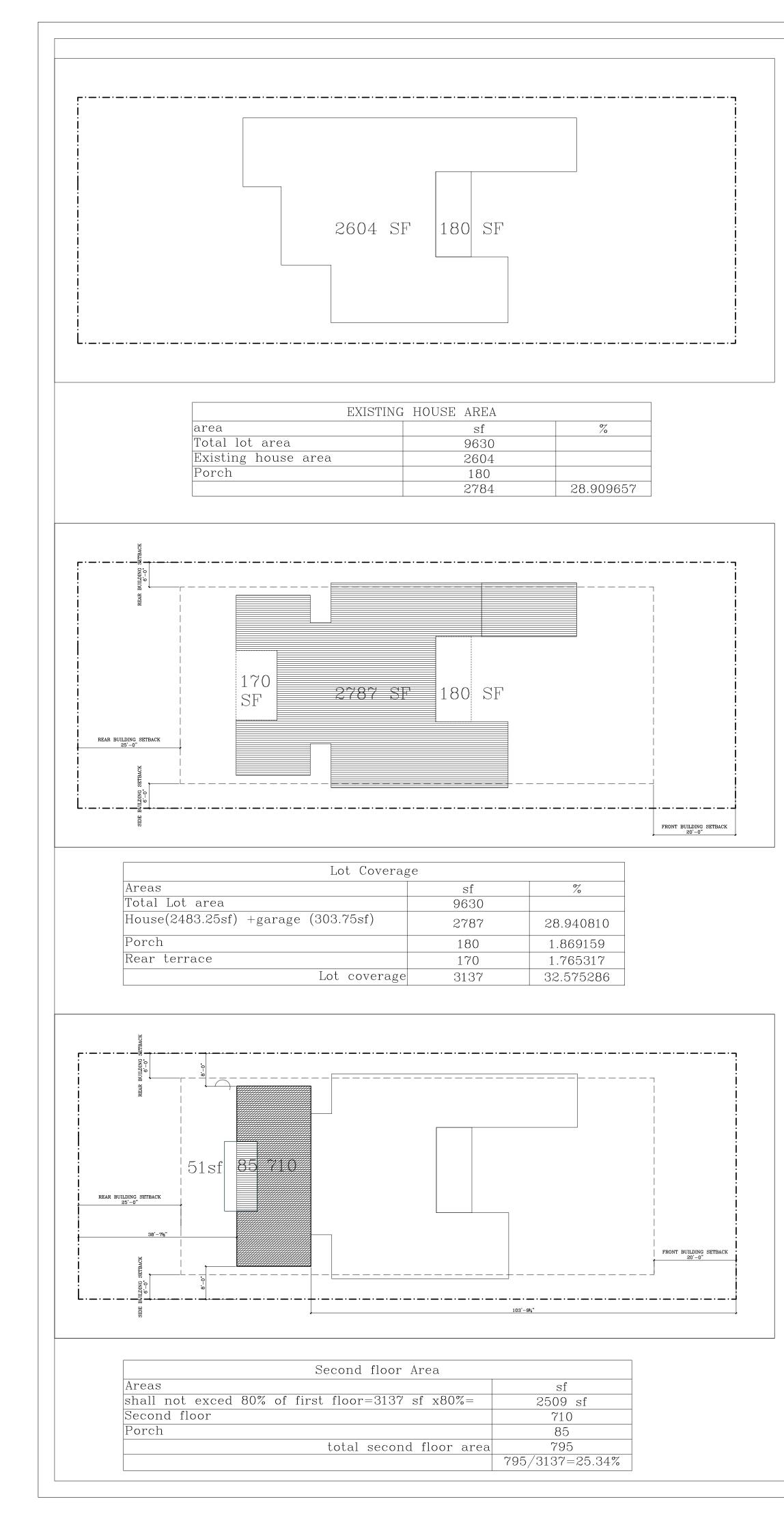


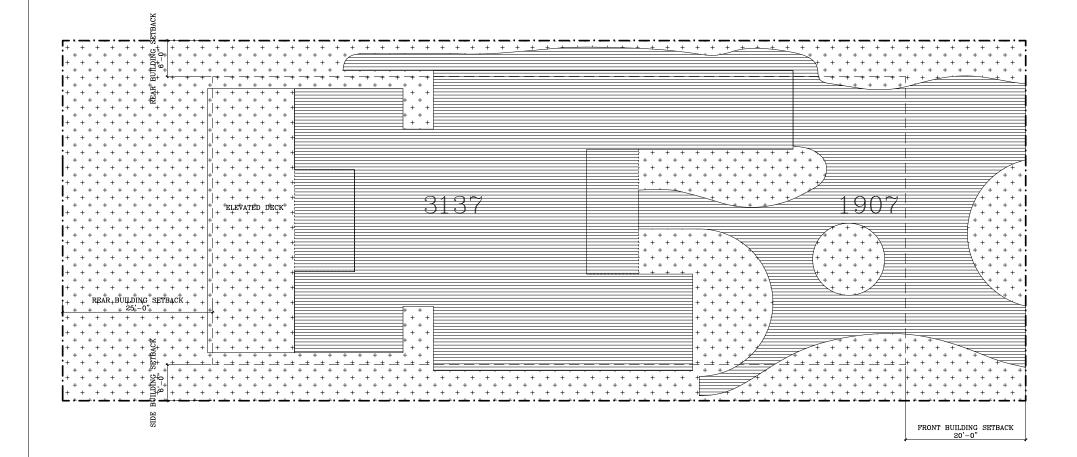




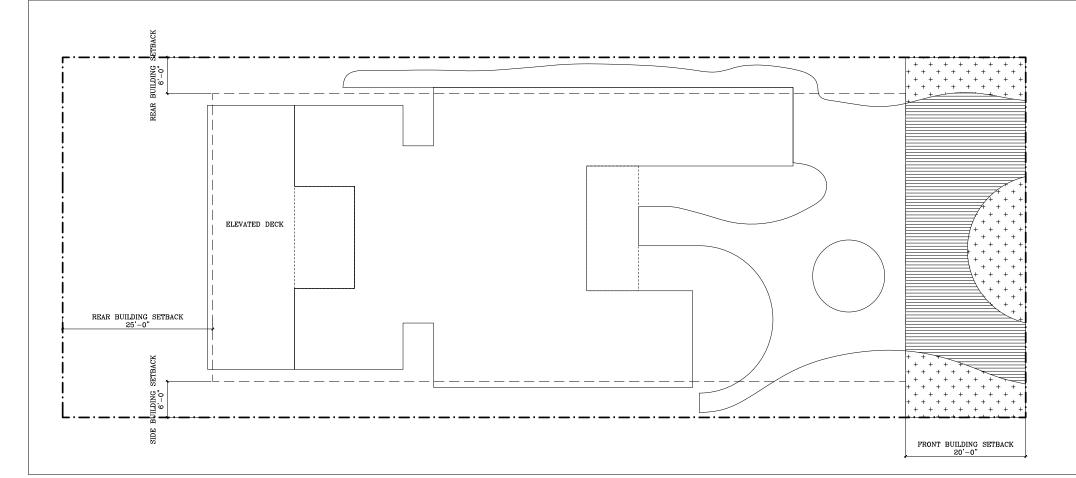
AC AREA 3497 NON AC (180SF+170SF+136SF) 486SF GROSS AREA 3983SF





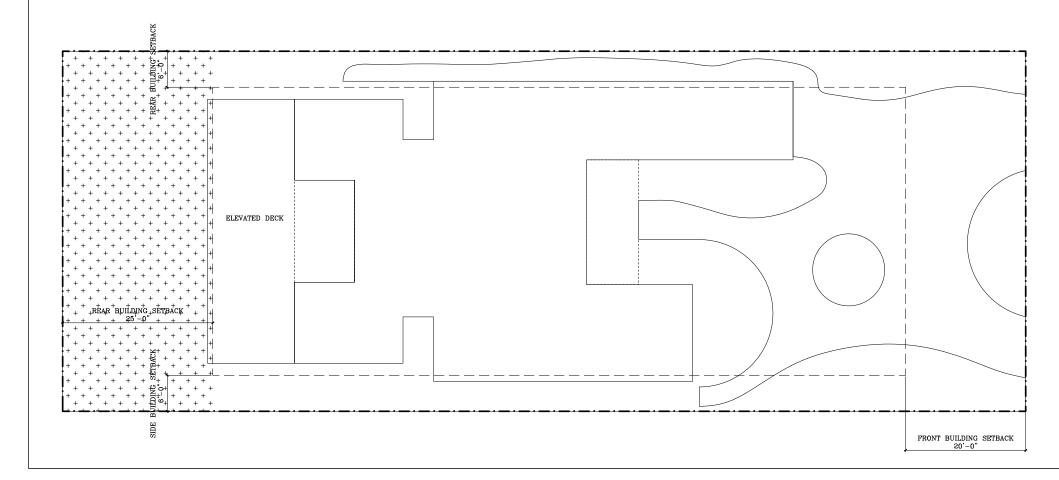


Total Pervious Area		
sf	%	
9630		
4585	47.611630	
5044	52.377985	
	sf 9630 4585	



Front yar	d Pervious Area	
area	sf	%
Fotal rear yard area	1200	
Pervious	478.02	39.835000
mpervious	721.987	60.165583

Driveways existing prior to March 13, 2018 [effective date of this ordinance] shall be deemed legally non-conforming and may be repaired or rebuilt, but not expanded.



Rear yard Pervious	Area
area	sf
Total rear yard area	1500
Pervious	1500
Impervious	0

Lot Area

Max Lot C First Floor Front setb Side Setba frontage) Side Setba frontage)

Rear Setba

First Floor

Second F Front Setl Side Setba Side Setba Rear Setba

Proposed

Max Heig

Min. Rear y

Min/ Front

Min. Total

NOTE | MINIMUM 20% TO BE FLORIDA FRIENDLY LANDSCAPING. INCLUDING APPROPRIATE PLANT SELECTION DOR ESDA HARDINESS ZONE 10B.

	H30-A		
AREA	Required / Allowed SF	Existing	Proposed
	9,630 sf (0.22 acre)		
2		2785 sf	
Coverage	40% (9630sf)= 3852sf	(28.92%)	3137 sf (32.58%)
or Building Setbacks			
back	20'-0"	38'-6 3/4"	38'-6 3/4"
eack *North (10% of	6'-0"	5'-1 7/16"	8'-0"
back *South(10% of	6'-0"	4'-11 1/4"	8'-0''
oack	20'-0" *Point Lake 25'-0"	40'-8 1/16"	38'-7.5000"
or Lot Coverage	MAX= 40% X 9,630SF= 3852 SF	2785 sf (28.92%)	$\begin{array}{c} 2787 \text{sf} + 180 \text{sf} + 170 \text{s} \\ \text{s} = 3137 \text{ sf} \\ (32.58\%) \end{array}$
loor Building Setback			
back	20'-0"	-	103'-9 1/4"
oack	5'-0"	-	8'-0"
oack	5'-0"	-	8'-0"
back	25'-0"	_	38'-7 1/2"
Second Floor Area	max 80% of first floor	-	710sf+85sf (terrace) =795'-0"
	3137 sf x 80% = Max 2509.6 sf		795 sf/3137sf= 25.34%
ght from Crown of Road	3stories (30'-0")		2 STORIES (22'-11 $\frac{1}{2}$ ")
r yard Pervious Area	MIN. 40% X 1500 SF (rear yard area) =600 SF		100%
nt yard Pervious Area	MIN. 50% X 1200 SF (front yard area) = 600 SF		39.84% existing
al Lot Pervious Area	MIN. 35% of lot must be pervious		4585 sf= 47.61%
	35% x 9630 sf= 3,370.5 sf		
	Total AC Area(Ground floor)		2787 sf
	Total AC Area(Second floor)		710 sf
	Total AC Area		2787 SF + 710 SF=3497 SF
	Total Building Area		3497 sf (ac area)+180 (porch)+170sf+136 sf = <u>3983 SF</u>

ZONING REQUIREMENT TABULATIONS

Driveways existing prior to March 13, 2018 [effective date of this ordinance] shall be deemed legally non-conforming and may be repaired or rebuilt, but not expanded.

P r o j e c t : CHATEAU WILSON 8818 HAWTHORNE Designed by: AKCHI ARCHITECTURAL DESIGN AND PLANNING

25 S.E. SECOND AVENUE, SUITE 427, MIAMI, FL, 33131 T.305.373.9833 F.305.373.9838 WWW.STEVENFETT.COM

Consultants:

REVISIONS:

Drawing:



SCALE : 1/4" = 1'

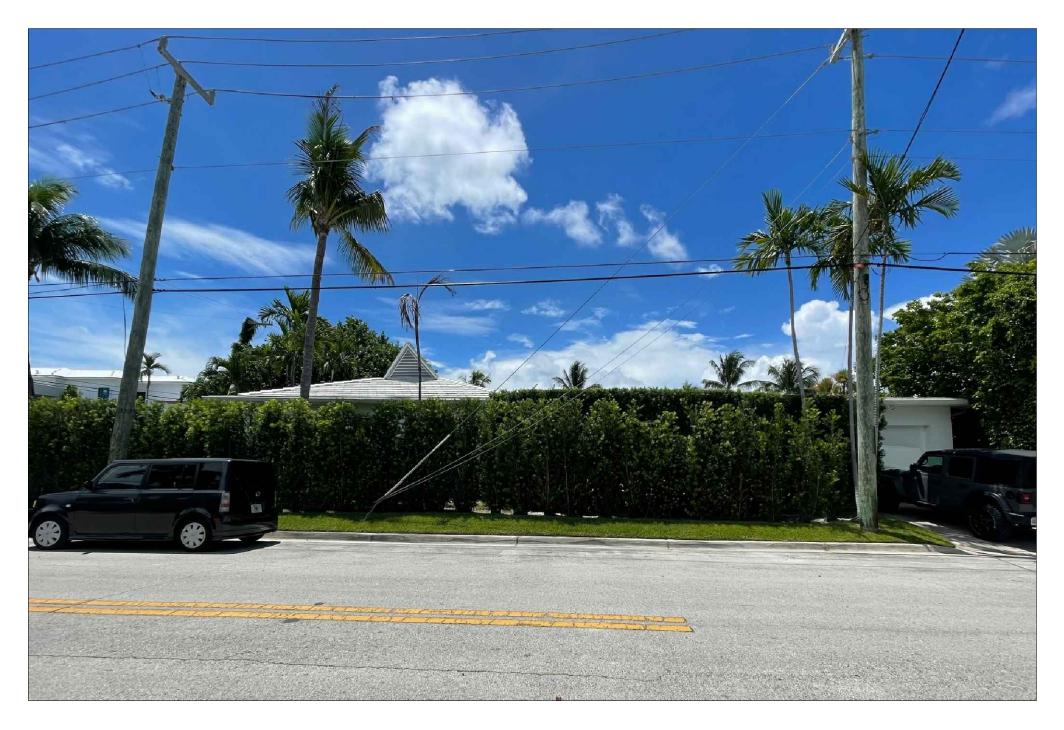
ARCHITECTS SEAL:

A R 9 5 5 7 3

09 /01 / 2022 DRAWING NUMBER:

A - 1.3

DATE:



1101 88th Street (Corner Lot)



8826 Hawthorne Avenue



8818 Hawthorne Avenue Project Lot



8834 Hawthorne Avenue



CHATEAU WILSON

8818 HAWTHORNE SURFSIDE, FLORIDA 33133

Designed by: STEVEN FETT ARCHITECTURE ARCHITECTURAL DESIGN AND PLANNING 25 S.E SECOND AVENUE, SUITE 427, MIAMI, FL, 33131 1.305.373.9833 F.305.373.9838 WWW.STEVENFETT.COM

Consultants:

REVISIONS:

Drawing: SITE PHOTOS SCALE: NTS

ARCHITECTS SEAL:

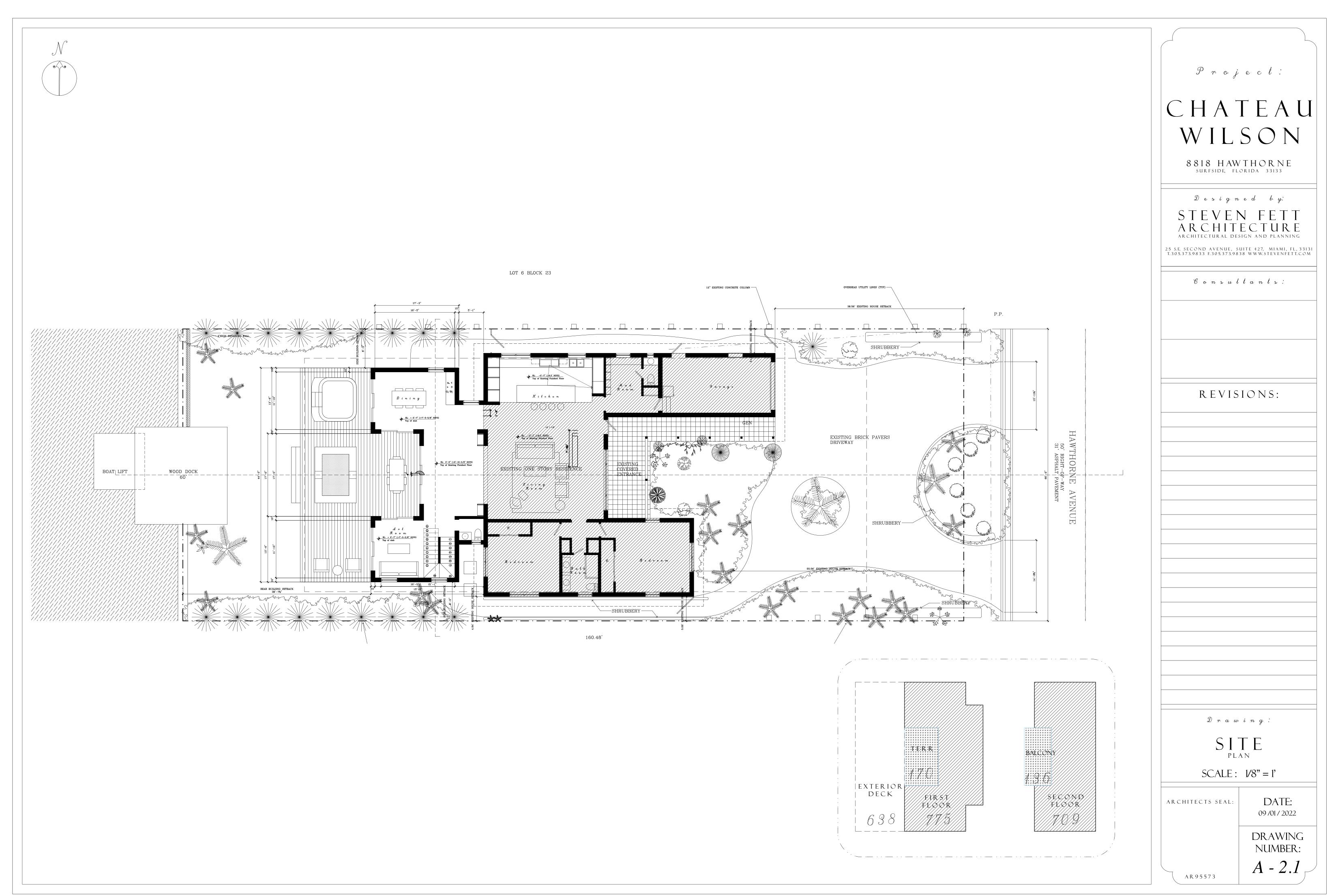
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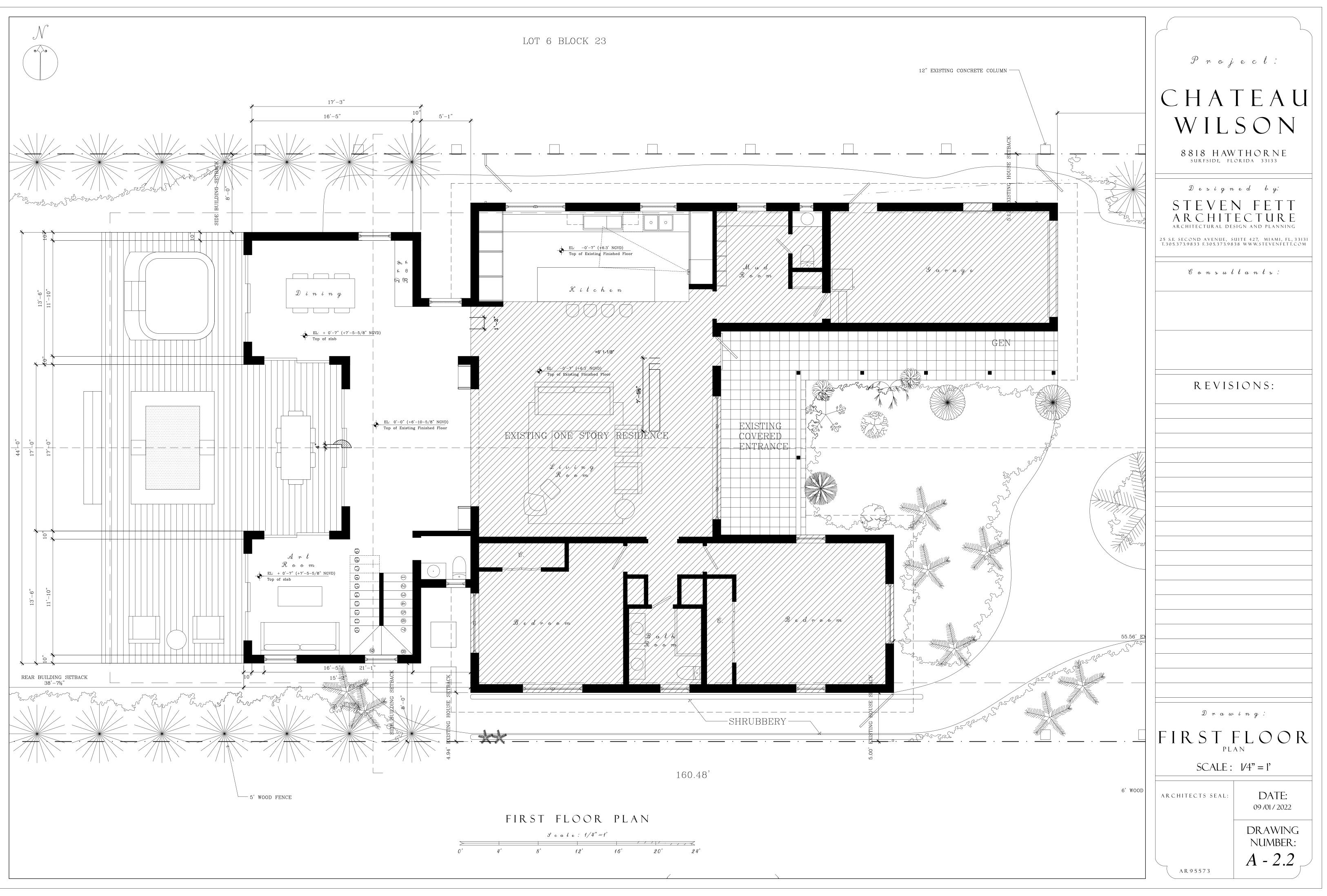
DATE: 09 /01 / 2022

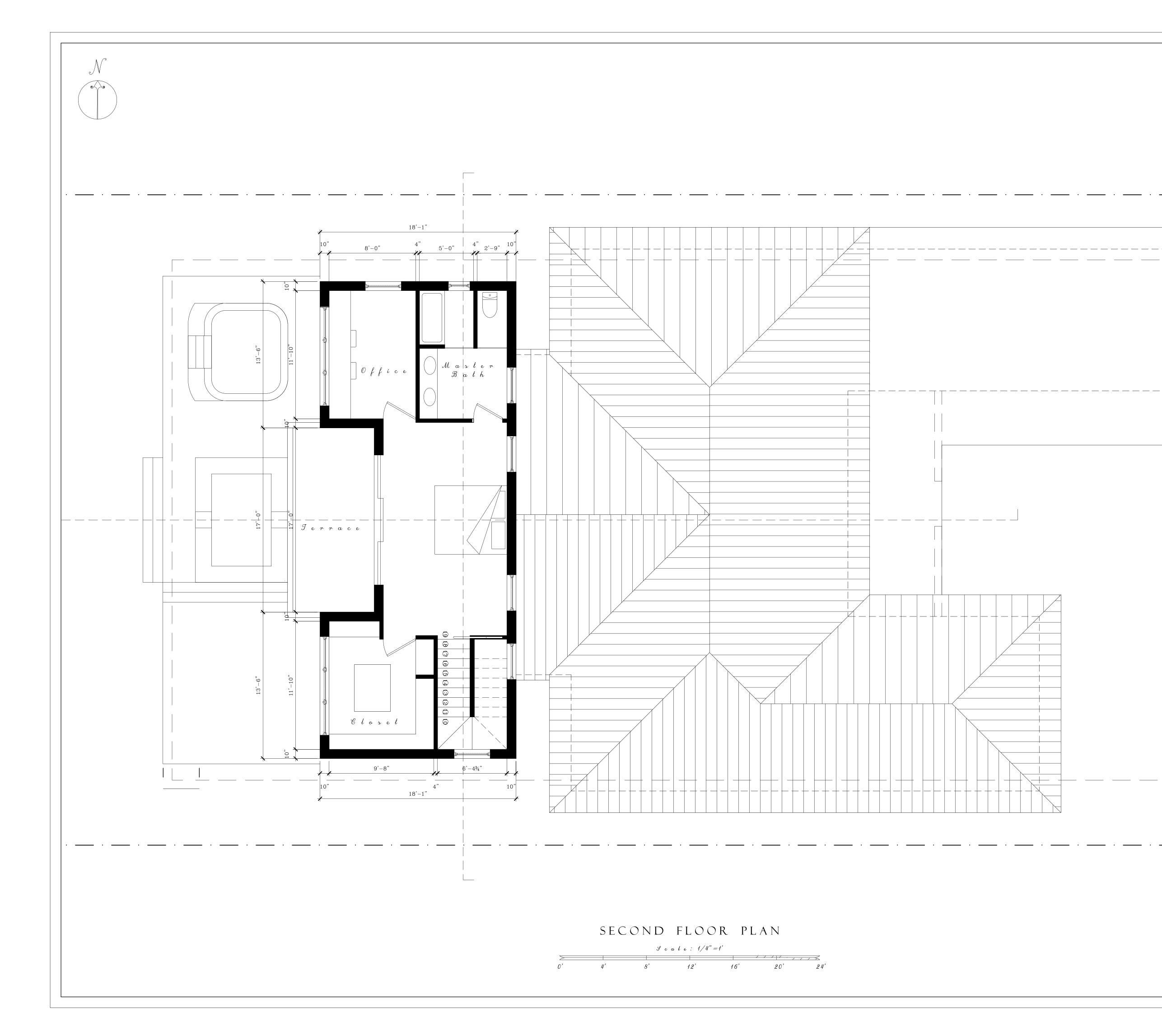
DRAWING

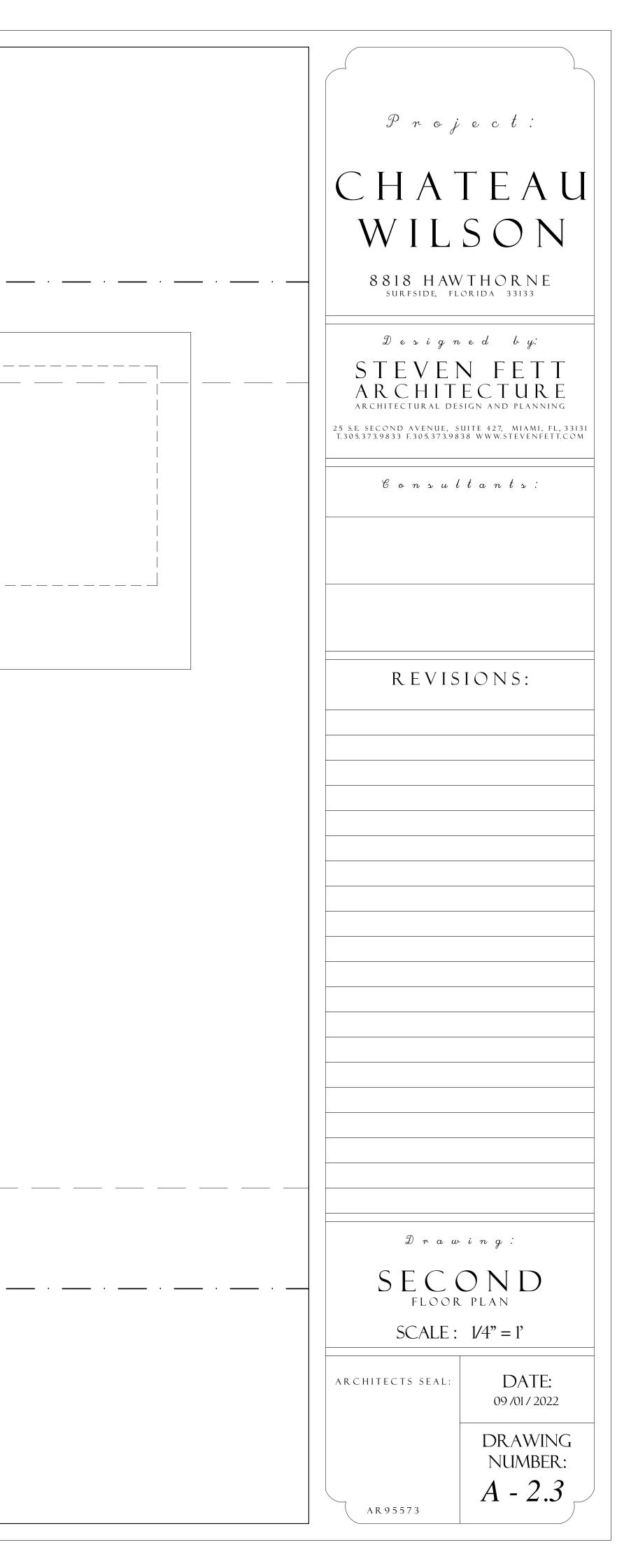
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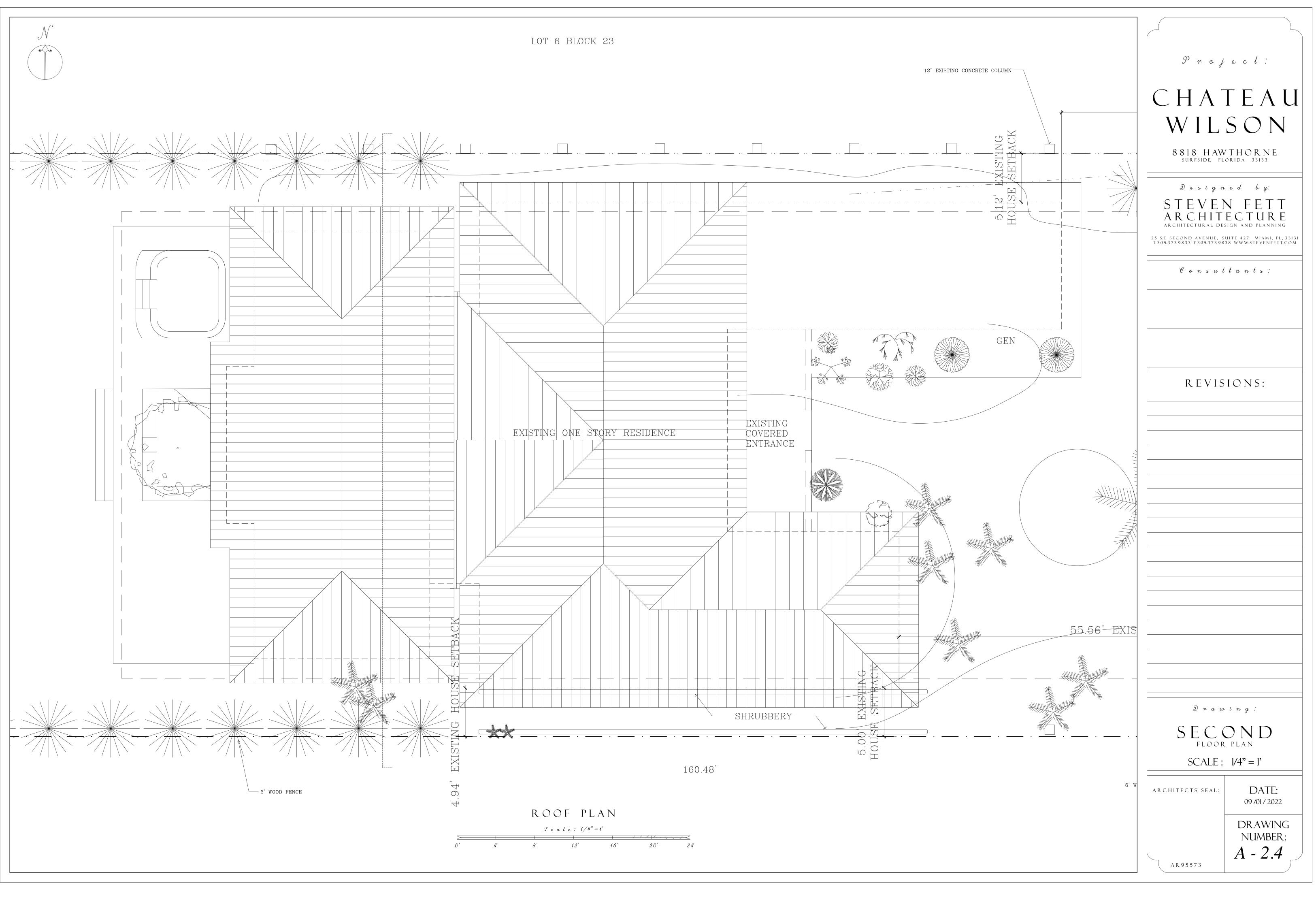
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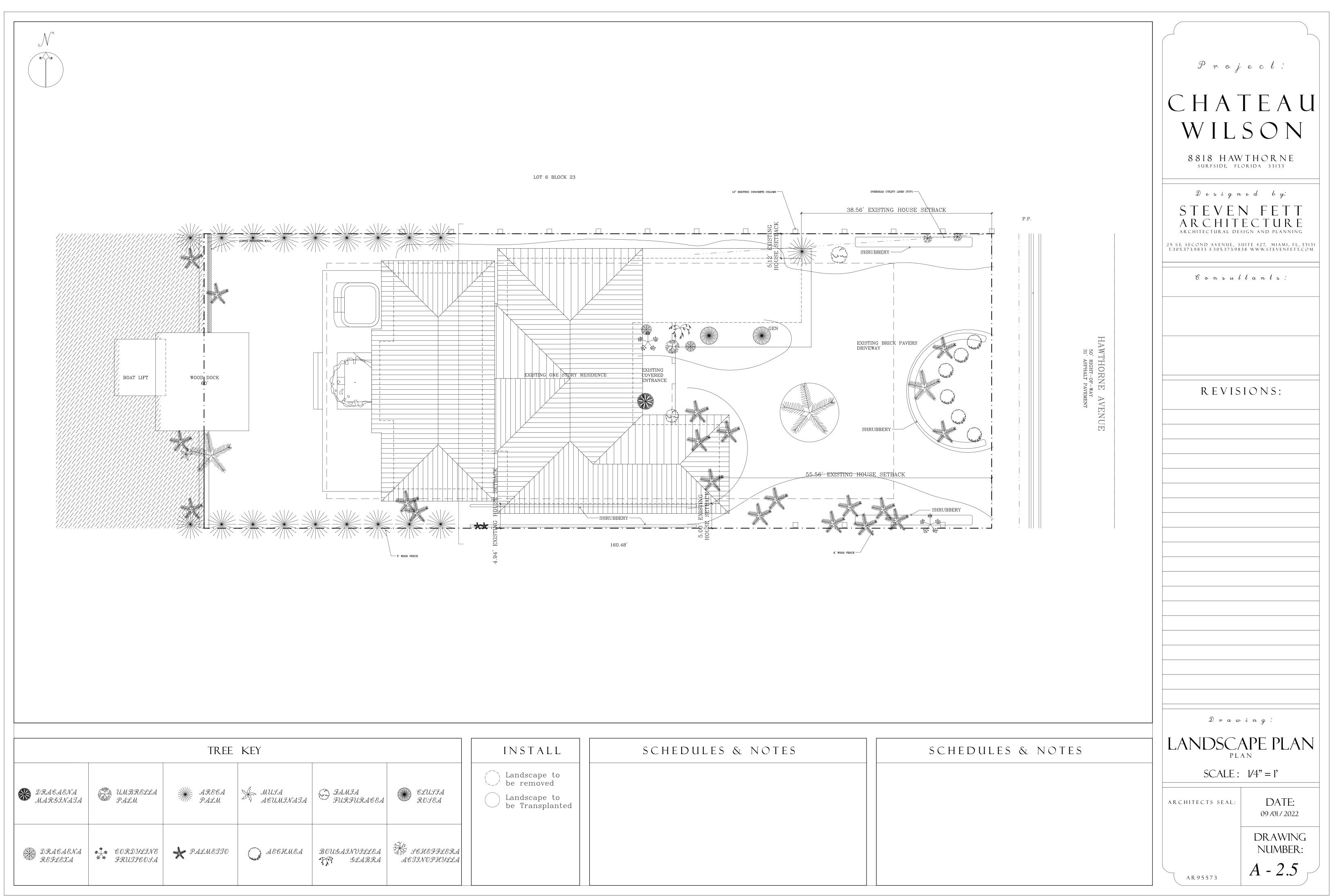










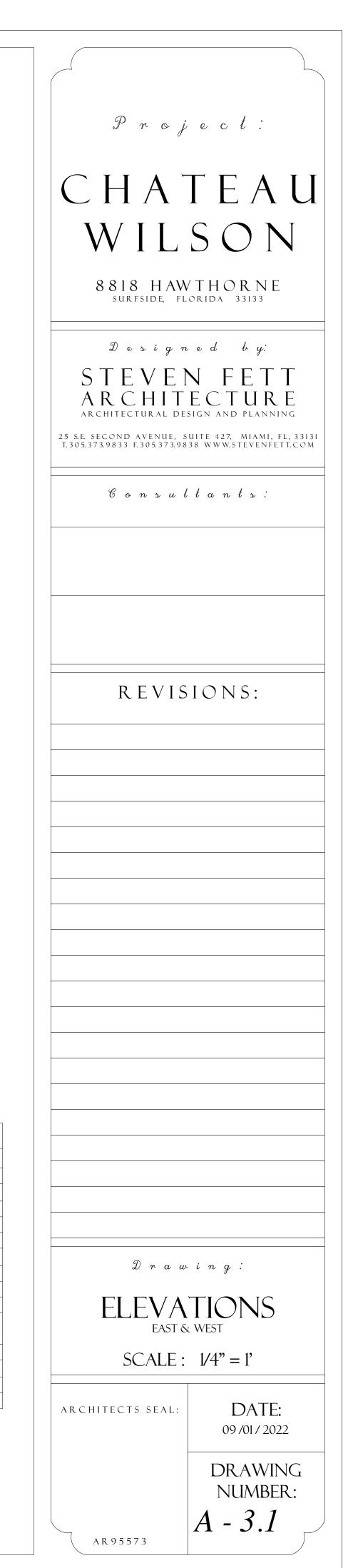








2. WEST ELEVATION \mathcal{G} c a l e : 1/4'' = 1'



MATERIALS

Α	SMOOTH STUCCO FINISH
В	CORNER REVEAL (STUCCO)
C	STANDING SEAM METAL ROOF
D	WOODEN RAILING
Е	HALF-ROUND METAL GUTTER
F	CONCRETE BEAM (EXPOSED)
G	WOODEN POSTS
Η	DECORATIVE WOODEN PANELS
Ι	EXISTING HOT TUB TO REMAIN
J	FRAMED EXTERIOR DECK
J	W/COMPOSITE DECKING
Κ	STUCCO SILL
L	CONCRETE LINTEL (EXPOSED)
М	DECORATIVE WOODEN BEAM
Ν	DECORATIVE TILE FINISH





MEMORANDUM

ITEM NO. 5.D

To: Planning & Zoning Board

From: Judith Frankel, Town Planner

Date: October 27, 2022

Subject: 9032 Garland Avenue - Addition

Recommendation

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

Conditions of Approval:

- Demonstration that the property meets 35% Total pervious requirement (including 30% pervious in the front yard and 20% in the rear yard).
- Building height is to be measured from the Crown of the Road and must be less than 30 ft per Sec. 90-43 of the Town Code

Background:

The subject property is located at 9032 Garland Avenue, within the H30B zoning district. The applicant is requesting a 136 SF one-story addition at the rear of the home. A window opening on the north side of the house is being changed as well. A swimming pool permit is being applied for under a separate application.

The house is an existing non-conforming structure. The rear setback is 15.75 feet where it should be 20 feet and the south side setback is 4.8 feet where 5 feet is required. Although landscape calculations were not submitted for this application, it appears based on the provided survey that the pervious requirements are being met. Any future application for a pool or deck will require compliance with landscape and pervious Code requirements.

The proposed addition is 136 square feet extension at the south and rear corner of the home.

It will not be visible from any public right-of-way. The existing clay tile roof will be extended to cover the addition. The window at the north face of the home is being altered, but the minimum wall opening continues to exceed the 10% requirement.

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
- Staff recommendations

9032 Garland Avenue Table 1.docx

- 9032 Garland Avenue Survey.pdf
- 9032 Garland Avenue Agenda Packet.pdf



Memorandum

To:	Planning and Zoning Board
Thru:	Andrew Hyatt, Town Manager
From:	Judith Frankel, Town Planner
	Walter Keller, PE, AICP, Consultant Planner
	Marlin Engineering, Inc.
CC:	Jason Greene, Assistant Town Manager
	Lillian Arango, Town Attorney
	James McGuinness, Town Building Official
Date:	October 27 th , 2022
RE:	9032 Garland Avenue

Standards/Results

Sec. 90.43 Maximum Building Heights

Zoned Height	Maximum	Proposed
H30	30 ft from Crown of Road	11 ft 10" from ground

Sec. 90-45 Setbacks

Setbacks	Required	Proposed
Primary Frontage	Minimum 20 feet	23.63 ft
Interior Side	5 feet	Existing 4.8 ft on the South side;
		New addition is 5 feet
Rear	Minimum 20 Feet	15.75 ft existing; addition is
		36.67 feet

Sec. 90.49 Lot Standards

Lot Standards for H30 B	Required	Proposed
Minimum Lot Width	50 ft	50 ft
Minimum Lot Area	5,600 SF	5,600 SF
Maximum Lot Coverage	50%	38.97%
Total Pervious Area	35%	Not Provided
Front Yard pervious	30%	Not Provided
Rear yard pervious	20%	Not Provided



Sec. 90.50 Architecture and Roof Decks

Design Element	Required	Proposed
Unique Elevation	The architectural design of proposed main buildings shall create a unique elevation compared to the main buildings of the adjacent two buildings on each side of the subject property on the same side of street. If the adjacent lot is vacant then the next adjacent lot shall be utilized.	The front façade is not being modified.
Wall Openings	All elevations for single story additions to existing structures shall result in a zero percent net loss of wall openings, doors or transitional spaces defined by porches, porticoes or colonnades	There is no net loss. The window/door opening on the west side are significantly increased.
Roof Material	Roof materials are limited as follows: a. Clay tile; or b. White concrete tile; or c. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is granted design review approval by the planning and zoning board; d. Architecturally embellished metal; or e. Other Florida Building Code approved roof material(s) if granted design review approval by the planning and zoning board.	Clay Tile roof

Town of Surfside Adopted Residential Design Guidelines

Design Element	Required	Proposed
Building Massing	Building forms should be varied	Consistent
	enough to avoid monotony and	
	to avoid pyramidal massing and	
	should be compatible with	
	surrounding houses	
Decorative Features	Decorative features should be	Consistent
	stylistically consistent	
	throughout the entire building.	
Overall Architectural Style	The overall style of each house	Consistent
	should be consistent on all sides	
	of the building, as well as	
	among all portions of the rood.	
Wall Material and Finishes	The same material should be	Consistent
	used on all building elevations	
	unless multiple materials are a	



	legitimate expression of the	
	particular style.	
Roof Types	Roof types and slopes should be	Consistent
	generally the same over all	
	parts of a single building	
Window Style	Window styles should always be	Consistent
	consistent among all elevations	
	of a building	
Frame Materials	Frame Materials should never	Consistent
	vary on a single building	
Window, Door and Eave	Window, door and eave trim	Consistent
	should be consistent on all	
	elevations of the house.	

9032 Garland Avenue Google Street View

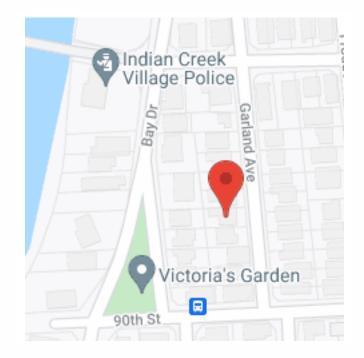




6250 NORTH MILITARY TRAIL, SUITE 102, WEST PALM BEACH, FL 33407- (800) 226-4807 WWW.TARGETSURVEYING.NET

LAND SURVEY PREPARED FOR LIUDMYLA RYBINKINA 9032 GARLAND AVENUE, SURFSIDE, FL 33154





REQUESTED BY:



HOWARD LAW GROUP 450 N. PARK ROAD, #800 HOLLYWOOD, FL 33021 PH. (954) 893-7874



6250 N. Military Trail, Suite 102 West Palm Beach, FL 33407 Phone 1: 561-640-4800 Phone 2: 1-800-226-4807 Fax 1: 561-640-0576 Fax 2: 1-800-741-0576

Invoice

То:	HOWARD LAW GROUP	Property Address:	9032 GARLAND AVENUE SURFSIDE, FL 33154
Survey Number:	516467		30KI 3IDE, 1E 33134
Order Date:	12/8/2021		
Deliver To Attn:	CHELSEA INDIVIDUAL STALK		
Deliver To:	HOWARD LAW GROUP 450 N. PARK ROAD, #800	Buyers:	LIUDMYLA RYBINKINA
	HOLLYWOOD, FL 33021	Sellers:	TANYA M. MCDONALD TRUST
		Client File #:	21-247

Item	Description		Amount
Survey	Survey		\$450.00
Survey	Survey		
Elevation Certificate	Elevation Certificate		\$175.00
		Invoice Total	\$625.00
		Amount Invoiced To Date:	\$625.00
		Amount Paid To Date:	\$0.00
		Total Amount Due:	\$625.00

LEGAL DESCRIPTION AND CERTIFICATION

LOT 5, BLOCK 20 OF ALTOS DEL MAR 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 63 OF THE PUBLIC RECORDS OF DADE COUNTY , FLORIDA , A/K/A GARLAND AVENUE , SURFSIDE, FLORIDA.

Community Number: 120659 Panel: 12086C0144 Suffix: L F.I.R.M. Date: 9/11/2009 Flood Zone: AE Field Work: 12/16/2021

Certified To:

LIUDMYLA RYBINKINA ; HOWARD LAW GROUP; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; BETTER MORTGAGE CORPORATION, ISAOA ATIMA

Property Address: 9032 GARLAND AVENUE SURFSIDE, FL 33154

Survey Number: 516467

Client File Number: 21-247

ABBREVIATION DESCRIPTION:

- ANCHOR EASEMENT AIR CONDITIONER O.R.B. OFFICIAL RECORDS BOOK F.F. EL. FINISH FLOOR ELEVATION (P) P.B. A/C B.M. FOUND IRON PIPE F.I.P. BENCH MARK F.I.R. P.C. B.R. BEARING REFERENCE F.P.K FOUND PARKER-KALON NAIL P.C.C. P.O.B. (C) ∆ CH CALCULATED CENTRAL / DELTA ANGLE (L) LENGTH ÌAF LIMITED ACCESS EASEMENT LAKE MAINTENANCE EASEMENT P.O.C. CHORD L.M.E. P.R.C. P.T. (D) D.E. DEED / DESCRIPTION MEASURED / FIELD VERIFIED (M) DRAINAGE EASEMENT Ň.H. MANHOLE R/W D.H. DRILL HOLE N&D NAIL & DISK (R) DRIVEWAY D/W NOT RADIAL N.R. S.I.R. T.O.B. E.O.W. EDGE OF WATER N.T.S. NOT TO SCALE F.C.M. FOUND CONCRETE MONUMENT O.H.L. OVERHEAD UTILITY LINES U.E.
 - PLAT BOOK POINT OF CURVATURE POINT OF COMPOUND CURVE POINT OF BEGINNING POINT OF COMMENCEMENT

PI AT

- POINT OF REVERSE CURVE POINT OF TANGENCY RIGHT-OF-WAY
- RADIAL / RADIUS
- SET IRON ROD
- TOP OF BANK UTILITY EASEMENT

PAGE 1 OF 2 PAGES (NOT COMPLETE WITHOUT PAGE 2)

GENERAL NOTES:

- 1) 2)
- LEGAL DESCRIPTION PROVIDED BY OTHERS THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT. UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED
- 3)
- WARE NOT LOCATED. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. 4)
- 5)
- ONLY VISIBLE ENCROACHMENTS LOCATED. DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN. FENCE OWNERSHIP NOT DETERMINED. 6) 7)
- ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFRENCED TO N.G.V.D. 1929 8) 9) LECTIONS INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



SYMBOL DESCRIPTIONS:

= CENTERLINE ROAD

+ χ_{XX} = EXISTING ELEVATION $\bigcirc U.P$

----= MISC. FENCE

= UTILITY BOX

= UTILITY POLE

= WATER METER

= WELL

= PROPERTY CORNER

0

⊠^{U.B.}

W^{WM}

= CATCH BASIN

COVERED AREA

= HYDRANT

= MANHOLE

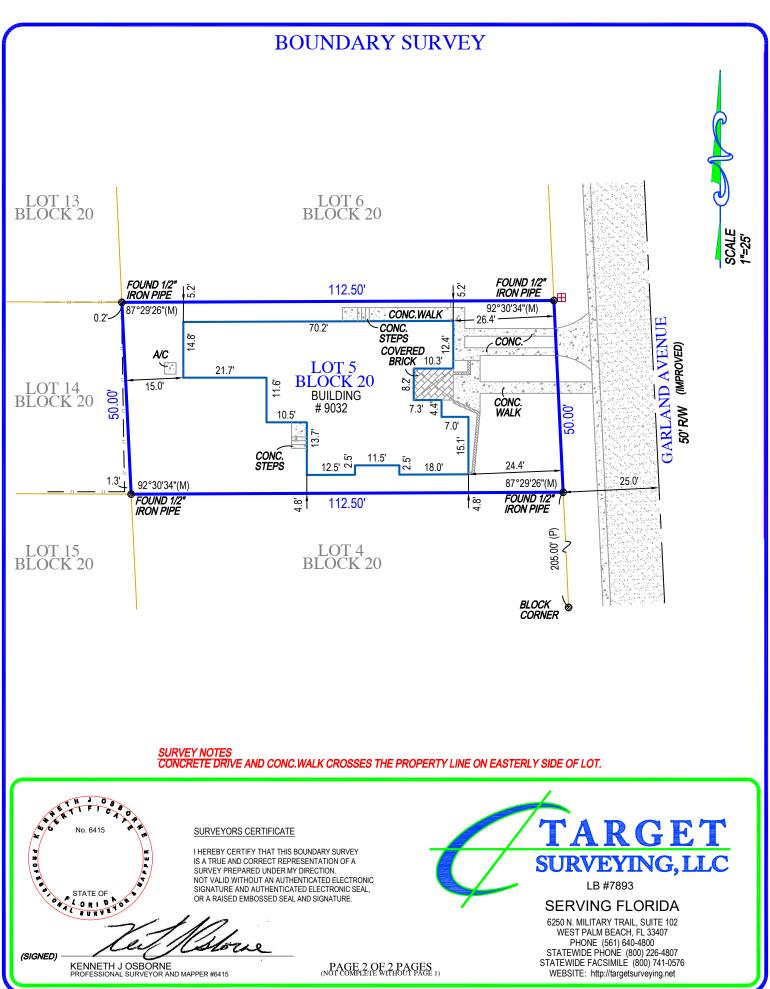
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SERVING FLORIDA 6250 N. MILITARY TRAIL, SUITE 102

WEST PALM BEACH, FL 33407 PHONE (561) 640-4800 STATEWIDE PHONE (800) 226-4807 STATEWIDE FACSIMILE (800) 741-0576 WEBSITE: http://targetsurveying.net



SMOKE DETECTOR/CARBON MONOXIDE DETECTORS NOTES

- ALL SMOKE DETECTORS (SD) SHALL COMPLY WITH IRC R314
- SD DEVICES SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN EACH DWELLING.
- POWER SOURCE OF SD DEVICES SHALL BE FROM THE BUILDING WIRING.
- ALL SD DEVICES AND EQUIPMENT SHALL BE APPROVED BY THE BOARD OF STANDARDS AND APPEALS A CARBON MONOXIDE DETECTOR (CD) SHALL BE CENTRALLY LOCATED OUTSIDE OF EACH SLEEPING AREA AND IN THE IMMEDIATE VICINITY OF BEDROOMS.
- EACH CD SHALL BE LOCATED ON THE WALL. CEILING OR OTHER LOCATION. AS SPECIFIED IN THE INSTALLATION INSTRUCTIONS ACCOMPANYING THE UNIT: TO PREVENT FALSE ALARMS. DETECTOR SHOULD BE LOCATED AWAY FROM SOURCES OF HUMIDITY AND AWAY FROM A RANGE OF FOSSIL FUEL BURNING EQUIPMENT.
- ALARM NOTIFICATION APPLIANCES: EACH CD SHALL CAUSE THE OPERATION OF AN ALARM NOTIFICATION APPLIANCE THAT SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS, OVER BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED. POWER SOURCE OF CARBON MONOXIDE DETECTORS SHALL HAVE SUFFICIENT CAPACITY TO OPERATE SIGNALS FOR AT LEAST 12 HOURS.
- A PRIMARY AC POWER SOURCE SHALL BE SUPPLIED FROM EITHER A DEDICATED BRANCH CIBCUIT OR THE UNSWITCHED PORTION OF A BRANCH CIBCUIT ALSO USED FOR POWER AND LIGHTING.
- MAINTAIN DETECTORS THROUGHOUT CONSTRUCTION.
- COORDINATE & VERIFY WITH BUILDING MANAGEMENT ACCEPTABLE DETECTOR DEVICES. 10.

1. ALL WOOD FRAMING INCLUDING TRUSSES SHALL CONFORM TO THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC CODE.

2. ALL LUMBER & ITS FASTENINGS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS RECOMMENDED BY THE N.L.M.A. & CODE STANDARDS.

3. STRUCTURAL TIMBER SHALL BE #2 DOUGLAS FIR, OR APPROVED EQUAL BY THE ARCHITECT, WITH A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF PERMANENT INCORPORATION TO THE STRUCTURE. UNLESS OTHERWISE NOTED IN THE DRAWINGS. THE TIMBER SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

BENDING STRESS	`1,200 PSI
SHEAR STRESS	` 90 PSI
COMPRESSION STRESS PARALLEL TO GRAIN	1,600 PSI
MODULUS OF ELASTICITY	1,600,000 PSI

. SILLS AND BASE PLATES SHALL BE ATTACHED TO MASONRY OR CONCRETE WITH 1/2" DIAMETER BOLTS AT A MAXIMUM SPACING OF 36" EMBEDDED NOT LESS THAN 7" INTO GROUT FILLED MASONRY OR CONCRETE.

5. ROOF SHEATHING SHALL BE 5/8" MIN. STRUCTURAL 1 RATED EXPOSURE @ SPANS OVER 16" O.C., 1/2" MAY BE INSTALLED AT 16" OR LESS, 1. SHEATHING SHALL BE NAILED WITH 2-1/2" LONG 8D COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND INTERMEDIATE SUPPORTS. AT GABLE ENDS SPACING SHALL BE 4" O.C. WITH 10D COMMON NAILS. AT ALL HORIZONTAL PANEL JOINTS, 2X4 EDGE BLOCKING SHALL BE PROVIDED 6. ALL TRUSSES AND RAFTERS SHALL BE STRAPPED OR HURRICANE CLIPPED TO SUPPORTING MEMBERS AT ALL BEARING POINTS.

7. ALL JOISTS TO BE ATTACHED WITH GALVANIZED HANGER, U.O.N.

8. ALL EXTERIOR WALL SHEATHING & SUB-FLOORING SHALL BE OF EXTERIOR GRADE PLYWOOD TYPE C-D DOUGLAS FIR PLYWOOD, AGENCY GRADED O.S.B. SUB-FLOOR SHALL BE 3/4" TONGUE & GROOVE & GLUED & NAILED TO JOISTS.

9. ALL DRILLING IN FLOOR JOISTS & WOOD BEAMS SHALL BE MADE AT CENTER OR ABOVE. IF BELOW CONTACT ARCHITECT FOR REVIEW & APPROVAL

10. ALL EXPOSED STRUCTURAL WOOD MEMBERS TO BE TREATED.

11. ALL FASTENERS TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.

12. COPPER FLASHING ONLY TO BE INSTALLED WHERE REQUIRED.

13. VENTING TO BE PROVIDED AT ALL ATTIC & ROOF AREAS.

- 14. ALL PAINT FINISHES TO BE DETERMINED AND APPROVED BY OWNER.
- 15. ALL TRIM & MOLDING TYPES & FINISHES TO BE DETERMINED AND APPROVED BY OWNER 16. ALL WOOD TO BE DETERMINED AND APPROVED BY CLIENT. GENERAL CONTRACTOR TO SUPPLY AND INSTALL APPROVED.

TRUCTURAL LOADS

. AS PER MOST CURRENT NJ VERSION OF RESIDENTIAL CODE SECTION R301.2.1.1 THE FOLLOWING STRUCTURAL LOAD FACTORS HAVE BEEN DESIGNED FOR OR WITHIN LIMITATIONS OF THE CODE:

- 1.1 WIND LOADS WITHIN 90 MPH ZONE 1.2 25 PSF SNOW LOAD
- . SUPERIMPOSED DESIGN LOADS

2.1 DEAD LOADS:

DEAD LOADS SHALL BE TAKEN AS THE ACTUAL WEIGHTS OF MATERIALS AND CONSTRUCTIONS OR OTHERWISE SATISFACTORY VALUES DESCRIBED IN THE BUILDING CODE.

- FLOOR JOISTS, SUBFLOOR & FINISHES... 10 PSF 10 PSF
- ROOF JOISTS, ROOFING & INT. FINISHES..... 2.2 LIVE LOADS (RESIDENTIAL):
- LIVING ROOMS....
- SLEEPING ROOMS... 30 PSF

CONCRETE, FOUNDATIONS, & SLABS AND SITE PREPERATION

ALL CONCRETE USED SHALL BE NO LESS THAN 3000 PSI AT 28 DAYS STRENGTH, STONE AGGREGATE READY MIX

ALL SLAB ON GRADE TO BE A MINIMUM OF 6 INCHES OF 3/4-INCH CLEAN CRUSHED STONE IS RECOMMENDED BENEATH THE

40 PSF

CONCRETE SLAB FOR ADDITIONAL SUPPORT AND DRAINAGE ALL EXCAVATION AND SITE PREPARATION IS TO BE IN ACCORDANCE WITH "CARLIN-SIMPSON AND ASSOCIATES" REPORT ISSUED APRIL 22, 2021 (CSA). CONTRACTOR IS TO COORDINATE ALL SITE INSPECTIONS AND MEETINGS AS REQUIRED. THIS INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING KEY

ITEMS: BACK SHALL BE COMPACTED TO AT LEAST 95% OF IT'S MAXIMUM MODIFIED DRY DENSITY (ASTM 3.1. D-1557)

- 3.2. COMPACTION OF FILL AS PER CSA'S REPORT.
- EXCAVATION AND SHORING AS REQUIRED BY CSA. CONTRACTOR IS TO COORDINATE ANY 3.3. ENGINEERING AS REQUIRED FOR SHORING OR RELATED.
- THE DRAIN TILE AT FOUNDATION IS TO EXTEND TO DAYLIGHT OR THE STORM WATER SYSTEM. 3.4

UTILITY TRENCHING PREPARATION TO BE PERFORMED AS INDICATED IN CSA'S REPORT. 3.5. 4. PROVIDE RADON SYSTEM IN BASEMENT AS SET FORTH IN THE APPLICABLE BUILDING CODE IF REQUIRED BY TOWNSHIP. PROVIDE SEALED EXPANSION JOINTS & SEALED SUMP PUMP.

MASONRY

LAY UP ALL MASONRY UNITS IN A RUNNING BOND & IN A FULL BED OF MORTAR.

2. CONSTRUCT FOUNDATION WALLS OF CONCRETE BLOCKS WITH BOTTOM COURSE FILLED WITH CONCRETE FULLY & KEYED INTO FOOTING BELOW.

3. MIN. 4" SOLID CAP UNDER FRAMING OR FULLY GROUTED BLOCKS FULL LENGTH OF TOP COURSE.

4. AT ALL VERTICAL STEEL REINFORCEMENT SUPPORTS GROUT FULL HEIGHT. 5. NO CINDER TYPE MASONRY BLOCK UNITS SHALL BE ACCEPTED IN EXTERIOR OR BEARING WALLS.

/IECHANICAL & ELECTRICAL

. MECHANICAL CONTRACTOR TO PROVIDE & INSTALL HEATING SYSTEM AS REQUIRED TO SERVICE ENTIRE HOUSE. PROVIDE HEATING & COOLING AS DIRECTED BY OWNER WITHIN THE GUIDELINES OF GOVERNING CODES.

2. MECHANICAL CONTRACTOR TO PROVIDE ALL MANUAL J,D, S AND RELATED REPORTS FOR REVIEW AND APPROVAL BASED ON ARCHITECTS DETAILING AND INSULATION VALUES. 3. PLUMBING CONTRATOR TO INSTALL PLUMBING IN ACCORDANCE WITH ALL GOVERNING APPLICABLE CODES.

4. PVC SCHEDULE 40 FOR WASTE LINES & VENTS.

5. COPPER FOR ALL REFRIGERANT LINES OR AS PER MANUFACTURER'S REQUIREMENTS.

6. CONTRACTOR IS TO INSTALL MINIMUM ONE (1) A/C HARDWIRED, BATTERY BACKUP, IONIZATION TYPE SMOKE DETECTOR PER FLOOR AT MAX. 10' FROM BEDROOMS & ONE (1) PER BEDROOM. 7. CONTRACTOR TO INSTALL ONE (1) CARBON MONOXIDE DETECTOR PER FLOOR MIN. 10' FROM BEDROOMS. DEVICES SHALL COMPLY WITH UL 2034.

GENERAL REMOVALS NOTES

- SYSTEMS IN WORKING ORDER THROUGHOUT THE DURATION OF CONSTRUCTION.
- REMOVE ALL ABANDONED ELECTRICAL, TELEPHONE & DATA CABLES BACK TO THEIR SOURCE.
- 3. ALL FIRE SAFETY EQUIPMENT AND ASSOCIATED CONDUIT AND WIRING SHALL BE PROTECTED FROM ANY
- THE CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK, ALL WORK SHALL BE DONE CAREFULLY, NEATLY

AND IN A SYSTEMATIC MANNER.

- ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DAMAGE AND SHALL MAKE ADDITIONAL REPAIRS WITHOUT ADDITIONAL COST TO THE OWNER.
- NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.
- ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER THE REQUIREMENTS OF THE BUILDING CODES & BUILDING REGULATIONS.
- PARTITIONS, REMOVED PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISHED SURFACES AND SHALL BE PROPERLY CAPPED OR PLUGGED.
- THE CONTRACTOR SHALL FILE ANY NECESSARY CERTIFICATES OF INSURANCE WITH THE LOCAL DEPARTMENT OF BUILDINGS, PAY ALL FEES, OBTAIN ALL PERMITS AND PROVIDE ANY AND ALL BONDS
- 11. CONTRACTOR IS RESPONSIBLE FOR DOING AN ACCURATE SURVEY OF ALL EXISTING UTILITIES/SERVICES NOT IMPACT THE STRUCTURE TO REMAIN. IN THE EVENT BUILDING SYSTEMS ARE ENCOUNTERED IN A
- 12. CHOPPING OF ANY BLOCK/BRICK ENCOUNTERED DURING INSTALLATION IS PROHIBITED. CHOPPING, THEIR ENCLOSURES.
- 13. GC TO MAINTAIN FIRE SEPARATION AT DEMISING WALLS (2HRS), COLUMNS (4HRS), & SHAFT ENCLOSURES (2HRS) AT ALL TIMES.
- 14. REQUESTS FOR SHUTDOWNS ARE TO BE MADE AT LEAST 72 HOURS PRIOR TO SCHEDULED WORK OR AS DICTATED BY RESIDENT MANAGER.
- 15. IF ASBESTOS IS UNCOVERED DURING THE COURSE OF WORK, PROVIDE FOR REMOVAL OR CONTAINMENT AS PER AGENCY REQUIREMENT, GIVE RESIDENT MANAGER 24-HR NOTICE PRIOR TO SCHEDULED REMOVAL
- 16. IF NEGATIVE AIR PRESSURE MACHINES ARE UTILIZED, USE AS PER MANUF. GUIDELINES & AS DIRECTED BY MANAGEMENT, SUBMIT SPECIFICATIONS TO MANAGEMENT FOR MGMT.

GENERAL CONSTRUCTION NOTES

- MUST REMAIN ACCESSIBLE AND OPERABLE AT ALL TIMES.
- ALL EXISTING MASONRY CONSTRUCTION SUCH AS COLUMNS PIERS AND CORE PARTITIONS, WHERE DISTURBED DUE TO ADJACENT DEMOLITION ARE TO BE REPLACED AND REPAIRED WITH MATERIAL TO MATCH EXISTING CONSTRUCTION. MASONRY OPENINGS MUST BE FILLED WITH THE SAME MATERIAL BEFORE GWB IS APPLIED.
- 3. PARTITIONS SHALL NOT BE FASTENED OR BRACED TO DUCTWORK, CONDUIT OR PIPING.
- STRUCTURAL CAPACITY OF THE BUILDING.
- 5. ALL DIMENSIONS GIVEN ARE FROM FACE OF FINISH UNLESS OTHERWISE NOTED.
- 6. PROVIDE ALL GROUNDS, BLOCKING AND SUPPORTS AS MAY BE REQUIRED TO SUPPORT WALL HUNG

- MUST BE MAINTAINED IN WORKING ORDER DURING CONSTRUCTION.
- THE G.C. IS RESPONSIBLE FOR PROTECTING ALL FINAL FINISHES AND CONDITIONS OF FIXTURES AND FURNITURE FROM DELIVERY DATE TO THE COMPLETION DATE. ANY DAMAGE FROM SHIPPING MUST BE NOTED ON THE DRIVER'S MANIFEST. THE G.C. WILL REPAIR OR REPLACE ANY DAMAGED ITEMS NOT WORK WILL BE PERFORMED TO CLIENT'S SATISFACTION IN TIME & IN MANNER.
- OF THE PROJECT.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS IN WORKING ORDER THROUGHOUT THE DURATION OF CONSTRUCTION.
- 12. ONCE DEMOLITION IS COMPLETED, FIRESTOPPING MUST BE COMPLETED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 13. FIREPROOF/FIRESTOP AROUND ALL ELECTRICAL BOXES IN RATED PARTITIONS.
- ON THE JOB SITE AT THE BUILDING.
- 15. PROVIDE STICKY MATS OUTSIDE ENTRY TO APARTMENT DOOR & PROTECT HALLWAYS WITH MASONITE DURING CONSTRUCTION.
- 16. POWER-ACTUATED DEVICES MAY NOT BE UTILIZED FOR ATTACHMENT OF CEILING SUSPENSION RODS AN FRAMING.
- 17. ONE FUNCTIONING SLOP SINK & TOILET MUST BE MAINTAINED IN GOOD WORKING ORDER AT THE JOB SITE FOR THE CONSTRUCTION WORKERS.
- 18. GC LIMITED TO QUART CANS ONLY FOR ON SITE LACQUER SPRAYING WITH A HIGH VOLUME, LOW PRESSURE SPRAY DEVICE.

GENERAL ELECTRICAL NOTES:

- LOCAL BUILDING CODE, OSHA REGULATIONS, LOCAL, STATE & FEDERAL AUTHORITY HAVING JURISDICTION.
- CERTIFICATES TO THE ARCHITECT BEFORE FINAL BILLING.
- DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS AND WORK.
- PROPOSAL. SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT SUCH AN BEEN FORESEEN AND SUCH AN EXAMINATION BEEN MADE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING MECHANICAL, ELECTRICAL, & PLUMBING

DAMAGE DURING DEMOLITION AND/OR CONSTRUCTION.

REMOVE OR RELOCATE ALL WIRING, PLUMBING AND MECHANICAL EQUIPMENT AFFECTED BY REMOVAL OF

REQUIRED BY ANY CITY AGENCY IN ORDER TO DO THE WORK HEREIN DESCRIBED.

10. ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION

INCLUDING PLUMBING, GAS, ELECTRIC CIBCUITS, SPRINKLERS, ETC. AS TO ENSURE THE DEMOLITION WILL WALL SCHEDULED FOR DEMOLITION, IMMEDIATELY STOP & NOTIFY THE RESIDENT MANAGER.

CUTTING, CHASING OR CHANNELING IS NOT PERMITTED FOR ANY REASON IN BRICK & BLOCK EXTERIOR WALLS, DEMISING WALLS, BUILDING STRUCTURE, STRUCTURAL SLABS, BEAMS, MASONRY COLUMNS OR

EACH FLOOR IN WHICH CONSTRUCTION IS UNDERTAKEN MUST REMAIN IN SAFE CONDITIONS WITH REGARD TO FIRE SAFETY FOR PERSONAL WORKING ON THE FLOOR, ALL FIRE STAIRS, ALARMS, SPEAKERS, ETC.,

4. FLOOR LOADING OF ALL EQUIPMENT, FURNITURE, TENANT CONSTRUCTION ETC., SHALL NOT EXCEED THE

COUNTERS, CABINETS, LIGHT FIXTURES AND SIGNAGE AS MAY BE REQUIRED.

7. CONTRACTORS CARTS, EQUIPMENT BOXES, ETC. SHALL BE EQUIPPED WITH RUBBER WHEELS.

8. CONTRACTOR SHALL FURNISH AND INSTALL 5LBS ABC FIRE EXTINGUISHERS IN ACCORDANCE WITH CODE &

RECORDED OR CONCURRENT WITH THIS DOCUMENTATION AT NO ADDITIONAL COST TO THE CLIENT. THE

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE CONSTRUCTION AREA UNTIL COMPLETION

14. ONLY WATER BASED STAINTS/SEALANTS,/FINISHES MAY BE USED FOR REFINISHING OF WOOD PRODUCTS

ALL WORK AND MATERIAL SHALL CONFORM WITH THE NATIONAL ELECTRIC CODE, LIFE SAFETY CODE,

SECURE PERMITS AND CERTIFICATES OF APPROVAL, PAY ALL FEES AND CHARGES. DELIVER THE

OLLOW DRAWINGS IN LAYING OUT WORK AND CHECK DRAWINGS OF OTHER TRADES TO VERIFY SPACE CONDITIONS. MAINTAIN HEADROOM AND SPACE CONDITIONING CONSISTENT WITH PROJECT CRITERIA.

THE CONTRACTOR SHALL VISIT THE SITE AND EXAMINE CAREFULLY THE AREAS AFFECTED BY THIS WORK TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND WITH THE DIFFICULTIES THAT WILL ATTEND THE EXECUTION OF HIS WORK. CONTRACTOR SHALL PERFORM THIS PRIOR TO SUBMITTING HIS EXAMINATION HAS BEEN MADE AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE

GENERAL ELECTRICAL NOTES CONT'D:

- COORDINATE THE INSTALLATION OF ALL WORK WITH THE WORK OF ALL OTHER TRADES. IN THE EVENT THAT ANY WORK IS INSTALLED WITHOUT PROPER PRIOR COORDINATION OR REGARD TO THE WORK OF OTHER TRADES, THIS CONTRACTOR SHALL REMOVE AND RELOCATE HIS WORK TO SUIT REQUIREMENTS OF OTHER TRADES AT NO ADDITIONAL COST TO THE OWNER.
- THIS CONTRACTOR SHALL FINISH ALL SUPERVISION, LABOR, SERVICES, EQUIPMENT, MATERIAL, TOOLS, TRUCKING, HOISTING, AND ERECTING APPARATUS, TRANSPORTATION AND SHALL PAY FOR ALL FEES, PERMITS, INSPECTIONS, CERTIFICATES AND RELATED ITEMS TO PROPERLY CARRY OUT THE CONTRACT WORK OF COMPLETION.
- ANY CUTTING NECESSARY FOR THE INSTALLATION OF THE ELECTRICAL WORK SHALL BE DONE BY THIS CONTRACTOR AT TIMES AS DIRECTED BY THE G.C. OR OWNER.
- NO NEW SLAB PENETRATIONS SHALL BE PERMITTED IN EITHER THE FLOOR OR THE CEILING SLAB FOR 8. LIGHTING OR ELECTRICAL WORK.
- CONTRACTOR TO MAINTAIN CIBCUIT CONTINUITY WHILE REPLACING OR REMOVING RECEPTACLES OR 9. TOGGLE SWITCHES.
- 10. RECONNECT TO SAME BRANCH CIBCUITS FEEDING OUTLETS AFFECTED BY DEMOLITION WORKS. 11. FIREPROOF/FIRESTOP AROUND ALL ELECTRICAL BOXES IN RATED PARTITIONS.
- 12. WHEREVER IT IS REQUIRED TO DISCONNECT OR REMOVE ANY PART OF AN EXISTING CIBCUIT,

RECONNECT THAT CIBCUIT TO RE-ESTABLISH SERVICE IN THE REMAINING PORTION OF THE CIBCUIT.

13. PRIOR TO INSTALLATION OF ANY RECEPTACLES, SWITCHES, SECURITY DEVICES, TELEPHONE OUTLETS, LIGHTING FIXTURES ETC. COORDINATE WITH ARCHITECTURAL DRAWINGS AND/OR OBTAIN EXACT LOCATIONS FROM THE ARCHITECT.

14. TEST AND ADJUST ALL EQUIPMENT AND WIRING INSTALLED AND/OR CONNECTED UNDER THIS CONTRACT, INCLUDING ELECTRICAL FURNISHED BY OTHERS, TO DETERMINE PROPER POLARITY, PHASING, FREEDOM FROM GROUNDS AND SHORTS AND OPERATION OF EQUIPMENT. ALL MEASURING INSTRUMENTS MUST BE PROPERLY CALIBRATED.

GENERAL NOTES

- WHERE NEW WORK IS REQUIRED AND IT CONFLICTS WITH EXISTING STRUCTURAL, MECHANICAL OR CODE LIMITATIONS, THE CONTRACTOR, BUILDER, OR THOSE IN RELEVANT OR CONTINGENT TRADES SHALL INFORM THE OWNER AND ARCHITECT OF SUCH, PRIOR TO PROCEEDING WITH SUCH WORK.
- NO WORK OF ANY TRADE IS TO BE CARRIED OUT IN THE EVENT OF CONFLICT OF INFORMATION. CLARIFICATIONS OF THIS NATURE ARE TO BE MADE BY THE ARCHITECT OR OWNER.
- ALL WORK IS TO BE CARRIED OUT IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODE REQUIREMENTS AND ANY AGENCIES HAVING JURISDICTION, AND IN COMPLIANCE WITH APPLICABLE LAWS RELATING TO LEAD AND ASBESTOS.
- 4. ALL WORK IS TO BE CARRIED OUT IN COMPLIANCE WITH LANDLORD AND BUILDING MANAGEMENT REGULATIONS.
- ALL WORK SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER AND FABRICATED WITH FIRST CLASS MATERIALS. CONTRACTOR SHALL SUBMIT THE PROPOSED WORK SCHEDULE WITH HIS LUMP SUM BID THAT WILL NOT BE CHANGED EXCEPT WITH THE APPROVAL OF THE OWNER AND ARCHITECT.
- EXISTING PROPERTY AND NEW WORK IS TO BE PROPERLY PROTECTED AGAINST DAMAGES UNTIL THE COMPLETION OF THE JOB, AT WHICH TIME IT SHALL BE LEFT BROOM CLEAN.
- 7. AT DEMOLISHED OR CHOPPED AWAY LOCATIONS, PATCHING SHALL BE DONE WITH LIKE MATERIALS AS SPECIFIED.
- THE SUBCONTRACTORS' WORK UNDER THE BUILDER (GENERAL CONTRACTOR) SHALL BE FULLY COORDINATED SO AS TO AVOID UNNECESSARY DEMOLITION OR CONFLICT OF WORK SEQUENCE OF VARIOUS TRADES AND WORKMEN
- 9. THE CONTRACTOR SHALL FILE CERTIFICATES OF WORKMENS' COMPENSATION, COMPREHENSIVE AUTO LIABILITY, COMPREHENSIVE GENERAL LIABILITY, AND EMPLOYERS LIABILITY INSURANCES WITH THE OWNER AND ARCHITECT. THE CONTRACTOR IS ALSO TO OBTAIN PERMITS AND PAY ALL FEES REQUIRED BY FL IBC DEPARTMENT OF BUILDINGS AND ANY OTHER AUTHORITIES HAVING JURISDICTION.
- 10. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC. WORKMEN, VEHICLES, EXISTING STRUCTURES AND OCCUPANTS OF THE BUILDING.
- 11. A LICENSED ELECTRICIAN SHALL PERFORM ANY AND ALL ELECTRICAL WORK IN ACCORDANCE WITH FL IBC ELECTRICAL CODE AND NBFU CODE AND SHALL REGISTER SAID WORK WITH FL IBC DEPARTMENT OF WATER, GAS, AND ELECTRICITY. PRIOR TO FINAL PAYMENT TO THE BUILDER, A COMPLETION CERTIFICATE SHALL BE ISSUED TO THE OWNER.
- 12. ANY AND ALL PLUMBING SHALL BE PERFORMED BY A LICENSED PLUMBER WHO IS RESPONSIBLE FOR FILING ALL WORK THAT IS TO BE PERFORMED.
- 13. CONTRACTORS SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, AND THE ARCHITECT AGAINST ALL EXPENSES AND ATTORNEY'S FEES AND ANY LAWSUITS OR ACTIONS ARISING IN WHOLE OR IN PART FROM ANY ACT OR OMISSION BY THE CONTRACTOR, OF THE SUBCONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE OWNER.
- 14. THE SUBMISSION OF THE CONTRACTOR'S BID IMPLIES THAT ALL DRAWINGS, SPECIFICATIONS, AND NOTES HAVE BEEN READ, UNDERSTOOD AND INCORPORATED AS PART OF THE BID AMOUNT WITH ALL ITS
- 15. ALL PROJECTS ARE REQUIRED TO RENOVATE UTILIZING LEAD SAFE PRACTICES INCLUDING THE USE OF CERTIFIED RENOVATORS. SHAREHOLDER'S RESPONSIBILITY TO NOTIFY THE CONTRACTOR AS TO THE PRESENCE OF LEAD-BASED PAINT ON THE SITE AND SHALL CAUSE THE CONTRACTORS AND WORKERS TO USE SAFE WORK PRACTICES AS REQUIRED BY EPA LAW 40 CFR 745 SUBPART E, EFFECTIVE 04.22.10, AND ANY APPLICABLE AGENCY REQUIREMENTS, TAKING ALL PRECAUTIONS TO PREVENT THE SPREAD OF DUST AND DEBRIS THAT MAY CONTAIN LEAD.
- 16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE FLORIDA BUILDING CODE.
- 17. THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND FACILITIES.
- 18. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL COMPLY WITH THE FL IBC BUILDING CODE.
- 19. A COPY OF LATEST SET OF CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE FOR MANAGEMENT AND BUILDING DEPARTMENT BY THE CONTRACTOR..
- 20 WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- 21. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND ARCHITECT'S OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
- 22. ALL CONSTRUCTION, DIMENSIONS AND DETAILS SHALL CONCUR WITH AND BE DETERMINED FROM THESE DRAWINGS ONLY.
- 23. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE, AND TO CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (A.C.I./A.I.S.C., ETC.) WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW.
- 24. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGES, COLLAPSE, DISTORTIONS AND OFF ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
- 25. EACH CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK. ANY DISCREPANCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT.
- 27. 24 HOUR WATER TEST MUCH BE PERFORMED PRIOR TO ENCLOSING THE PLUMBING, TO BE INSPECTED BY BUILDING MANAGEMENT'S OFFICE.

T-000.00 A-000.00 A-100.00 A-600.00

HOUSE NO: STREET:

ZONING NOTES

LOT:

BUILDING HEIGHT:

REMOVALS:

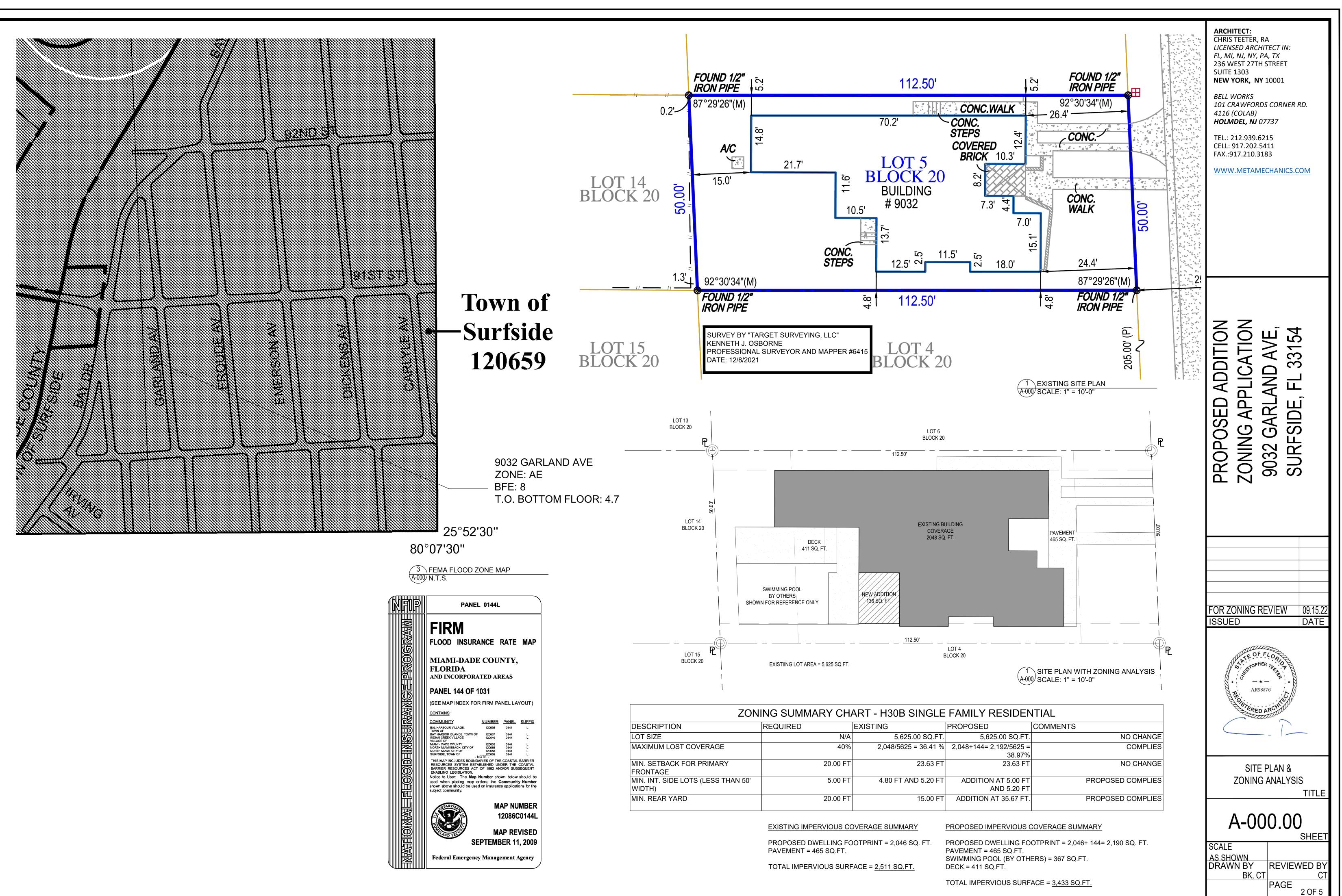
- ADDITION MECHANICAL

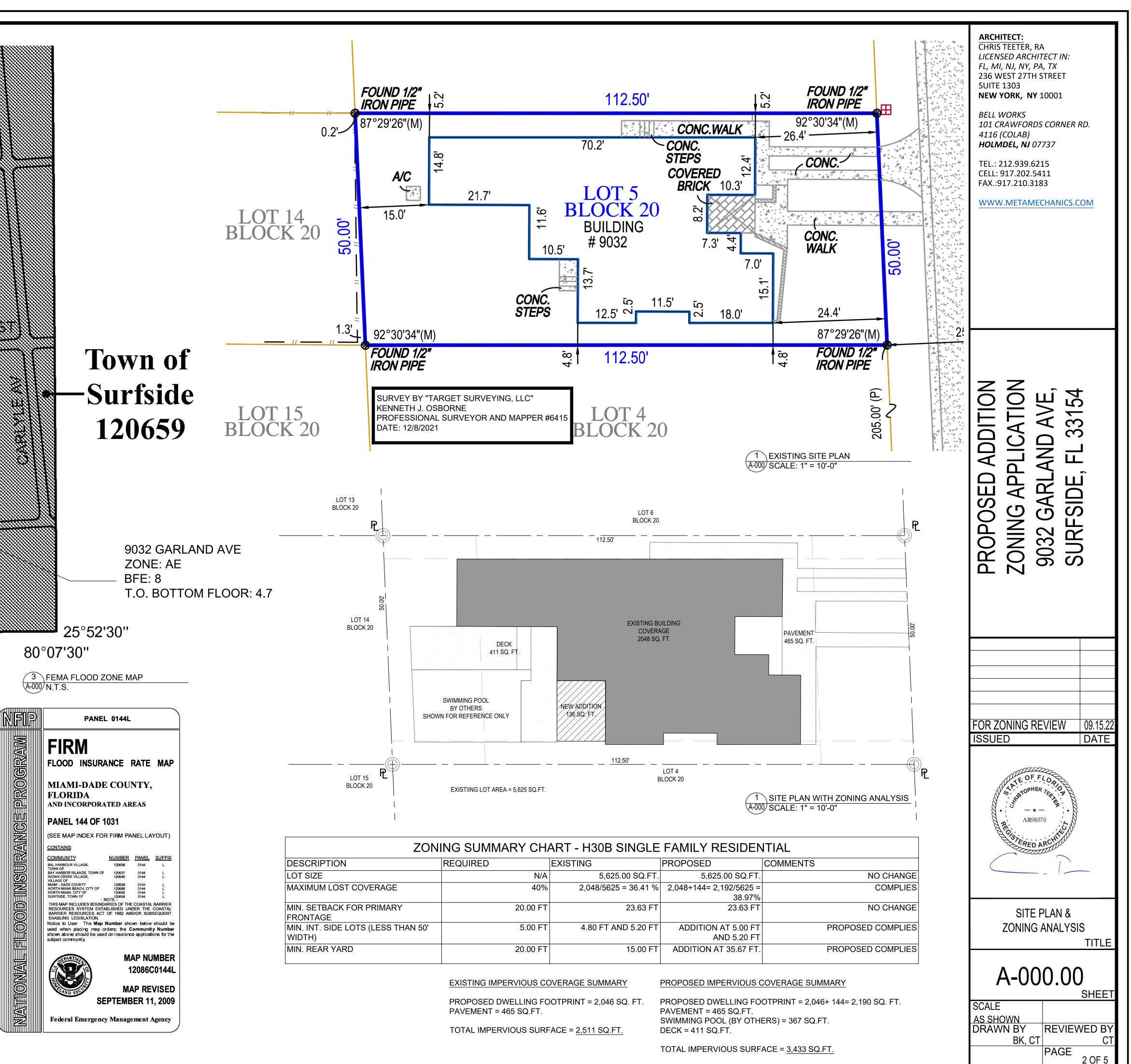
ELECTRICAL

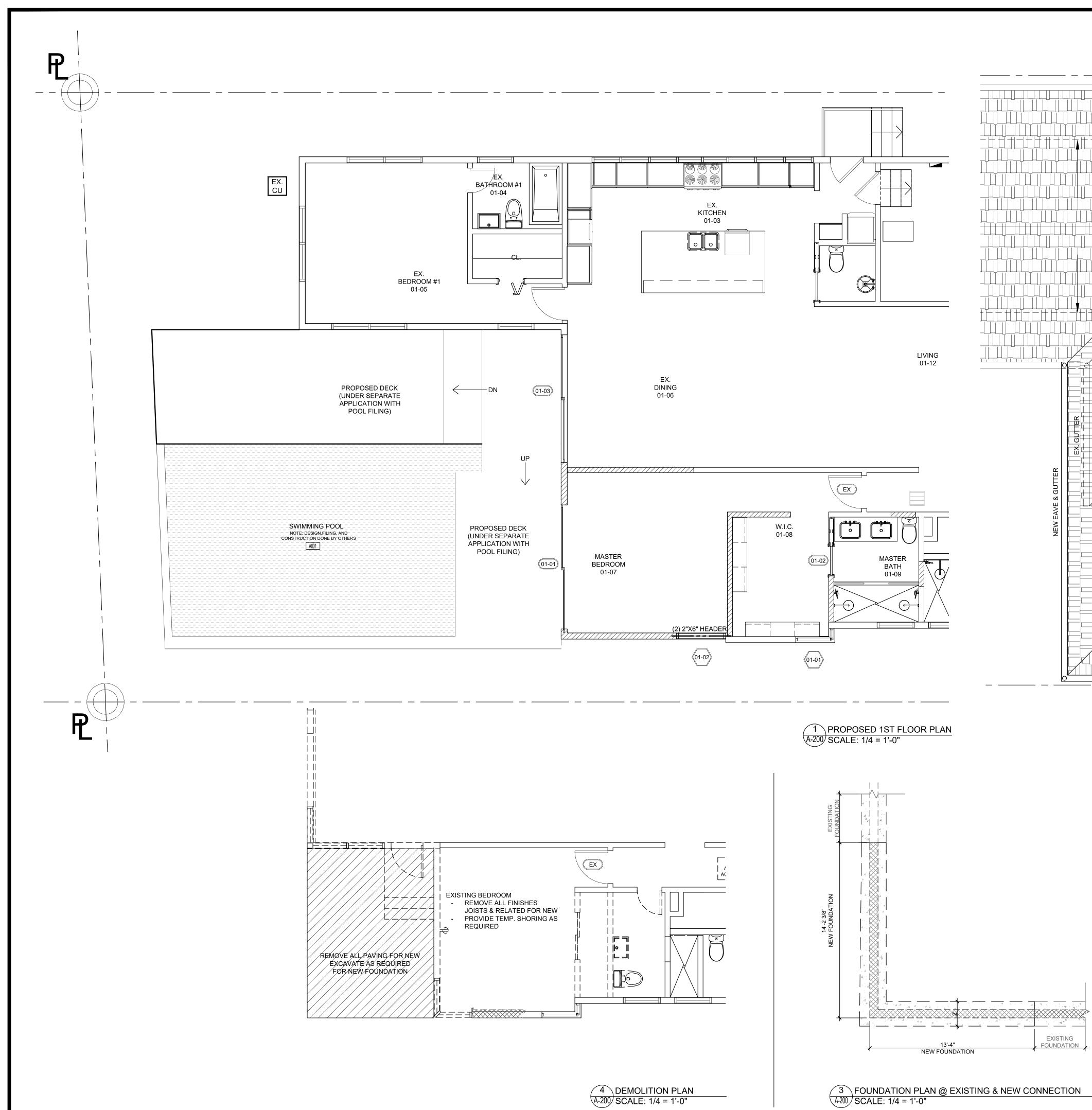
PLUMBING:

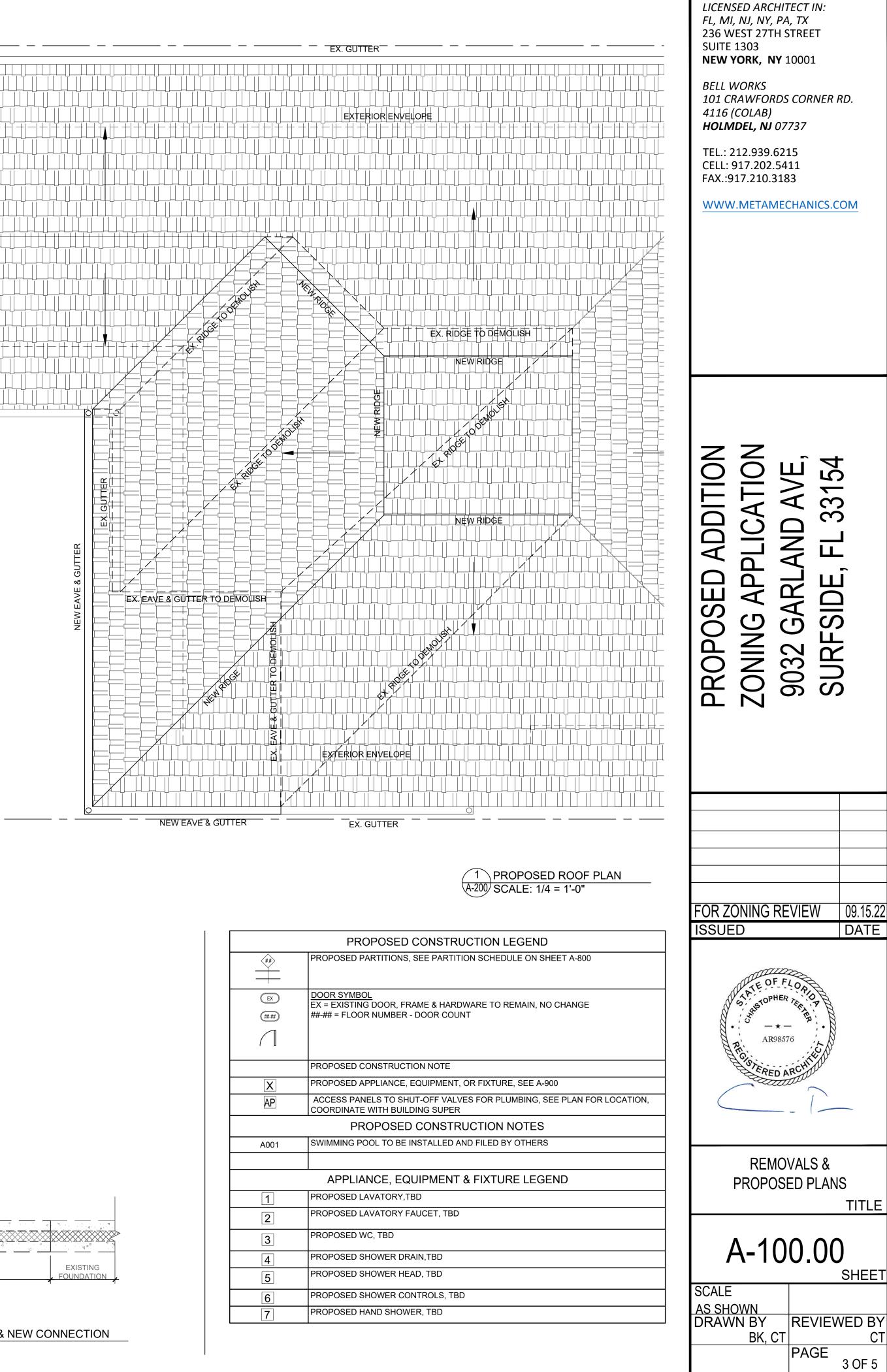


1 OF 5







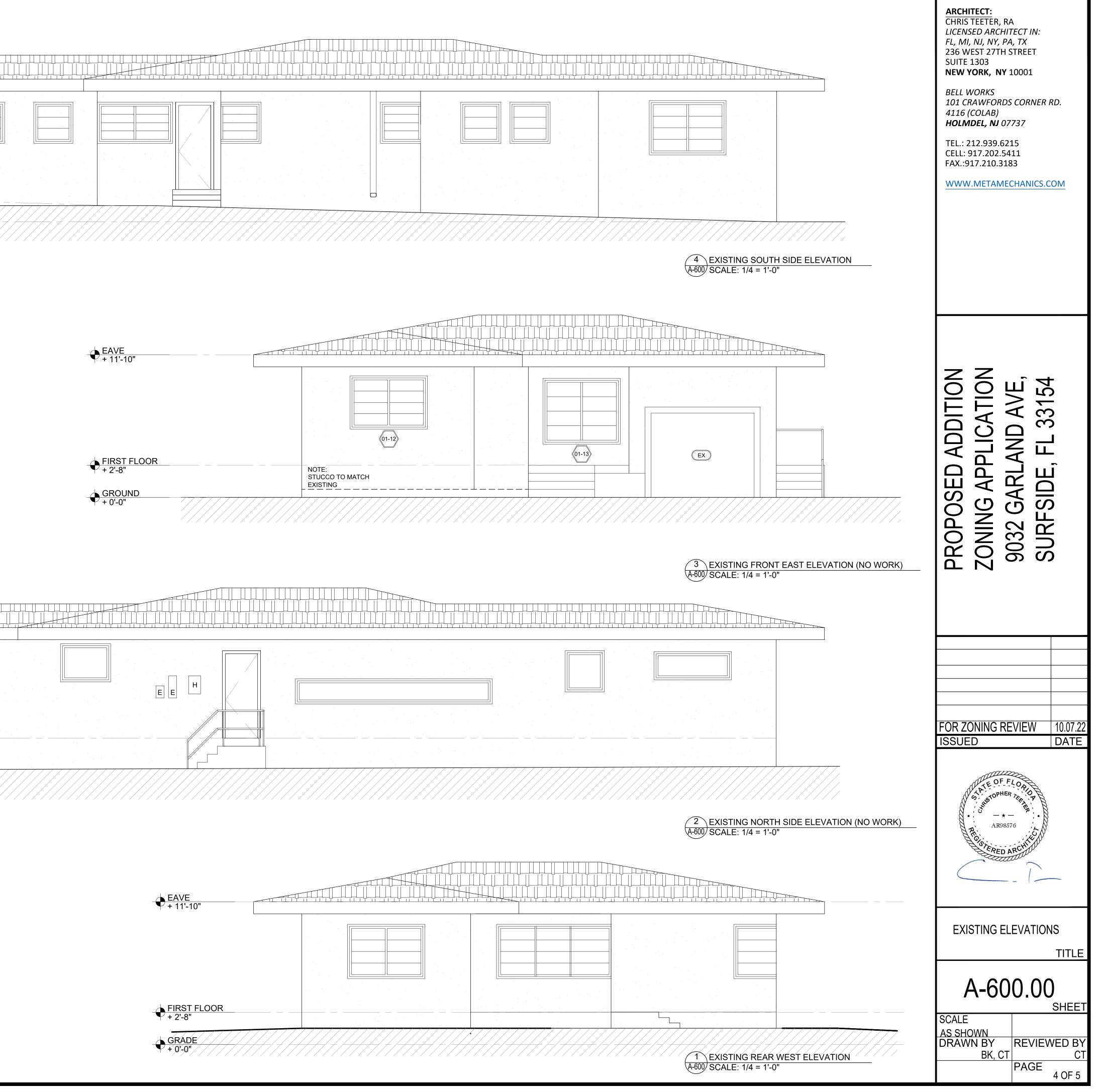


3 FOUNDATION PLAN @ EXISTING & NEW CONNECTION A-200 SCALE: 1/4 = 1'-0"

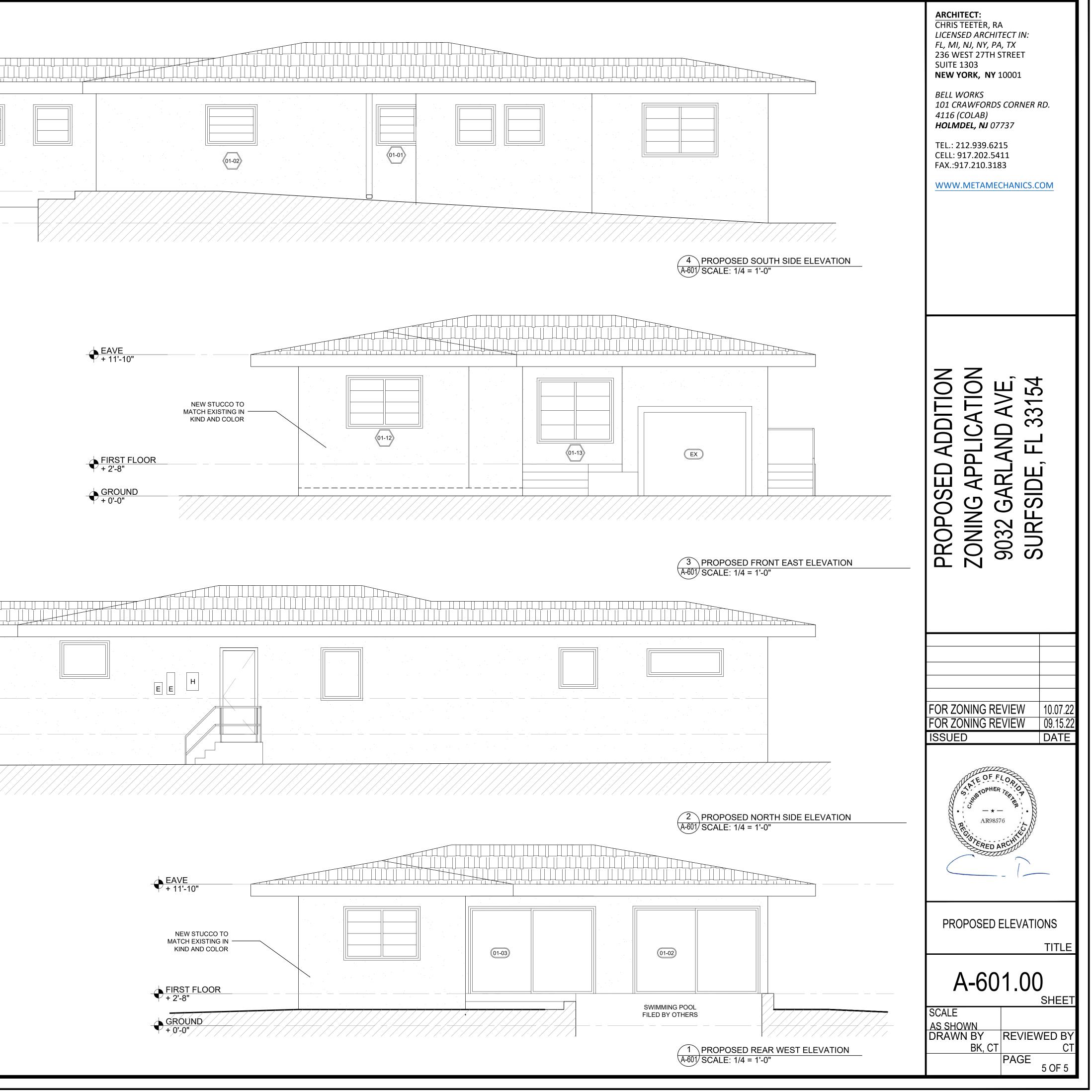
ARCHITECT:

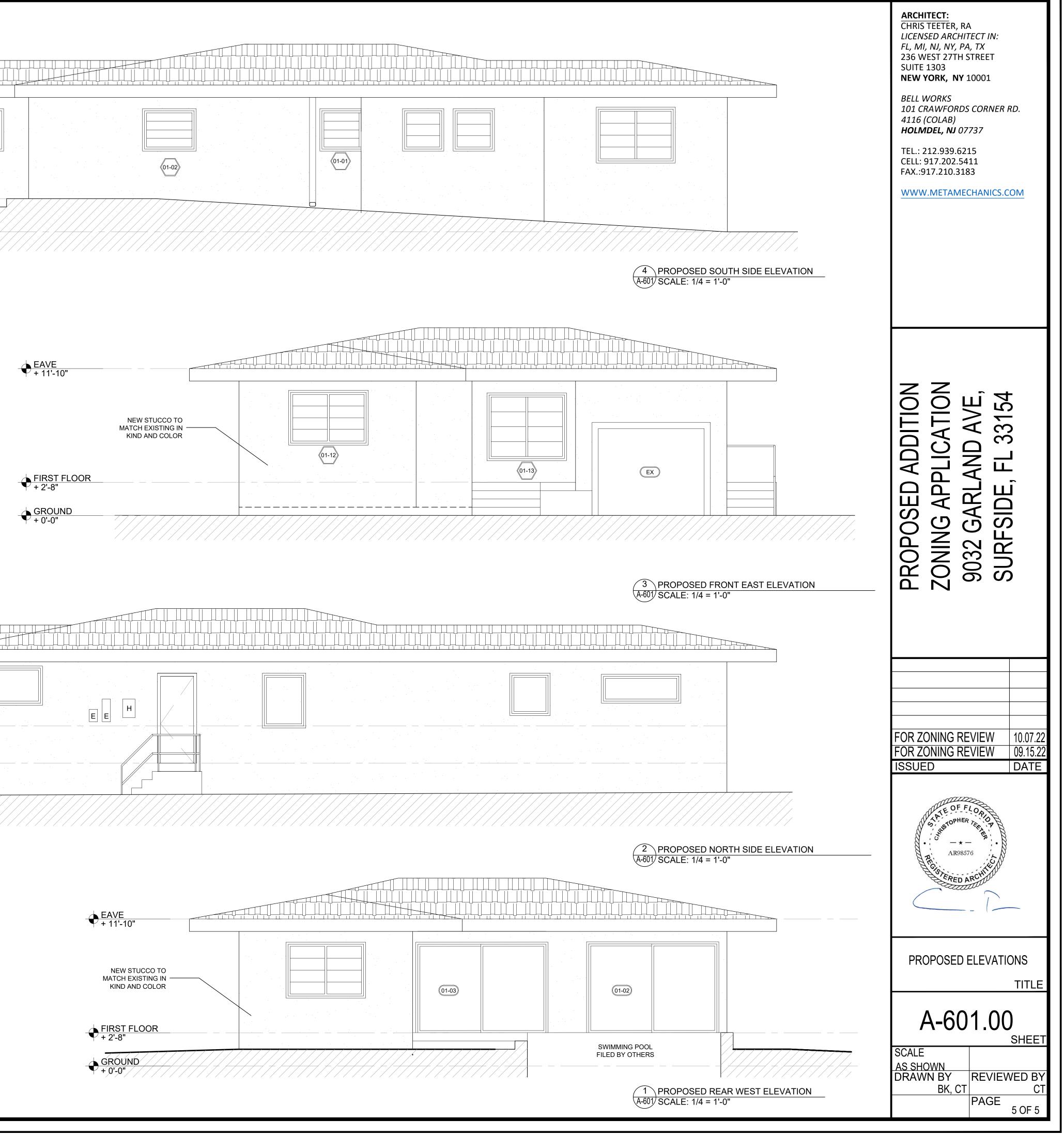
CHRIS TEETER, RA

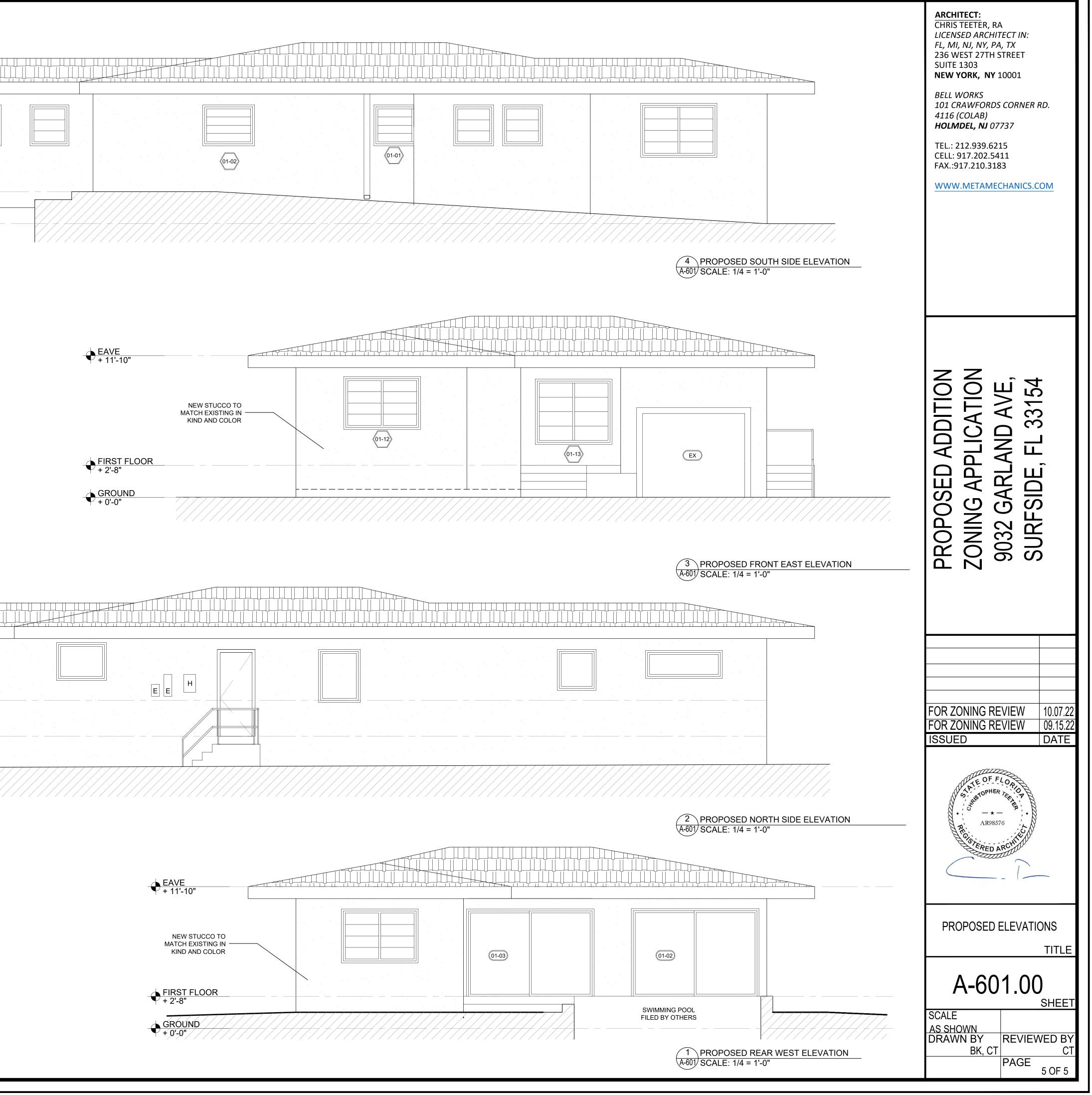
● EAVE + 11'-10"		 		
FIRST FLOOR + 2'-8"		 		
• GROUND • + 0'-0"				
	• EAVE + 11'-10"			
	- <u>EAVE</u> + 11'-10"			
	• EAVE + 11'-10"			
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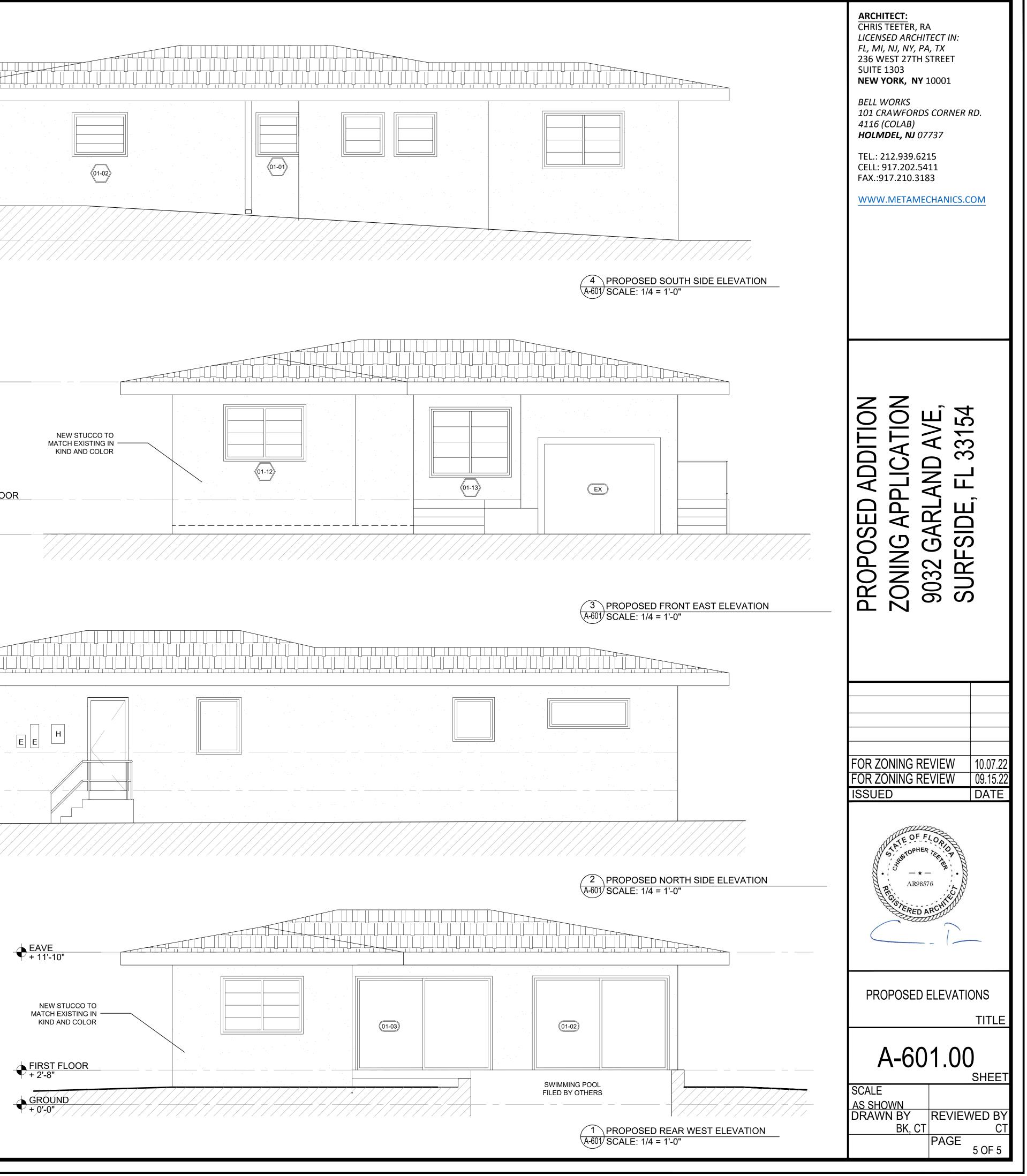


		NEW STUCCO T MATCH EXISTING I KIND AND COLO	IN	
FIRST FLOOR + 2'-8"				
• GROUND + 0'-0"			SWIMMING PO FILED BY OTH	 DOL ERS
	• EAVE + 11'-10"			
		NEW STUCCO TO MATCH EXISTING IN —		
		KIND AND COLOR		
	FIRST FLOOR + 2'-8"			
	• GROUND • + 0'-0"			
			, , , , , , ,	











Town of Surfside Planning and Zoning Board Meeting October 27, 2022

DISCUSSION ITEM MEMORANDUM

Agenda #: 5.E Date: October 27, 2022 From: Judith Frankel, Town Planner Subject: 9480 Harding Avenue - Wall Sign

Suggested Action: – **Staff Recommendation:** It is recommended the application be approved as submitted.

Recommendation:

Staff finds the application meets the Code requirements.

Background/Analysis: -

Background: This application is a request to place a Wall Sign above the entrance to the business on the façade wall. The parcel is located in the SD-B40 Zoning District on Harding Avenue. In addition to this Memorandum, an Agenda Packet submitted by the Applicant is provided.



Memorandum

To:	Planning and Zoning Board
Thru:	Andrew Hyatt, Town Manager
From:	Judith Frankel, Town Planner
	Walter Keller, PE, AICP, Consultant Planner
	Marlin Engineering, Inc.
CC:	Jason Greene, Assistant Town Manager
	Lillian Arango, Town Attorney
	James McGuinness, Town Building Official
Date	October 27 th , 2022
RE:	9480 Harding Avenue – Wall Sign

Standards/Results

Signs	Permitted	Proposed
Area	Wall Signs may not exceed 150 square feet and no single sign shall exceed 45 square feet. For frontages less than 25 feet, a total sign area up to 25 square feet maximum shall be permitted.	 Business frontage is 11 feet in width. The proposed sign is 6.5 SF
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 to the face of the building	Reverse channel Letters
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 face of the wall.	 Sign will be off-set Off-set distance 1.25 inches
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	 White LED lighting Internal Illumination



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.

Recommendation Staff finds the application meets the Code requirements.



9480 Harding Avenue Google Street View

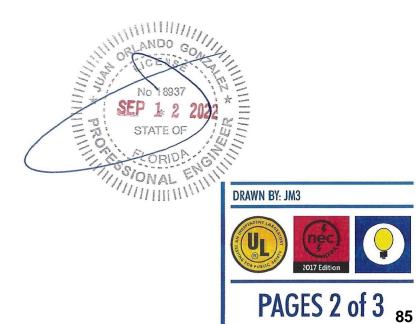


SIGNAGE @ FRONT ELEVATION

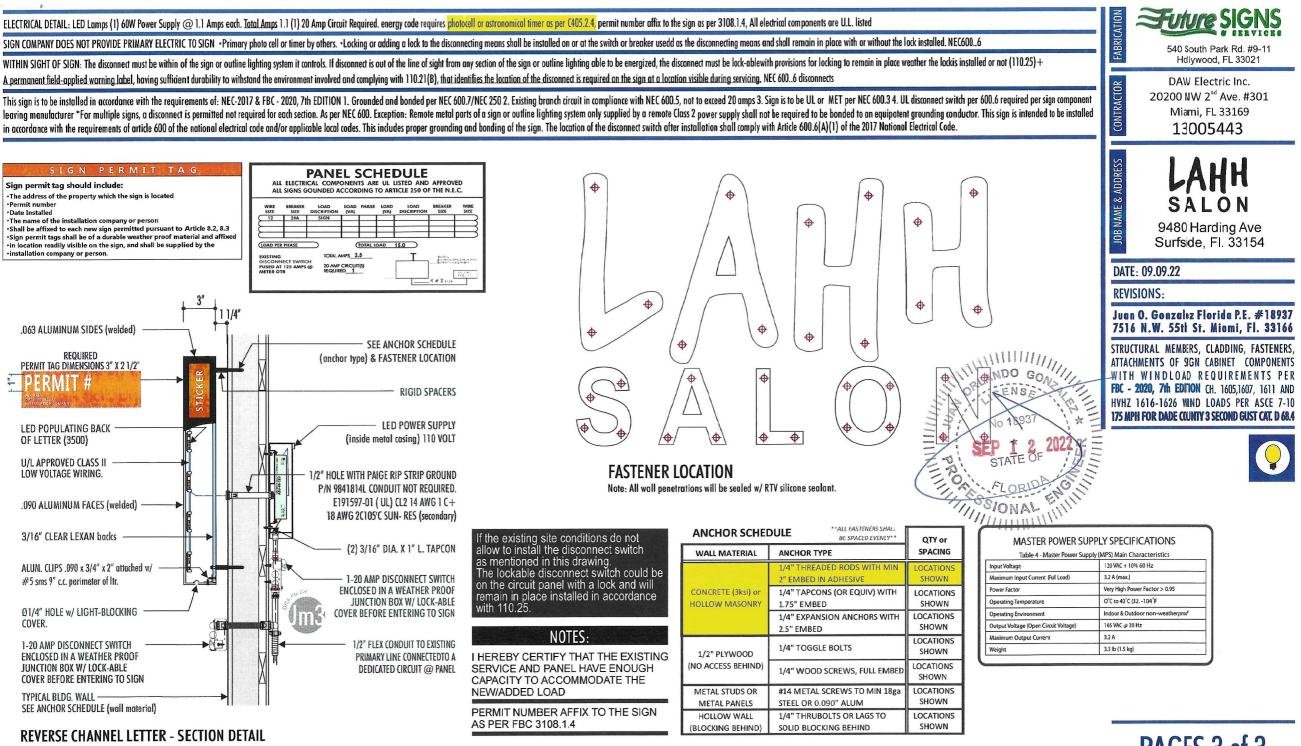




NIGHT VIEW

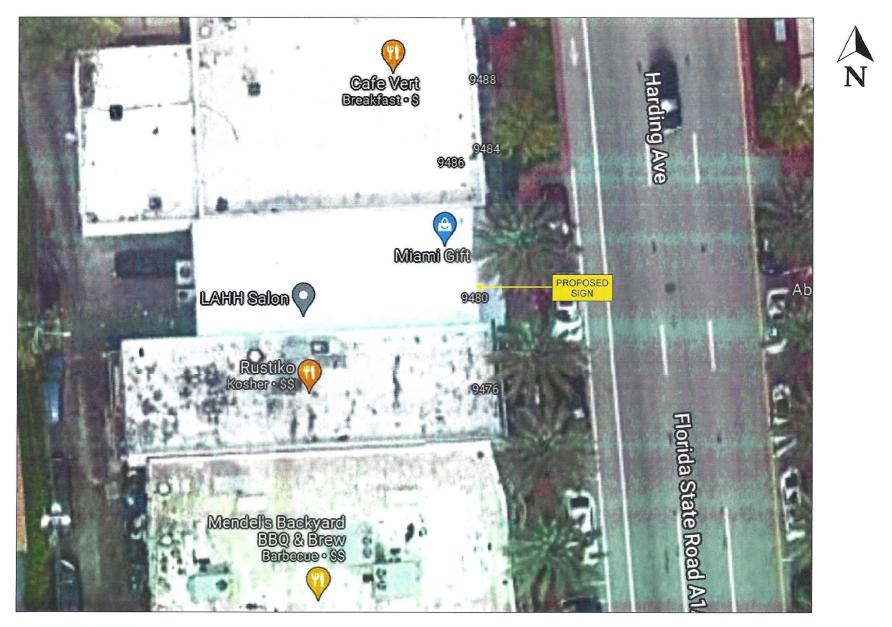


FABRICATION	540 South Park Rd. #9-11 Hollywood, FL 33021
CONTRACTOR	DAW Electric Inc. 20200 NW 2 nd Ave. #301 Miami, FL 33169 13005443
JOB NAME & ADDRESS	LAHH SALON 9480 Harding Ave Surfside, Fl. 33154
DAT	E: 09.09.22
REV	ISIONS:
	n O. Gonzalez Florida P.E. #18937 6 N.W. 55th St. Miami, Fl. 33166
ATTA W I T FBC · HVHZ	CTURAL MEMBERS, CLADDING, FASTENERS, CHMENTS OF SIGN CABINET COMPONENTS H WINDLOAD REQUIREMENTS PER • 2020, 7th Edition CH. 1605,1607, 1611 And 1 616-1626 WIND LOADS PER ASCE 7-10 PH FOR DADE COUNTY 3 SECOND GUST CAT. D 68.4



SCALE: NTS.

PAGES 3 of 3 86





DRAWN BY: JM3

AERIAL VIEW Scale: NTS



MEMORANDUM

ITEM NO. 5.F

To: Planning & Zoning Board

From: Judith Frankel, Town Planner

Date: October 27, 2022

Subject: 9501 Harding Avenue - Wall Sign

Staff Recommendation: It is recommended the application be approved subject to conditions.

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

Condition of Approval

1. Per Code section 90-73, signs shall be off set from the wall a minimum of one quarter inch to a maximum of two inches to permit rainwater to flow down the face of the wall.

Background: The subject property is located at 9501 Harding Avenue, Unit A and is within the SD-B40 zoning district. The applicant is requesting one (1) Permanent Wall Sign above the business entrance on the façade wall. In addition to this Memorandum, an Agenda Packet submitted by the Applicant is provided.

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 Recommendations

9501 Harding Avenue Table 1.docx

9501 Harding Avenue Agenda Packet.pdf



Memorandum

Planning and Zoning Board
Andrew Hyatt, Town Manager
Judith Frankel, Town Planner
Walter Keller, PE, AICP, Consultant Planner
Marlin Engineering, Inc.
Jason Greene, Assistant Town Manager
Lillian Arango, Town Attorney
James McGuinness, Town Building Official
October 27 th , 2022
9501 Harding Avenue Unit A – Wall Sign

Standards/Results

Signs	Permitted	Proposed
Area	Wall Signs may not exceed 150 square feet and no single sign shall exceed 45 square feet. For frontages less than 25 feet, a total sign area up to 25 square feet maximum shall be permitted.	 Business frontage is 15 feet in width. The proposed sign is 25 SF (2.5Ftx10ft)
Types	The following types of individually-mounted lettersigns shall be permitted.letters shall be permitted.i.Reverse channel letterii.Push-through letteriii.Pan channel letteriv.Raceway mounted letter.All exposedraceways must be painted to matchfinish of wall to the face of thebuilding	 Channel Letters on Raceway Raceway to be painted the same color as the wall face
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 face of the wall.	 Sign will be off-set Off-set distance not specified on plans
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	 White LED lighting Internal Illumination



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.	

Recommendation

Staff finds the application meets the Code requirements subject to the following: Condition of Approval

1. Per Code section 90-73, 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 face of the wall.



9501 Harding Avenue Google Street View



TOWN OF SURFSIDE BUILDING DEPARTMENT

9293 HARDING AVENUE SURFSIDE, FL 33154 TEL: (305) 861-4863 FAX: (305) 861-1302 www.townofsurfsidefl.gov EMAIL:buildingapp@townofsurfsidefl.gov

MASTER NO.

PERMIT NO.

BUILDING PERMIT APPLICATION

2020 FLORIDA BUILDING CODE IN EFFECT

PERMIT TYPE: (Check one)	Structu	ral 🗌 Me	chanical	🖌 Ele	ctrical	Plumbing	Other	Roof
JOB ADDRESS:	9501	HARDING	AVEN	いを	SUNFSIDE	FL	33154	
OWNER'S NAME:	9501	PROPERT	ies in	C				
OWNER'S ADDRES	S: 18Q	D NE 11	4 ST	Sc.	TE T			
CITY: NORTH MIR	HI, FL 3	3181 PHON	IE# 305	3318	807	FAX #		
FEE SIMPLE TITLE	HOLDER'S	NAME:		AD	DRESS:			
CONTACT PERSON	: Jose	RAMIREZ		PHC	DNE# 78	6376	3765	
EMAIL ADDRESS:	YSLSI	ENS D 6	SHAIL	· COM	1	-		
CONTRACTOR:	YSL S	IONS LL	C					
MAIL ADDRESS:	10163	NW 46	ST		······			
CITY: SUNNISE		STAT	E FL	-		ZIP CODE:	3333	-1
PHONE # 786 3	763765	FAX #				EMAIL :	ISL SIGNS	2 GHAIL.com
CERT COMPETENC	Y: ÉC	1300513	38	S	TATE REGIS	TRATION:		
LOT	BLOCK	PRES	ENT USE:	REM	nh Sales	PROPOSE	D USE: Re	MAIL SALES
FOLIO NUMBER: 1	4-2235-1	007-0390	SUB	DIVISIO	N:			
NO. OF STORIES		OFFICES:	FAM	ILIES:	BEC	ROOMS:	BAT	HS:
TYPE OF WORK:		NEW 🔀	ALTER	२ 🗌	REPAIR	REF		
VALUE OF WORK : Trades):	(Total all			e				FFT
DESCRIBE		nical Sig		3	Q. FT: (TOTA	<u> </u>	LINEAR F	
WORK:	CRCI	WCAN SIG	SN.					
ARCHITECT/ENGINEER'S NAME EASY SEALS / CHN'S LAWGLEY								
ADDRESS: 1200 N. FEDERAL HWY # 200 BOCA PLATON FL 33432								
PHONE# 1800	371311	5 FAX#	•			EMAIL		•
MORTGAGE LENDE	R NAME:							

MORTGAGE LENDER'S ADDRESS:

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has been effected prior to the issuance of said permit and that all work be performed to meet the standards of all laws regulating construction in DADE COUNTY and the TOWN OF SURFSIDE whether specified in this application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.

Initial this Page:

OWNER'S AFFIDAVIT: I certify that all information provided is accurate, and that all work will be performed in compliance with all applicable laws regulating construction and zoning. No work has been commenced prior to the issuance of the permit applied with this application, and all work will be done as indicated in the Application and all accompanying document and plans.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of the county, and there may be additional permits required from other governmental entities such as water management districts, state or federal agencies.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING A NOTICE OF COMMENCMENT.

(Print Name): Guillermo A. Alonsi	OWNER: (Print Name): Shaun Grandb
SIGNATURE Colomod	SIGNATURE:
STATE OF FLORIDA	STATE OF FLORIDA
COUNTY OF Broward	COUNTY OF BROWARD
	Sworn to (or affirmed) and subscribed before
Sworn to (or affirmed) and subscribed before me	me
this day of Suff, 20 20	this 3th day of SEPTEM DEC, 20 22
by Quilbonno A-Alunsi	this 3 th day of <u>SEPTEM BER</u> , 2022
	5y
NOTARY:	NOTARY:
SEAL: JOSE YESID RAMIREZ Commission # HH 302555	SEAL: Personally known MARK NOONAN Commission # HH 170916 Expires December 27, 2025 Bonded Thru Budget Notary Services
Personally known	
OR Produced Identification	OR Produced Identification
Type of Identification Produced	Type of Identification Produced

The Permit is not valid until signed by an authorized representative of the TOWN OF SURFSIDE BUILDING DEPT. and all fees are paid.

ACCEPTED BY

AUTHORIZED BY

	11
1	SURFSIDE
5	A PAR
15	Seamenter It A

DRB Meeting	// 20
opplication / Plans Due	// 20

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

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

PROJECT INFORMATIO	N 9501 Properti	es Inc			
OWNER'S NAME					
PHONE / FAX / EMAIL	305-331-8807 S	G@pazglobal.com			
AGENT'S NAME	FRANK SAHINE	2 /7864869674 / FRANK SAHIN	CR D HSN. COH		
ADDRESS PHONE /	1800 NE 1145	T SUITE T NONTHHIMY FL	33181		
FAX	an gen of the state				
PROPERTY ADDRESS	9501 Harding Ave, Sur	rfside FL 33154			
ZONING CATEGORY	Соннался		a survey and		
DESCRIPTION OF PROPOSED WORK	CLECTRACAL	Sign			
Date Submitted Report Completed Fee Paid	Project Number Date\$				
ZONING STANDARDS	Required	Provided			
Plot Size		and the second se	1000		
Setbacks (F/R/S)			<u></u>		
Lot Coverage					
Height		and the second sec	<u>A</u>		
Pervious Area					
1	2 9/3	3 Fried	09/24/2		
4 M	- 117				
IGNATURE OF WINER	DATE	SIGNATURE OF AGENT	DATE		



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

The Planning and Zoning shall generally meet the last Thursday of each month at 6:00 p.m. at Town Hall in the Commission Chambers.

Plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 30 days prior to the Planning and Zoning Meeting with the 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 Chair of the Board.

The following is required with each application:

1. An email address for contacting the owner and/or agent.

2. New construction for Single-Family and Two-Family homes should include addressing the landscape requirements noted in Section 90-61(1), (2) and (5) and Section 90-95 of the Town's Zoning Code.

3. Both 11 x 17 sets as well as the electronic version must be signed and sealed digitally. The electronic set must have as its first page(s) the completed application and then the plans follow.

4. All Single-Family and Two-Family Site Plan applications include the Public Notice requirements for sign posting on the property (10 days prior to the meeting date) and certified mail noticing per Section 90-19.6 of the Town's Zoning Code. Both proof of notice requirements include a picture of the posting on the property and copies of the proof of certified mail notices to be emailed to the Town Clerk's Office 10 days prior to the meeting date.

5. The applications that fall under the notice requirements are the following.

- a. Construction of new single-family homes.
- b. Partial demolition and rebuilding of at least 50 percent of the square footage of a single-family home where the exterior facade of the structure is affected.
- c. An addition of at least 50 percent of the square footage of the existing single-family home.

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

trank

NAME OF REPRESENTATIVE

09/24/22 DATE



DESIGN CALCULATIONS

FOR

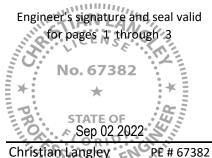
WORLD OF SMOKE & VAPE WALL-MOUNTED SIGNS

7156 Stirling Rd – Davie

GENERAL NOTES:

- 1. Design is in accordance with the Florida Building Code 7th Edition (2020) for use within and outside the High Velocity Hurricane Zone (HVHZ).
- 2. Wind loads have been calculated per the requirements of ASCE 7-16 as shown herein.
- 3. These engineering calculations pertain only to the structural integrity of those systems, components, and/or other construction explicitly specified herein and/or in accompanying engineering drawings. The existing host structure (if any) is assumed to be in good condition, capable of supporting the loaded system, subject to building department approval. No warranty, either expressed or implied, is contained herein.
- 4. System components shall be as noted herein. All references to named components and installation shall conform to manufacturer's or industry specifications as summarized herein.
- 5. Where site conditions deviate from those noted herein, revisions may be required or a separate site-specific engineering evaluation performed.
- Aluminum components in contact with steel or embedded in concrete shall be protected as prescribed in the 2015 Aluminum Design Manual, Part 1. Steel components in contact with, but not encased in, concrete shall be coated, painted, or otherwise protected against corrosion.
- 7. Engineer seal affixed hereto validates structural design as shown only. Use of this specification by contractor, et. Al, indemnifies and saves harmless this engineer for all costs & damages including legal fees & apellate fees resulting from deviation from this design.

Index:	
Pg 1	Cover
Pg 2	Wind Loads
Pg 3	Anchor Design



Easy Seals Cert Auth # 31124



ASCE 7-16 Design Wind Loads

WALL-MOUNTED SIGNS

Easy Seals

Building Specs

V =	170 mph	Basic wind speed (Vult)
Exposure	С	

ASD Load Combo Coeff: 0.6	
---------------------------	--

Calculations

α = 9.5	3-sec gust speed power law exponent
z _g = 900'	Nominal ht. of atmos. boundary layer
Gcpi = 0	Internal pressure coeff

Kd =	0.85	Directionality factor
Kzt =	1.0	Topographic factor
Ke =	1.0	Ground elevation factor
A =	10 sq ft	Tributary area

	mph - Exp					
WAL		SIGNS PRESSURES				
SIGN	CENTER	CORNER				
HEIGHT	(Zone 4)	(Zone 5)	Kh = Kz	q _z	GCp (4)	GCp (5)
15 ft	35.2 psf	44.8 psf	0.85	32.0	-1.10	-1.40
20 ft	37.4 psf	47.6 psf	0.90	34.0	-1.10	-1.40
25 ft	39.2 psf	49.9 psf	0.95	35.7	-1.10	-1.40
30 ft	40.8 psf	51.9 psf	0.98	37.1	-1.10	-1.40
35 ft	42.1 psf	53.6 psf	1.01	38.3	-1.10	-1.40
40 ft	43.3 psf	55.1 psf	1.04	39.4	-1.10	-1.40
45 ft	44.4 psf	56.5 psf	1.07	40.4	-1.10	-1.40
50 ft	45.4 psf	57.8 psf	1.09	41.3	-1.10	-1.40
55 ft	46.3 psf	58.9 psf	1.12	42.1	-1.10	-1.40
60 ft	47.2 psf	60.0 psf	1.14	42.9	-1.10	-1.40
70 ft	39.9 psf	79.7 psf	1.17	44.3	-0.90	-1.80
80 ft	41.0 psf	82.0 psf	1.21	45.6	-0.90	-1.80
90 ft	42.0 psf	84.1 psf	1.24	46.7	-0.90	-1.80
100 ft	43.0 psf	86.0 psf	1.27	47.8	-0.90	-1.80
110 ft	43.8 psf	87.7 psf	1.29	48.7	-0.90	-1.80
120 ft	44.7 psf	89.3 psf	1.32	49.6	-0.90	-1.80
130 ft	45.4 psf	90.8 psf	1.34	50.5	-0.90	-1.80
140 ft	46.1 psf	92.3 psf	1.36	51.3	-0.90	-1.80
150 ft	46.8 psf	93.6 psf	1.38	52.0	-0.90	-1.80
175 ft	48.4 psf	96.7 psf	1.42	53.7	-0.90	-1.80
200 ft	49.7 psf	99.5 psf	1.46	55.3	-0.90	-1.80
250 ft	52.1 psf	104.2 psf	1.53	57.9	-0.90	-1.80



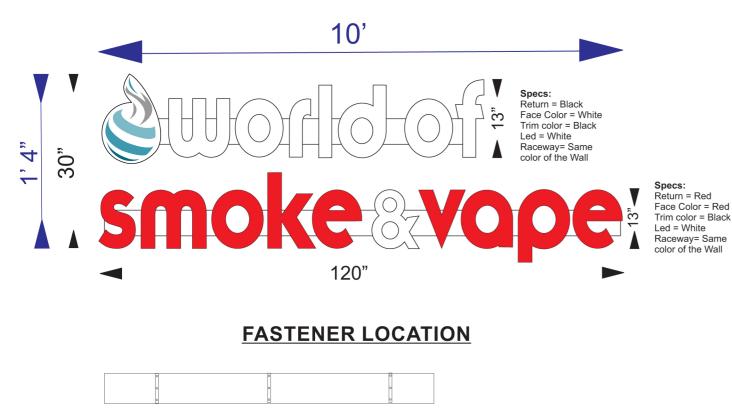
Structure Dimensions & Loading

Design wind pressure:	P =	51.9	psf	
6		5		
Sign type:		Raceway		
Sign size:	h =	13.0	inches	(height)
Wall material:		Masonry		(ASTM C90, 1,500 psi min)
Anchor type/size:		, 1/4" Tap		
	Dof			a.
	Ref:			g
		Embedment		
	N	/lin edge dist:	4"	
Anchor tensile capacity:	Tcap =	125.0	lb (pe	r anchor)
	-			
Check Anchors for Pullout				
Total Reaction: Rt =	56	lb/ft	= P*h	(along raceway)
Anchor spacing req'd s =	53.4	in O.C.		= (2*cap)/Rt
				$f \to E h$
Pairs of	anchors at	53	inches	on center (max)
		4.4	feet on	
		OK, typi	cal anch	or option shown. Limit to pairs at 48" O.C. max.
				Ref anchor schedule for other anchor options.

PERMIT DRAWING <u>Store Elevation West</u>



25 SQ F.T. TOTAL



"Codes in Effect" at the time of this plan submission are NEC 2011 and FBC 2014 (5th Edition)

.040 SIDES AND BACK (RIVETED)
1" JEWELITE TRIM CAP WITH #8 X 1/2" SMS
12 V L.E.D.
1/2 FLEXIBLE CONDUIT (SECONDARY)
PLASTIC FACE
SEE FASTENER TABLE
MIN. EMBEDMENT 2 1/2"
(3) MIN small LTRS. (5) MIN. large LTRS.
20 AMP DISCONNECT TOGGLE SWITCH (IN VIEW)
SELF CONTAINED
#10 X 3/4 SELF TAPPING SCREWS (4)
L.E.D. POWER SUPPLY / 1 REQ'D.
20 AMP DISCONNECT SWITCH
1/2" FLEX CONDUIT
PRIMARY LINE BY OTHERS
PHOTOCELL
1/4" O WEEP HOLE (ONE PER EACH LOW SPOT IN LETTERS)
Power Requirements: 120V - 20AMP Circuit

ELECTRICAL INFORMATION 1 - POWER SUPPLY @ 1.1 AMPS EACH TOTAL LOAD = AMPS 1 - 20 AMP CIRCUIT REQUIRED 2 - 20 AMP DISCONNECT SWITCH 1/2" FLEX CONDUIT WITH 3 THWN WIRES TO EXISTING PRIMARY LINE SIGNS BEARS MANDATORY

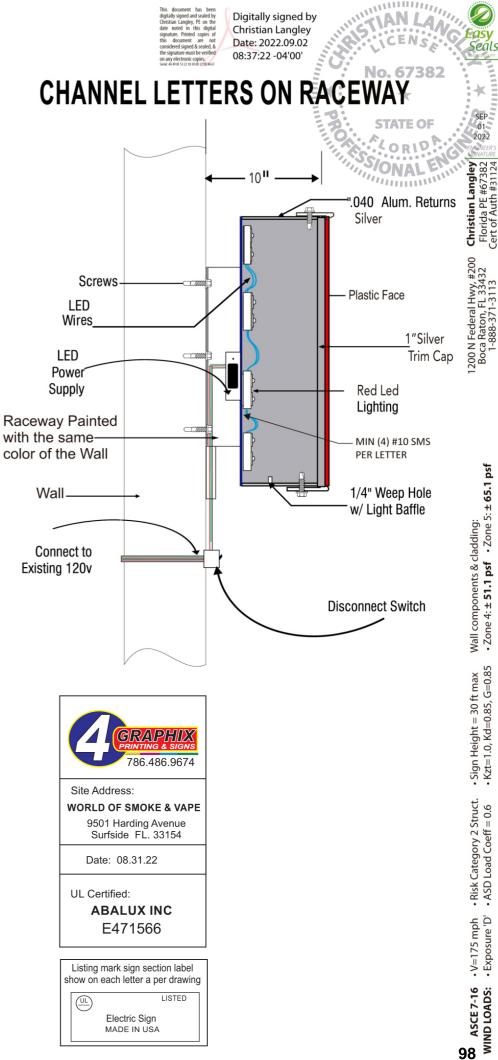
UL LABELS SIGN GROUNDING AND BONDING AS PER NEC 250 CIRCUIT # 6

ALL ELECTRICAL COMPONENTS ARE UL LISTED SIGN GROUNDED ACCORDING TO NEC 600

In Compliance with requirements of Florida Building Code Design with loads for Components & Clouding FBC-B 2014 1603 1.4/ ASCE 7-10 175 MPH 3 SECOND GUST CATEGORY C 57 0 PSF

WALL MATERIAL	ANCHOR TYPE	QTY or SPACING
	1/4" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE	NOT
CONCRETE (3ksi) or HOLLOW MASONRY	1/4" TAPCONS (OR EQUIV) WITH 1.75" EMBED	PAIRS AT 43" O.C.
	1/4" EXPANSION ANCHORS WITH 2.5" EMBED	PAIRS AT 48" O.C.
1/2" PLYWOOD	1/4" TOGGLE BOLTS	PAIRS AT 48" O.C.
(NO ACCESS BEHIND)	1/4" WOOD SCREWS, FULL EMBED	PAIRS AT 38" O.C.
METAL STUDS OR METAL PANELS	#14 METAL SCREWS TO MIN 18ga STEEL OR 0.090" ALUM	PAIRS AT 48" O.C.
HOLLOW WALL (BLOCKING BEHIND)	1/4" THRUBOLTS OR LAGS TO SOLID BLOCKING BEHIND	PAIRS AT 48" O.C.

General • Design is in accordance with the requirements of the Fla Bldg Code 7th Ed (2020) for use within & outside the High Velocity Hurricane Zone (HVHZ). • This engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly specified herein. • Electrical notes, eatails, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical notes, eduals, a specification of such is intended. • Structural design meets requirements of ACI 318-14, AISC 360-16, ADM1-15, & NDS-18, and/or other construction explicitly specified herein. • Electrical notes, eduals, a specification of such is intended. • Structural design meets requirements of ACI 318-14, AISC 360-16, ADM1-15, & NDS-18, and/or other construction explicitly specified herein. • Electrical notes, eduals, a specification of such is intended. • Structural design meets requirements, of ADM1-15, and/or other construction explicitly specified herein. • Electrical notes, eduals, a specification of such is intended. • Steel components in advected as prescribed in concrete shall be coated, painted, or otherwise protected as prescribed in concrete shall be coated, painted or protected as prescribed in concrete shall be coated, and/or otherwise spacers provided. • All exposed fasteners shall be 5.5. or have a protective coating for corrosion protection. • All welding shall comply with AWS requirements. • Steel welds: E70x electrodes. • Aluminum welds: 4043 filler alloy. • Alum extrusions: 6063-T6 or stronger, U.N.O.





Town of Surfside Planning and Zoning Board Meeting October 27, 2022

DISCUSSION ITEM MEMORANDUM

Agenda #: 5.G Date: October 27, 2022 From: Judith Frankel, Town Planner Subject: 9555 Harding Avenue - Wall Sign

Suggested Action: -

Recommendation:

The proposed signage exceeds the square footage limitations for the amount of street frontage of the store. A maximum of 25 SF of signage is allowed for this storefront. The applicant has agreed to reduce the sign to 25 SF.

Conditions for Approval:

- Reduce sign size from 193" x 27" and 36 SF to 150"x24" and 25 SF
- Off-set sign from wall face a distance of 0.25" to 2"

Background/Analysis: -

This application is a request to place a Wall Sign above the entrance to the business on the façade wall. The parcel is located in the SD-B40 Zoning District on Harding Avenue. In addition to this Summary, a set of Code comparison tables and an Agenda Packet submitted by the Applicant are provided.

The sign plans as submitted exceed the allowable square footage for this storefront. The applicant has been made aware of this discrepancy and has agreed to reduce the size from 193" x 27" and 36 SF to 150"x24" and 25 SF. Additionally, the sign must be off-set from the façade wall to allow for rainwater to flow down the face of the wall. This was not reflected in the plans submitted but will be a requirement to receive a building permit.



Town of Surfside, Florida Development Review

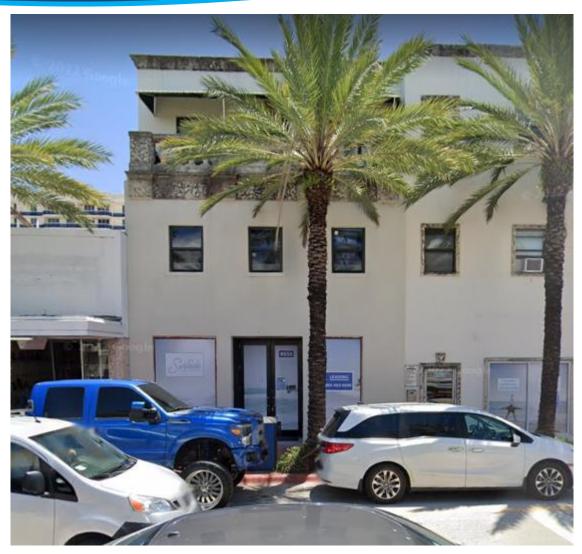
Table 1

Standards/Results

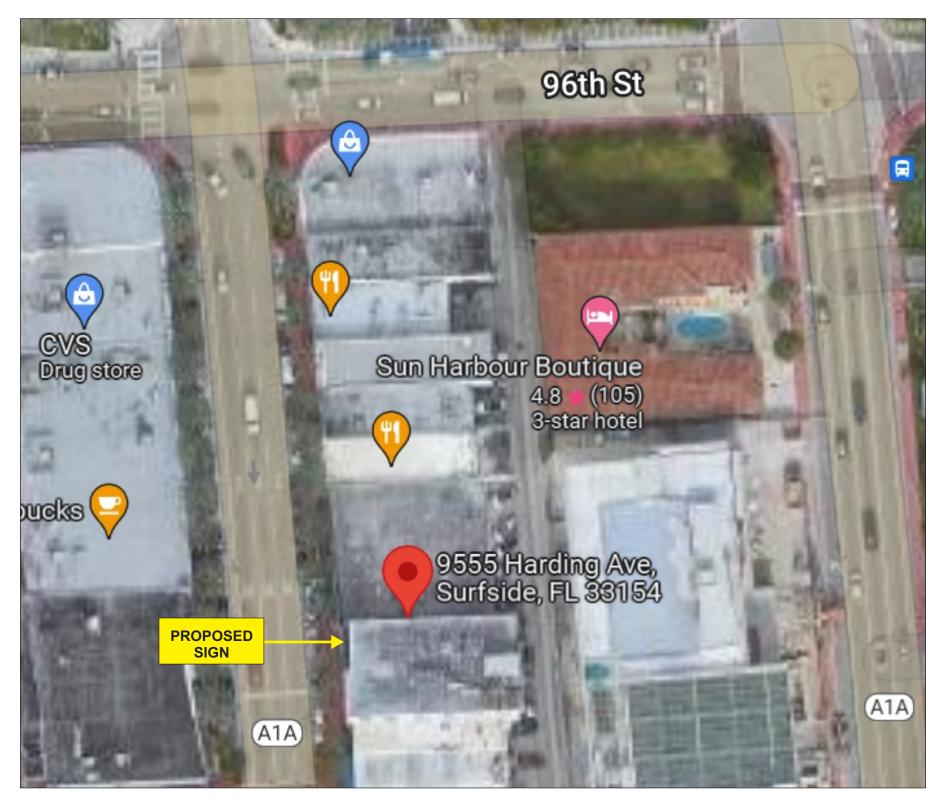
Signs	Permitted	Proposed
Area	Wall Signs may not exceed 150 square feet and no single sign shall exceed 45 square feet. For frontages less than 25 feet, a total sign area up to 25 square feet maximum shall be permitted.	 Business frontage is 25 feet in width. The proposed sign is 36 SF
Types	The following types of individually-mounted lettersigns shall be permitted.No open face channelletters shall be permitted.i.i.Reverse channel letterii.Push-through letteriii.Pan channel letteriv.Raceway mounted letter. All exposedraceways must be painted to matchfinish of wall to the face of thebuilding	Pan channel Letters
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 face of the wall.	Off-set distance not provided
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.	 White LED lighting Internal Illumination



Town of Surfside, Florida Development Review



9555 Harding Avenue Google Street View





AERIAL VIEW



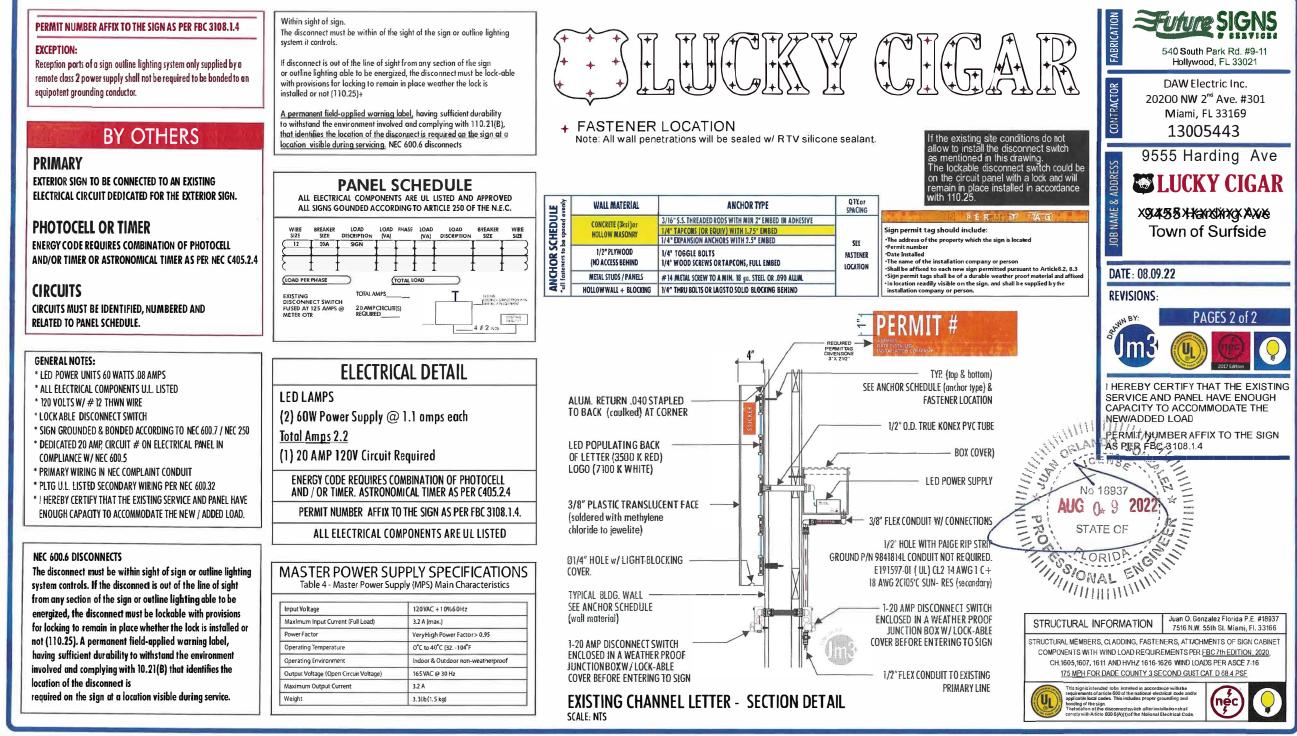
EXAMPLE CIGAR

9555 Harding Ave Town of Surfside



SIGNAGE @ FRONT ELEVATION

250



General Design is in accordance with the requirements of the Fla Bldg Code 7th Ed (2020) for use within & outside the High Velocity Hurricane Zone (HVHZ). @ This engineering certifies only the structural integrity of those systems components, and/or other construction explicity specified Notes: B 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. Aluminum extrusions shall be 6063-T6. unless noted otherwis 104



Town of Surfside Planning and Zoning Board Meeting October 27, 2022

DISCUSSION ITEM MEMORANDUM

Agenda #: 5.H Date: October 27, 2022 From: Judith Frankel, Town Planner Subject: 8951 Froude Avenue - Garage Conversion

Suggested Action: -

Recommendation:

Staff finds the application meets the Town of Surfside Zoning Code requirements and may be approved subject to review by the Planning and Zoning Board.

Background/Analysis: -

The subject property is located at 8951 Froude Avenue in the H30B zoning district. The Applicant is seeking to convert their garage to living space for the home.

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 Recommendations

Per Sec. 90-50.7, at least one window must be provided of the wall of the former garage door. Additionally, landscaping or a planter must be provided along the base of the new exterior wall. The Application proposed a 1'6" landscaped area in front of the new wall with Florida Friendly Landscaping.

Per Sec. 90-77, two off-street parking spaces must be provided. The applicant will widen the driveway and curb cut to 18 ft, which is the maximum allowed.

Conversion of the garage to living area requires the finished floor elevation (FFE) to be raised to match the existing finished floor elevation of the residence. Plans denote that the FFE of the converted space will be raised. The height of the home is measured from FFE on plans. For Building Department review the home should be measured from the crown of the road. This home is well within the 30 ft maximum, so there is no concern of compliance.



8951 Froude Avenue – Garage Conversion Tables: Zoning Code Comparison

Sec. 90-50.1 (7) Converted Garages Facades
--

Required	Proposed
One window	One window is proposed
Landscaping/ Planter at the	Florida Friendly Landscaping
base of the wall	1'6" depth

Off-Street parking

Code section	Minimum Required	Proposed
Sec. 90-77	2 off-street parking Spaces	An additional parking space has
		been provided
Sec. 90-61 (c)	I curb cut may not be more than	The curb cut will be 18 ft
	18 ft	

Design guidelines: Window and Trim

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



Town of Surfside, Florida Development Review



8951 Froude Avenue Google Street View

GENERAL NOTES

ALL WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH THE APPLICABLE FLORIDA BUILDING CODE, CITY ORDINANCES, CITY/ COUNTY ZONING CODES AND ALL OTHER ENFORCEABLE RULES, REGULATIONS AND CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQ'D PERMITS TO CARRY OUT THE WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS.

2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHOWN RELATING TO EXISTING CONSTRUCTION ARE APPROXIMATE (EXISTING WALLS MAY NOT BE PLUMB, AND WALLS MAY NOT BE EXACTLY PARALLEL.) THE CONTRACTOR SHALL FIELD VERIFY THE ACTUAL DIMENSIONS AND CONTACT ARCHITECT TO ADDRESS ANY DISCREPANCIES. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT. UNLESS NOTED +/- OR VIF (VERIFY IN FIELD). EXACT LOCATIONS, DISTANCES, ELEVATIONS AND SIMILAR DATA SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS.

B. ALL DIMENSIONS ARE FACE TO GWB, FACE OF CONCRETE TO CENTER LINES OF COLUMNS, PLUMBING FIXTURES, AND APPLIANCES. (ADDITIONAL FINISHES SUCH AS TILE MIGHT ENCROACH INTO THE DIMENSIONED SPACE.)

I. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND ELEVATIONS AT THE SITE. THE CONTRACTOR AND SUB-CONTRACTORS SHALL COORDINATE THE LAYOUT AND EXACT LOCATIONS OF ALL PARTITIONS, DOORS, ELECTRICAL/TELEPHONE OUTLETS, LIGHT SWITCHES, THERMOSTATS, PLUMBING LINES/EQUIPMENT, AND MECHANICAL LINES/EQUIPMENT IN THE FIELD PRIOR TO PROCEEDING. THEY SHALL ALSO VERIFY THAT NO CONFLICT EXISTS IN THE LOCATION OF ANY MECHANICAL, HVAC, TELEPHONE, ELECTRICAL, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK, CONDUIT, CABLES, ETC.), AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.

5. PRIOR TO SUBMITTING BID, IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR(S) TO FAMILIARIZE HERSELF/ HIMSELF WITH ALL THE EXISTING CONDITIONS AT THE SITE RELATIVE TO SCOPE OF WORK RELATING TO THIS PROJECT, MATERIALS HANDLING, STORAGE AND DELIVERY, WORKING SPACE AVAILABLE, SAFETY PRECAUTIONS REQUIRED, AND ALL OTHER CONDITIONS NECESSARY TO THE MAKING OF AN ACCURATE AND COMPLETE PROJECT BID, NO INCREASE IN PROJECT COST WILL BE ALLOWED FOR FAILURE OF THE GENERAL CONTRACTOR TO KNOW EXISTING SITE AND BUILDING CONDITIONS.

. THE GENERAL CONTRACTOR GUARANTEES AND WARRANTS THAT ALL WORK PERFORMED SHALL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE ISSUANCE OF THE CERTIFICATE OF FINAL COMPLETION. ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE REPAIRED OR REPLACED BY THE GENERAL CONTRACTOR AS DIRECTED IN WRITING BY THE ARCHITECT WITH NO COST TO THE OWNER OR ARCHITECT.

. NO WORK SHALL BE PERFORMED OUTSIDE THE PROJECT LIMITS WITHOUT PRIOR WRITTEN APPROVAL FROM THE BUILDING OWNER, ARCHITECT, AND BUILDING MANAGEMENT.

ALL WOOD AND LUMBER SHALL BE FIRE RETARDANT TREATED AS PER THE REQUIREMENTS OF THE SOUTH FLORIDA BUILDING CODE AND ANY OTHER APPLICABLE CODE.

9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AS REQUIRED FOR COMPLETION OF WORK.

10. INSURANCE: THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL HAVE WORKMAN COMPENSATION AS REQUIRED BY LAW AS PER AGREEMENT AND SUFFICIENT PROTECTION FOR CLAIMS FOR PERSONAL INJURY, INCLUDING DEATH. REQUIRED INSURANCE SHALL BE PROVIDED BY ALL

1. IT IS THE GENERAL CONTRACTOR RESPONSIBILITY TO SECURE THE PREMISES THROUGHOUT THE DURATION OF THE PROJECT. THE GENERAL CONTRACTOR SHALL TAKE THE APPROPRIATE AND NECESSARY MEASURES TO PREVENT THE GENERAL PUBLIC FROM ACCESSING THE SITE AT ANY TIME.

12. GENERAL CONTRACTOR SHALL PROVIDE A SAFE WORKING ENVIRONMENT AS WELL AS REQUIRED MEANS OF EGRESS FOR ALL PERSONNEL ON THE PROJECT SITE AS REQUIRED BY ALL APPLICABLE CODES.

13. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT DATA AND SAMPLES TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. SUBCONTRACTORS SHALL VISIT THE PROJECT SITE TO VERIFY CONDITIONS, DIMENSIONS, ETC. THE GENERAL CONTRACTOR SHALL ALLOW A MAXIMUM OF 14 DAYS TURN AROUND TIME FOR THE ARCHITECT TO PROCESS SHOP DRAWINGS. THE GENERAL CONTRACTOR SHALL SUBMIT ONE REPRODUCIBLE AND A MINIMUM OF SEVEN PRINTS OR SEVEN COPIES IF SUBMISSIONS ARE 8-1/2"X 11". G. C. SHALL REVIEW AND APPROVE ALL SUBMISSIONS PRIOR TO SUBMITTING TO THE ARCHITECT AND CONSULTING ENGINEERS FOR THEIR APPROVAL.

14. THE GENERAL CONTRACTOR SHALL INSTALL ALL MATERIALS ACCORDING TO MANUFACTURER'S RECOMMENDED SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL SUBMIT IN WRITING TO THE ARCHITECT IF, BECAUSE OF UNFORESEEN CONDITIONS, ANY MATERIAL CANNOT BE INSTALLED ACCORDING TO THE PROJECT SPECIFICATIONS PRIOR TO INSTALLATION.

15. THE GENERAL CONTRACTOR SHALL ASSEMBLE ALL REQUIRED GUARANTEES, WARRANTIES AND MAINTENANCE CONTRACTS EXECUTED BY EACH OF THE RESPECTIVE MANUFACTURERS, SUPPLIERS AND SUBCONTRACTORS. THE GENERAL CONTRACTOR SHALL SUBMIT THE ABOVE INFORMATION TO THE ARCHITECT AND CONSULTING ENGINEER FOR REVIEW.

16. PROVIDE FIRE RESISTANT MATERIALS AND FIRE SEAL AS REQUIRED AT ALL OPENINGS, JOINTS, PENETRATIONS, OR GAPS ON FIRE RATED ASSEMBLIES.

17. VERIFY OPENINGS FOR PIPES AND DUCTS WITH MECHANICAL DRAWINGS. PROVIDE ACOUSTICAL CAULKING TOP, BOTTOM AND BOTH SIDES OF ALL INTERIOR STUD/ GYPSUM BOARD WALLS (TYPICAL).

18. ALL HOLLOW METAL DOOR FRAMES ON BLOCK WALL ARE TO BE GROUT FILLED.

19. THE CONTRACTOR SHALL CORRECT ANY VARIATIONS IN FLOOR ELEVATIONS CREATED BY THE REMOVAL OF PARTITIONS AND/OR FOR THE INSTALLATION OF NEW DOOR OPENINGS.

20. THE CONTRACTOR SHALL NOT CONSTRUCT, UNLESS OTHERWISE NOTED, INTERIOR PARTITION WALLS TO FULL HEIGHT UNTIL ALL PIPES, DUCTS, ETC., ARE IN PLACE.

21. THE CONTRACTOR SHALL PATCH AND REPAIR ALL FLOORS, WALLS, CEILINGS, ETC. DAMAGED OR EXPOSED DUE TO WORK OR REMOVALS AND FINISH TO MATCH ADJOINING SURFACES. IF REQUIRED FOR REPAIR, CONTRACTOR WILL BE RESPONSIBLE FOR HIRING LICENSED ENGINEER TO REVIEW AND SIZE ANY STRUCTURAL ELEMENTS.

22, ALL FINISHES, MILLWORK, PLUMBING FIXTURES WILL BE SELECTED BY THE OWNER, G.C. TO CONTACT THE OWNER FOR CLARIFICATION DURING THE BID PROCESS.

23. PRIOR TO SUBMITTING FINAL BID G.C. IS RESPONSIBLE FOR CLARIFYING WITH THE OWNER WHICH SCOPE OF WORK IS PROVIDED AND INSTALLED BY CONTRACTOR/ PROVIDED BY OWNER, INSTALLED BY CONTRACTOR/ OR PROVIDED AND INSTALLED BY OWNER.

24. ALL DEMOLITION AND REMOVALS ARE TO BE COORDINATED WITH EACH TRADE TO INSURE THE CONTINUITY OF ALL SERVICES TO THE EXISTING FACILITY. CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH NEW CONSTRUCTION DRAWINGS TO DETERMINE DIMENSIONS AND TO INCUR THAT THE ITEMS OR SERVICES WHICH ARE TO REMAIN ARE NOT DISTURBED.

25. ANY NEW OPENINGS, PENETRATIONS, AND/OR MODIFICATIONS TO EXISTING STRUCTURAL COMPONENTS (INCLUDING AND NOT LIMITED TO WALLS, SLABS, COLUMNS, BEAMS, ETC.) ARE STRICTLY NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY THE BUILDING'S ASSOCIATION.

26. THE EXISTING/REMAINING SMOKE DETECTORS AS WELL AS FIRE ALARM SYSTEM SPEAKERS AND ASSOCIATED WIRING SHOULD BE PROTECTED FROM DUST, PAINT OR ANY TYPE OF DAMAGE DURING CONSTRUCTION.

27. ALL FLOOR FINISH TRANSITIONS TO THE COMMON AREA SHOULD NOT HAVE A TRANSITION OF MORE THAN 1/2" HIGH AS PER FBC.

28. G.C. IS TO ACQUIRE ALL REQUIRED PERMITS AND CONDOMINIUM APPROVALS TO CARRY OUT THE ENTIRE SCOPE OF THIS PROJECT PRIOR TO COMMENCING THE WORK AND PRIOR TO AND REVISIONS S SUBMITTED TO THE BUILDING DEPARTMENT. G.C. IS TO COORDINATE AND NOTIFY ADJACENT NEIGHBORS AS REQUIRED.

29. WE HEREBY ATTEST THAT, TO THE BEST OF OUR KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THE ARCHITECTURAL DESIGN OF THIS BUILDING IS IN COMPLIANCE WITH THE 2020 FLORIDA BUILDING CODE.

SYMBOLS

	EXISTING TO REMAIN		ARE
	NEW	\wedge	REV
	CONCRETE	$\overline{}$	
	CMU	- • [FLO(ELE\
	EARTH		
	INSULATION (BATT)	P1	
	INSULATION (RIGID)		PAR
	METAL (STEEL)	-	
\boxtimes	WOOD FRAMING & BLOCKING	A	ELEV SHEE
	GYPSUM WALL BOARD	D	ETA
← UP	VERTICAL UP		HEE OTE
← DN	VERTICAL DOWN	SI	ЕСТ
\oplus	BUILDING NORTH SYMBOL	A-3	EFE HEE1

ABBREVIATIONS

G

DISPOSAL

۱.	AFF A/C ALUM	ABOVE FINISH FLOOR CONDITIONING ALUMINUM	Η	HGT HM HD	HEIGHT HOLLOW METAL HOOD	S	SOV STL STO STR SPE
	BM BLK BLDG BLKHD BC	BEAM BLOCK BUILDING BULKHEAD BEVERAGE COOLER	I	in Insul Int	INCH INSULATION ERIOR	Т	ST TEL TEM TYP THK
,	CAB CLG	CABINET CEILING	L	LAV	LAVATORY	U	UON
	CEM C/L CL COL	CEMENT CENTER LINE CLEAN CLOSET COLUMN CONCRETE	М	MECH MTL MIN MW	MECHANICAL METAL MINIMUM MICROWAVE	V	VER VCT
	CONC CMU	CONCRETE CONCRETE MASONRY UNIT		NOM	NOMINIAL		VB VW(
	CG CT	CORNER GUARD COOKTOP	Ν	NOM NTS N	NOMINAL NOT TO SCALE NEW		VIF
)	DEPT DIA DIM DN	DEPARTMENT DIAMETER DIMENSION DOWN	0	OFF OH OV	OFFICE OVERHEAD OVEN	W	W WH WP WD
	DR DWG DW	DRYER DRAWING DISHWASHER	Ρ	Pol Pnl Pt	POLISHED PANEL PRESSURE TREATED		W/ W/O WNO
	ELE EQ EXIST/E EXT ELEC EP	ELEVATION EQUAL EXISTING EXTERIOR ELECTRICAL ELEC. PANEL	R	rad Reinf Req'd Rf Rd	Required Roof Roof Drain		
	F.F.E.	FINISH FLOOR ELEVATION		RM RO REF	ROOM ROUGH OPENING REFRIGERATOR		
	FL FD FLUOR FRZR	FLOOR FLOOR DRAIN FLUORESCENT FREEZER	S	SECT SHT MET	SECTION SHEET METAL		
ì	GA GC GL GYP GD	GAUGE GENERAL CONTRACTOR GLASS GYPSUM GARBAGE		SH SIM SK SQ STD SS	SHOWER SIMILAR SINK SQUARE STANDARD STAINLESS STEEL		

LOCATION MAP

REA OF REVISION

EVISION NUMBER

.oor .evation

RTITION TYPE

EVATION NUMBER ET NUMBER

TAIL NUMBER ET NUMBER TIONAL

ERENCES SHEET NUMBER

> OV SHUT OFF VALVE STEEL OR STORAGE RUCT STRUCTURAL ECS SPECIFICATIONS STEAM GENERATOR

TELEPHONE MP TEMPERED P TYPICAL HK THICK ON UNLESS OTHERWISE

NOTED RT VERTICAL VINYL COMPOSITE TILE VAPOR BARRIER

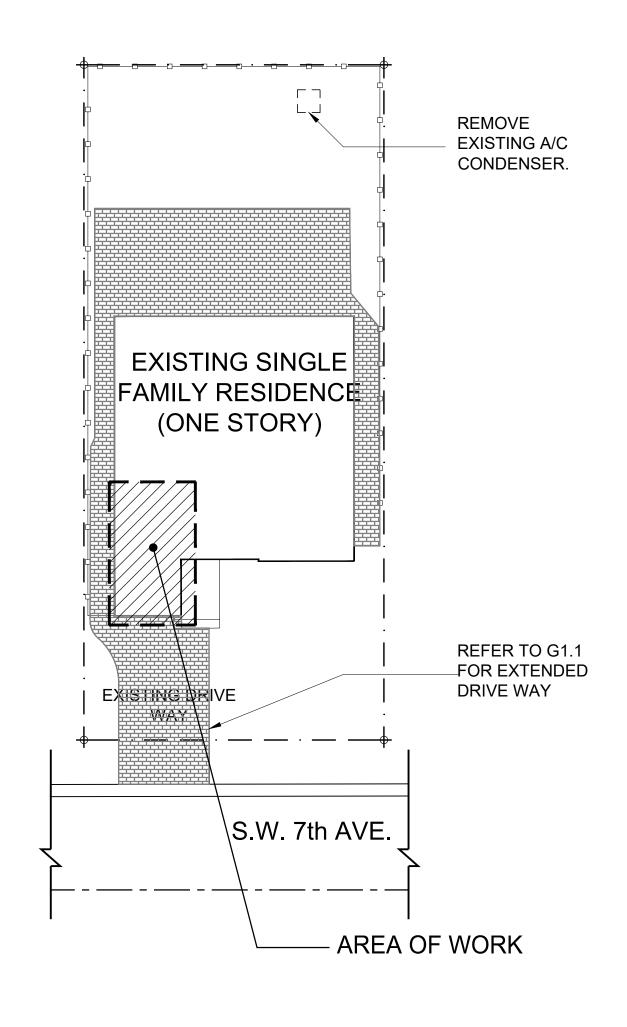
C VINYL - WALL COVERING VERIFY IN FIELD

WASHER WATER HEATER WATERPROOFING WOOD WITH WITHOUT NC WINE COOLER



8951 FROUD AVE. SURFSIDE, FLORIDA 33154

SITE PLAN





PROJECT NAME:

BERNSTEIN RESIDENCE 8951 FROUD AVE. SURFSIDE, FLORIDA 33154

PROJECT DESCRIPTION:

ALTERATION LEVEL II NFPA CHAPTER 43 REHAB CLASS: RENOVATION CONSTRUCTION TYPE: III-B OCCUPANCY GROUP: R3 ZONE: H30B SINGLE FAMILY DWELLING RESIDENTIAL PARCEL NO. 14-2235-005-2500 LEGAL DESCRIPTION: SECOND AMD PLAT OF NORMANDY BEACH

APPLICABLE CODES:

ALL WORK TO BE COMPLETED IN COMPLIANCE WITH THE FOLLOWING CODES AND REGULATIONS: 2020 FLORIDA BUILDING CODE 2020 FLORIDA RESIDENTIAL BUILDING CODE 2020 FLORIDA EXISTING BUILDING CODE 2020 FLORIDA ENERGY CODE 2020 FLORIDA MECHANICAL CODE 2020 FLORIDA PLUMBING CODE FLORIDA FIRE PREVENTION CODE 7TH EDITION

SCOPE OF WORK:

- CONVERT EXISTING GARAGE TO BEDROOM, BATHROOM AND UTILITY ROOM AS INDICATED IN PLAN
- REMOVAL OF WALLS, CEILING AND FLOOR FINISHES AS INDICATED IN PLAN
- REMOVAL OF ELECTRICAL LIGHT FIXTURE
- REMOVE TOILET AND REPLACE WITH NEW IN NEW LOCATION
- REMOVE EXISTING EXTERIOR GARAGE DOOR, DOORS, WINDOW AND INFILL AS INDICATED IN PLANS.
- REMOVE AND REPLACE A/C UNIT TO NEW LOCATION AS PER FLOOR PLAN, TO CONNECT EXISTING MAIN LINE AND NEW A/C DIFFUSERS AS IN AREA OF WORK
- RAISE FLOOR TO MATCH EXISTING HOUSE FINISH FLOOR
- NEW HURRICANE WINDOW AS INDICATED IN PLAN
- INSTALL NEW CEILINGS AS PER PLAN.
- NEW DOORS AND WALL PARTITIONS AS SHOWN ON PLAN
- NEW FINISHES AT AREA OF WORK. (TO BE CHOSEN BY OWNER)
- NEW PLUMBING AS SHOWN ON PLAN
- NEW LIGHTING AND RECEPTACLES AS PER FLOOR PLAN INSTALL BATHROOM EXHAUST FAN AS PER PLAN
- REPLACE EXISTING DRYER VENT AS PER FLOOR PLAN

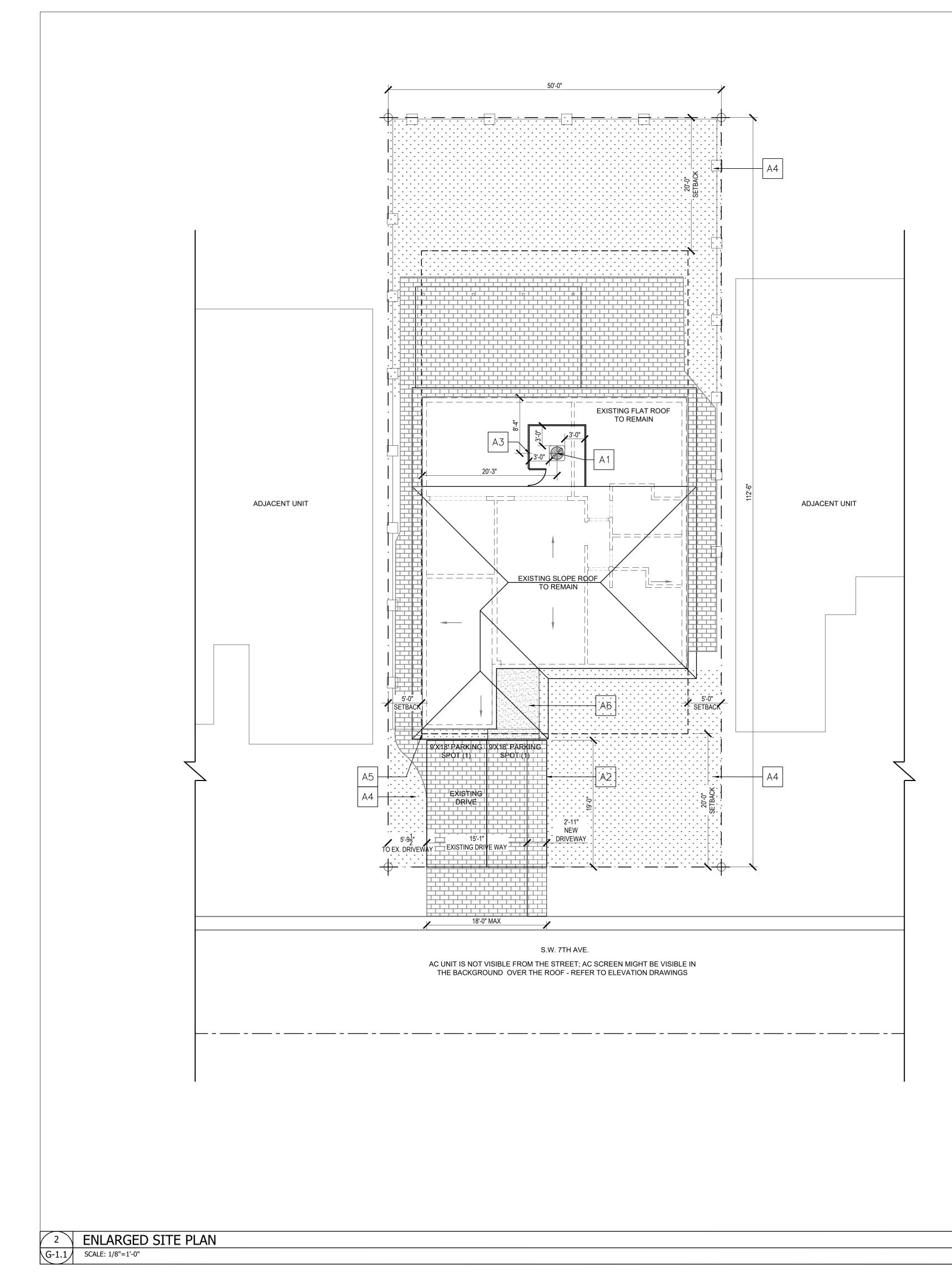
INDEX:

G-1 PROJECT DESCRIPTION, KEY PLAN, INDEX, SCOPE, GENERAL NOTES & ABBREVIATIONS

- G-1.1 ENLARGED SITE PLAN
- D-1 DEMOLITION PLAN
- A-1 PROPOSED PLAN
- A-2 DETAILS
- E-0.1 ELECTRICAL GENERAL NOTES
- E-1 ELECTRICAL FLOOR PLAN
- M-0.1 MECHANICAL GENERAL NOTES
- M-1.0 MECHANICAL FLOOR PLAN
- P-0.1 PLUMBING GENERAL NOTES P-1 PLUMBING FLOOR PLAN
- S-1 NOTES
- S-2 PLAN
- S-3 ELEVATED FLOOR SECTION AND DETAILS

CORE CONCEPTS ARCHITECTURE 2031 Harrison Street #3 T/ 954-243-8997 Hollywood, FL 33020 E/ info@cca-email.com V Ш S \mathcal{O} S S $\overline{}$ (\mathbf{J}) M O ∞ $\mathbf{\Lambda}$ S Ш Μ

DRAWING NAME:	SUBMISSION:	DATE:	PROJECT NA
PROJECT	PERMIT SET	2022/10/14	
DESCRIPTION,	REVISIONS:		
KEY PLAN, INDEX,			
SCOPE, GENERAL			
NOTES ABBREVIATIONS			
SHEET NO.			
,			
10			
DESIGN PROPERTY OF CORE CONCEPTS ARCHITECTURE, © 2022	ITECTURE, © 2022		



ZONING DATA

ZONING:	H30B SINGLE FAMILY	DWELLING	
OCCUPANCY TYPE: CONSTRUCTION TYPE: APPLICABLE CODE:	R3-RESIDENTIAL III-B 2020 FLORIDA BUILDING CODE 2020 FLORIDA RESIDENTIAL BUILDING CODE 2020 FLORIDA EXISTING BUILDING CODE 2020 FLORIDA ENERGY CODE 2020 FLORIDA MECHANICAL CODE 2020 FLORIDA PLUMBING CODE FLORIDA FIRE PREVENTION CODE 7TH EDITION		
LEGAL DESCRIPTION :	SECOND AMD PLAT OF	NORMANDY BEACH	
FOLIO # :	14-2235-005-2500		
LOT SIZE	50.00' x 112.50' =	5,625 S.F.	
FLOOD CRITERIA :	ZONE AE		
SETBACKS	REQUIRED	PROVIDED	
FRONT	20'-0"	25.7'	
SIDE (NOTH)	5'-0"	5.1'	
SIDE (SOUTH) REAR	<u> </u>	<u> </u>	
PARKING	REQUIRED	PROVIDED	
2 SPACE / PER RESIDENTIAL PROPERTY	2 SPACES	2 SPACES	
DRIVEWAY WIDTH	REQUIRED	PROVIDED	
PARKING SIZE PER SPOT	(2) 9X18	(2) 9X18	
LOT COVERAGE	MAX PROVIDED		
MAX. LOT COVERAGE	40%	28.8%	
PERVIOUS LANDSCAPING	REQUIRED	PROVIDED	
FRONT YARD	30%	(100) 901 SF/1340 SF = 67%	
REAR YARD	20%	(100) 1324 SF/ 2103SF = 639	
TOTAL YARD	35%	(100) 2341 SF/3839.3 SF = 6	
NOTE: 40% OF ALL LANDSCAPIN	G SHALL BE FLORIDA FR	IENDLY LANDSCAPING	

SQUARE FOOTAGE CALCULATIONS

FIRST FLOOR AREA	
EXISTING UNDER A/C	= 1,476 Sq. Ft.
CONVERTED SPACE UNDER A/C	= 238 Sq. Ft.
COVER FRONT PORCH	= 71.7 Sq Ft
TOTAL FIRST FLOOR	= 1785.7 Sq. Ft.

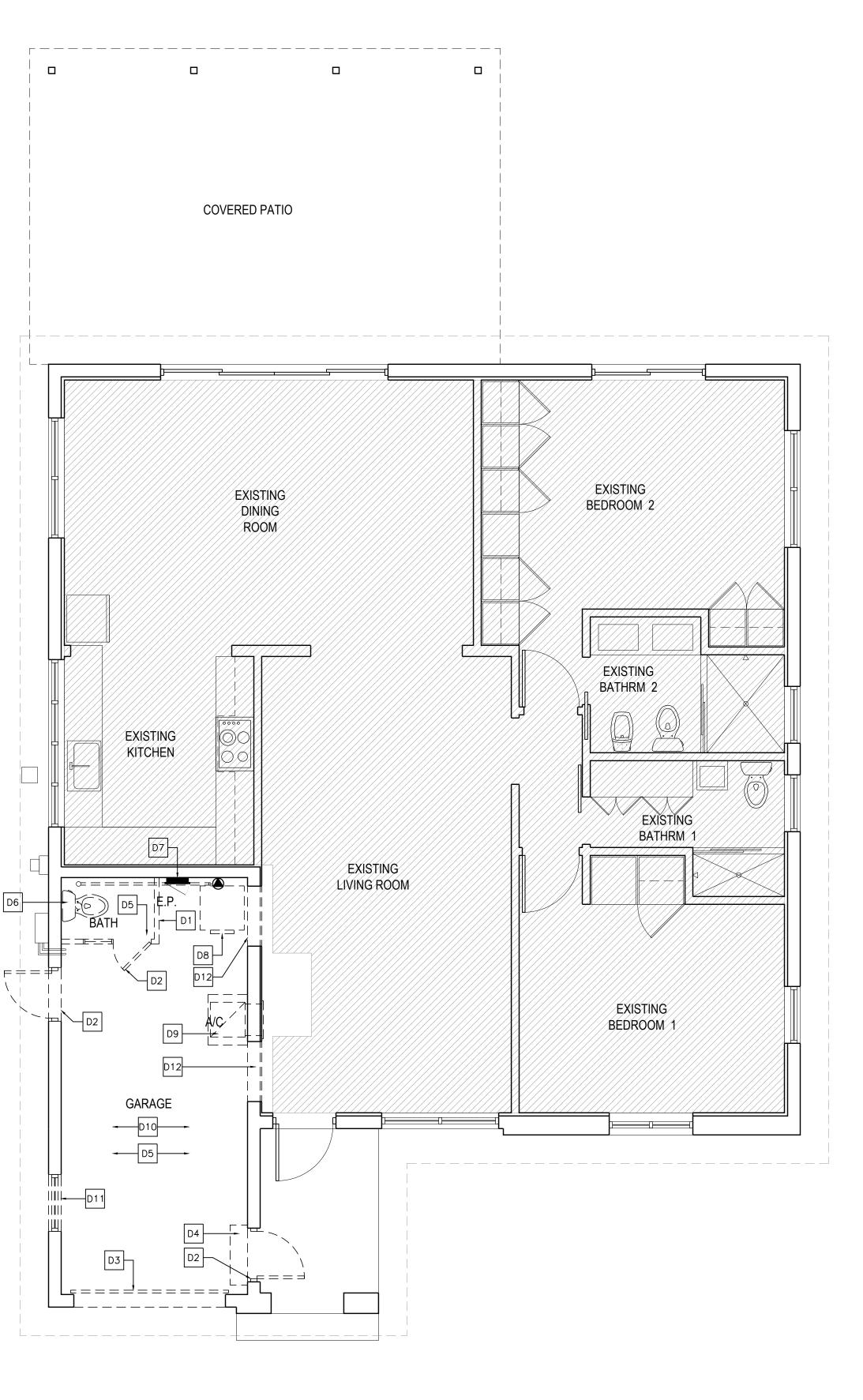
N	PLAN LEGEND	CORE CONCEPTS ARCHITECTUR Architecture and Interior Design 2031 Harrison Street #3 Hollywood, FL 33020
= 67% = 63% SF = 61%	KEY PLAN NOTE AI • NEW AC COMPRESSOR, REFER TO STRUCTURAL AND MECHANICAL DRAWINGS. AI • EXTEND EXISTING DRIVEWAY TO MATCH EXISTING. AI • EXTEND EXISTING DRIVEWAY TO MATCH EXISTING. AI • EXISTING DRIVEWAY TO MATCH EXISTING. AI • EXISTING DRIVEWAY TO MATCH EXISTING. AI • EXISTING COVER AC UNIT COMPLETELY AND NOT TO EXCEED 6-0°; SCREEN TO WITHSTADD CONCENTRATED LOAD OF 200 LBS AT ANY POINT OR DUB PER LINEAR FOOT. AI • EXISTING LANDSCAPING AI • EXISTING LANDSCAPING AI • EXISTING FRONT PORCH STEP AND SLAB	DATE: PROJECT NAME: 2022/10/14 2022/10/14 2022/10/14 2027/07/14 200/07/14 2027/07/14 2027/07/14 2027/07/14 200
	1 DRIVEWAY DETAIL 6-1.1 Scale: N.T.S	DRAWING NAME: SUBMISSION: ENLARGED SITE PERMIT SET PLAN REVISIONS: SHEET NO. Image: State of the second

DEMOLITION LEGEND

- 1. IMMEDIATELY REPORT TO ARCHITECT IF EXISTING CONDITIONS
- ARE DIFFERENT THAN SHOWN.
- 2. CONTACT ARCHITECT PRIOR TO REMOVING ANY STRUCTURAL ELEMENT.
- 3. DEMOLITION SHALL BE PERFORMED BY A CREW EXPERIENCED IN
- SUCH WORK. 4. DISCONNECT POWER, WATER AND ANY OTHER UTILITIES PRIOR
- TO COMMENCING DEMOLITION.
- 5. REMOVE AND CAP ALL PLUMBING AS REQUIRED TO RECEIVE NEW WORK.
- 6. ANY SURFACE AND/OR CORRECTIONS TO EXISTING STRUCTURAL COMPONENTS REQUIRES PRIOR REVIEW AND WRITTEN APPROVAL BY A LISCENSED PROFESSIONAL ENGINEER AS WELL AS THE BUILDING MANAGEMENT.
- 7. COORDINATE WITH OWNER AS TO THE REMOVAL OF EXISTING FINISHES, FLOOR COVERING, LIGHT FIXTURES, SWITCHES, AND RECEPTACLES, PLUMBING FIXTURES, WALL FINISHES, ETC. PRIOR TO SUBMITTING BID. SALVAGE ITEMS FOR OWNER AS REQUESTED.
- 8. RELOCATE ANY RECEPTACLES, SWITCHES, LIGHT FIXTURES, FIRE ALARM SPEAKERS LOCATED ON DEMOLISHED WALLS/CEILINGS AS REQUIRED BY NEW LAYOUT.
- 9. THE ENTIRE SCOPE OF DEMOLITION REQUIRED TO PERFORM THE WORK MAY NOT BE SHOWN IN THESE PLANS. 10. CONTRACTOR SHALL PROVIDE ALL THE NECESSARY DEMOLITION
- TO ACHIEVE THE JOB HEREIN.
- 11. REMOVE ALL DEBRIS FROM PROPERTY ON A TIMELY BASIS. DEBRIS SHALL NOT ACCUMULATE ON SITE.
- 12. PROTECT WORKERS AND PUBLIC FROM AREA OF DEMOLITION AT ALL TIMES.
- 13. SHORE ALL AREAS ADJACENT TO DEMOLITION AS NECESSARY. 14. DEMOLITION AND CONSTRUCTION SHALL NOT LIMIT OR DEGRADE ANY EXISTING LIFE SAFETY FEATURES OF THE EXISTING FACILITY, INCLUDING BUT NOT LIMITED TO EMERGENCY POWER, EMERGENCY LIGHTING, FIRE ALARM, OR FIRE SPRINKLER FUNCTION. ANY TEMPORARY SHUTDOWNS OF ANY SYSTEMS SHALL BE COORDINATED WITH MDFR PRIOR TO SCHEDULING WORK.
- 15. ARRANGEMENTS WITH ADJACENT PROPERTY OWNERS FOR ACCESS, IF NECESSARY FOR DEMOLITION, SHALL BE MADE BY THE GENERAL CONTRACTOR AT HIS EXPENSE.
- 16. EXISTING CONCRETE FLOOR SLABS AND.OR SURFACES SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY SCRAPING, FILLING, PATCHING, LEVELING, ETC. AS REQUIRED. 17. CONTRACT DOCUMENTS FOR THE DEMOLITION WORK ARE BASED
- ON AS-BUILT DRAWINGS PROVIDED BY OWNER. ANY DISCREPANCIES BETWEEN THE WORK DEPICTED IN THE DOCUMENTS AND THE ACTUAL CONDITIONS ENCOUNTERED SHALL BE BROUGHT PROMPTLY TO THE ARCHITECT FOR REVIEW AND CLARIFICATION.
- 18. CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE DEMOLITION. 19. CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS
- REQUIRED TO DEMOLISH ALL BUILDING COMPONENTS TO ACHIEVE THE JOB.
- 20. THE REMOVAL OF THE INTERIOR WALLS OR WALL SECTIONS TO BE PERFORMED CAREFULLY TO ENSURE EXISTING RAIN WATER LEADERS, PLUMBING VENTS AND SANITARY STACKS WILL NOT BE DAMAGED AND/OR MODIFIED IN ANY MANNER. IF A PLUMBING/VENT STACK IS TO BE CONCEALED WITHIN A WALL, THE GC NEEDS TO ASCERTAIN THAT, BEFORE THE PLUMBING.VENT STACK IS COVERED WITHIN ANY ARCHITECTURAL FINISH, COLUMN ELEMENT OR WALL SECTIONS, THAT THE FIRE RATED SEALANTS THAT SEPARATE THE UNITS AT THE SLABS ARE PRESENT.





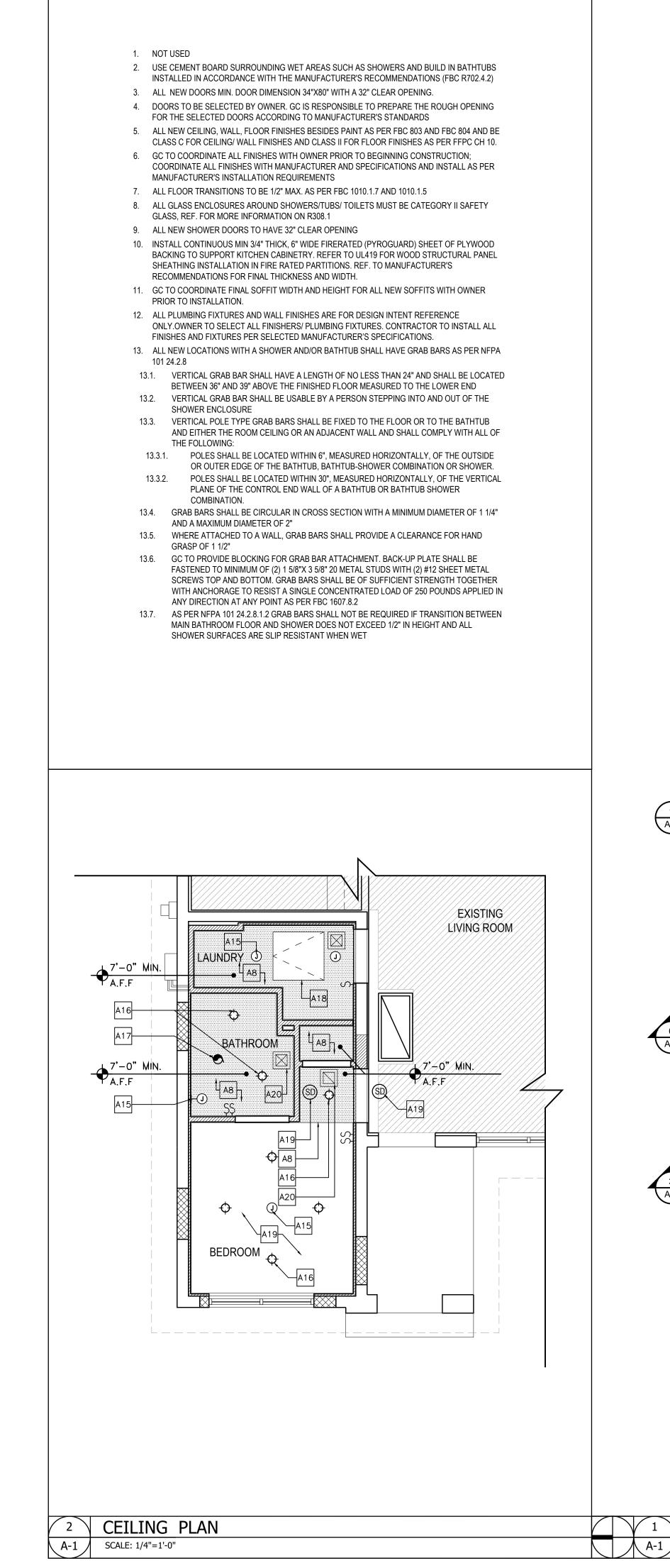




3 D-2

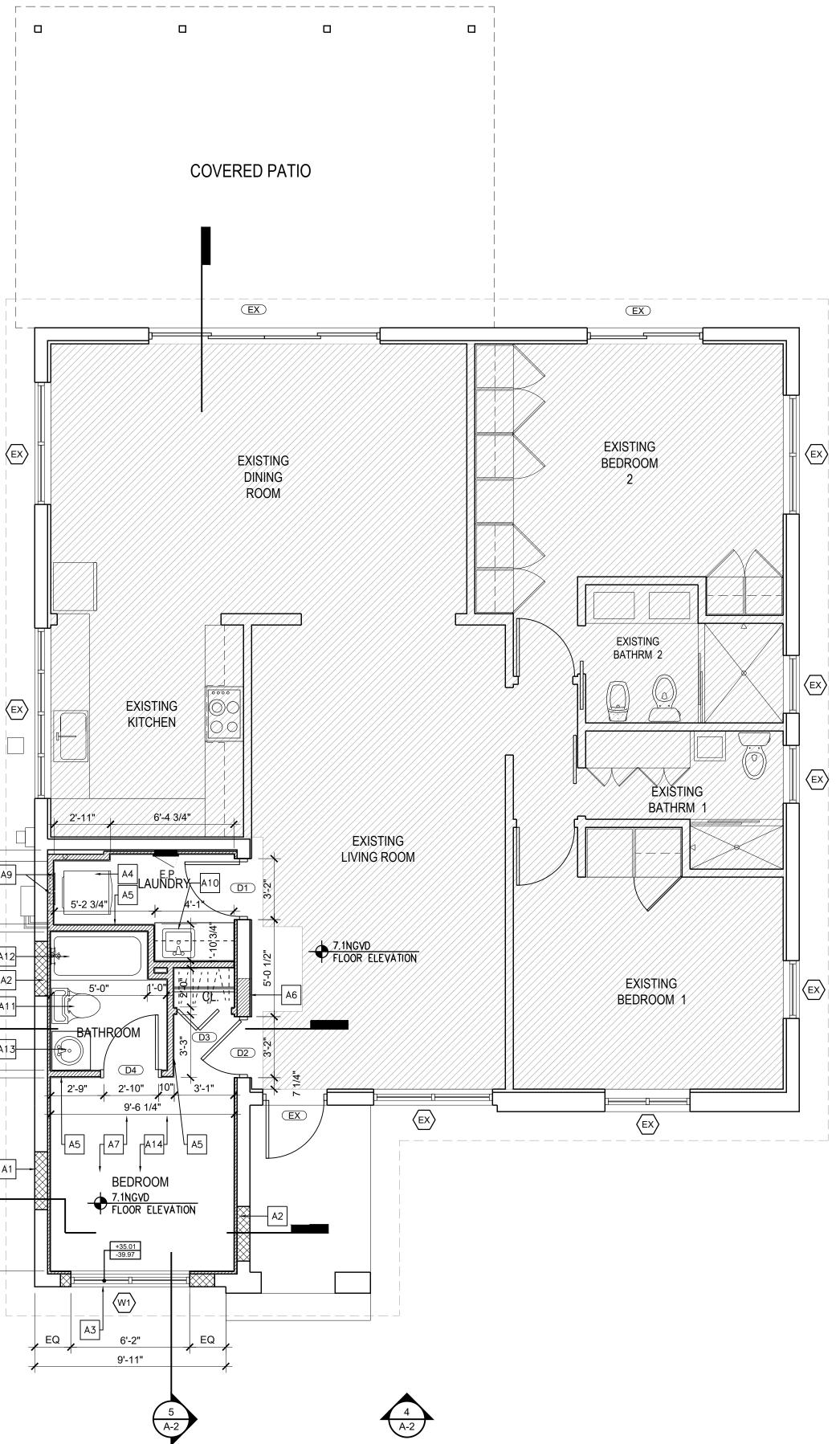
PLAN LEGEND	
EXISTING WALL TO REMAIN PATCH AS NECESSARY; NEW PAINT FINISH EXISTING TO BE DEMOLISHED	CORE CONCEPTS ARCHITECTURE Architecture and Interior Design
1HR FIRE WALL	2031 Harrison Street #3 T/ 954-243-8997
2HR FIRE WALL	Hollywood, FL 33020 E/ info@cca-email.com
D4 KEY NOTE TAG	
★-(E) WALL MOUNTED SPRINKLER	
(E) CEILING MOUNTED SPRINKLER	
(SD) EXISTING SMOKE DETECTOR (N.W.H.)	
(FS)EXISTING FIRE SPEAKER (N.W.H.)(FA)EXISTING FIRE ALARM (N.W.H.)	
EXISTING THERMOSTAT (N.W.H.)	C L'A
DOOR BELL RING	100000000
\$ SINGLE POLE LIGHT SWITCH	0 F F 0 7 7 0 0 F 0 8 0
J JUNCTION BOX	ATALYA MI
	TANK A S & REO TANK TANK
EXISTING A/C GRILLS	
GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE OUTLET	
DUPLEX RECEPTACLE OUTLET; 20 AMPS FOR APPLIANCES CIRCUIT, 15 AMPS ELSEWHERE	
 240V 4 CONDUCTOR RECEPTACLE EXISTING EXHAUST FAN 	
ABBREVIATIONS:(D)DEMO(E)EXISTING(ETR)EXISTING TO RELOCATE(ETBR)EXISTING TO BE REMOVED(N)NEW(R)RELOCATED(RP)REPLACED(DW)DISHWASHER(MW)MICROWAVE(GB)GARBAGE DISPOSAL(REF)REFRIGERATOR	DENCE AVE 3154
DEMOLITION KEY PLAN NOTE	L S S S
D1 - REMOVE INTERIOR PARTITIONS	
D2 - REMOVE EXISTING DOOR AND ALL ATTACHMENTS.	
D3 - REMOVE GARAGE DOOR AND ALL ATTACHMENTS.	
D4 - REMOVE CONCRETE STEP	
D5 - REMOVE ALL FLOOR TILES.	
D6 - REMOVE TOILET AND CAP ALL CAP PLUMBING AS REQUIRED.	
D7 - EXISTING ELECTRICAL PANEL TO REMAIN IN SAME LOCATION.	
LD8 - LOCATION.	
D9 - REMOVE EXISTING A/C HANDLER / AC COMPRESSOR WITH NEW IN NEW LOCATION.	
D10 - REMOVE ALL EXISTING LIGHTS AND RECEPTACLES	
D11 - REMOVE EXISTING WINDOW AND ALL ATTACHMENTS.	PROJECT NAME:
REMOVE EXISTING CMU WALL FOR NEW DOOR	
D12 - OPENING. CG. TO SHORE AS REQUIRE PRIOR TO DEMOLITION. REFER TO STRUCTURAL DRAWINGS.	Å
	DATE: 2022/10/14
	SUBMISSION: PERMIT SET REVISIONS: REVISIONS:
	SUBMISSION: PERMIT SI REVISIONS:
	DRAWING NAME: DEMOLITION PLAN BERMIT SE REVISIONS: REVISIONS: SHEET NO. SHEET SHEET SHE
	DEMOLITION PLAN DEMOLITION PLAN SHEET NO. D-1 DESIGN PROPERTY OF CORE CONCEP
	ME: ITIC
	DEMOLIT DEMOLIT SHEET NO.
	DEMO BRAWING I BERET NO.





PROPOSED PLAN

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



1 A-2

EX

| A9 |-

A13-

1 A-2

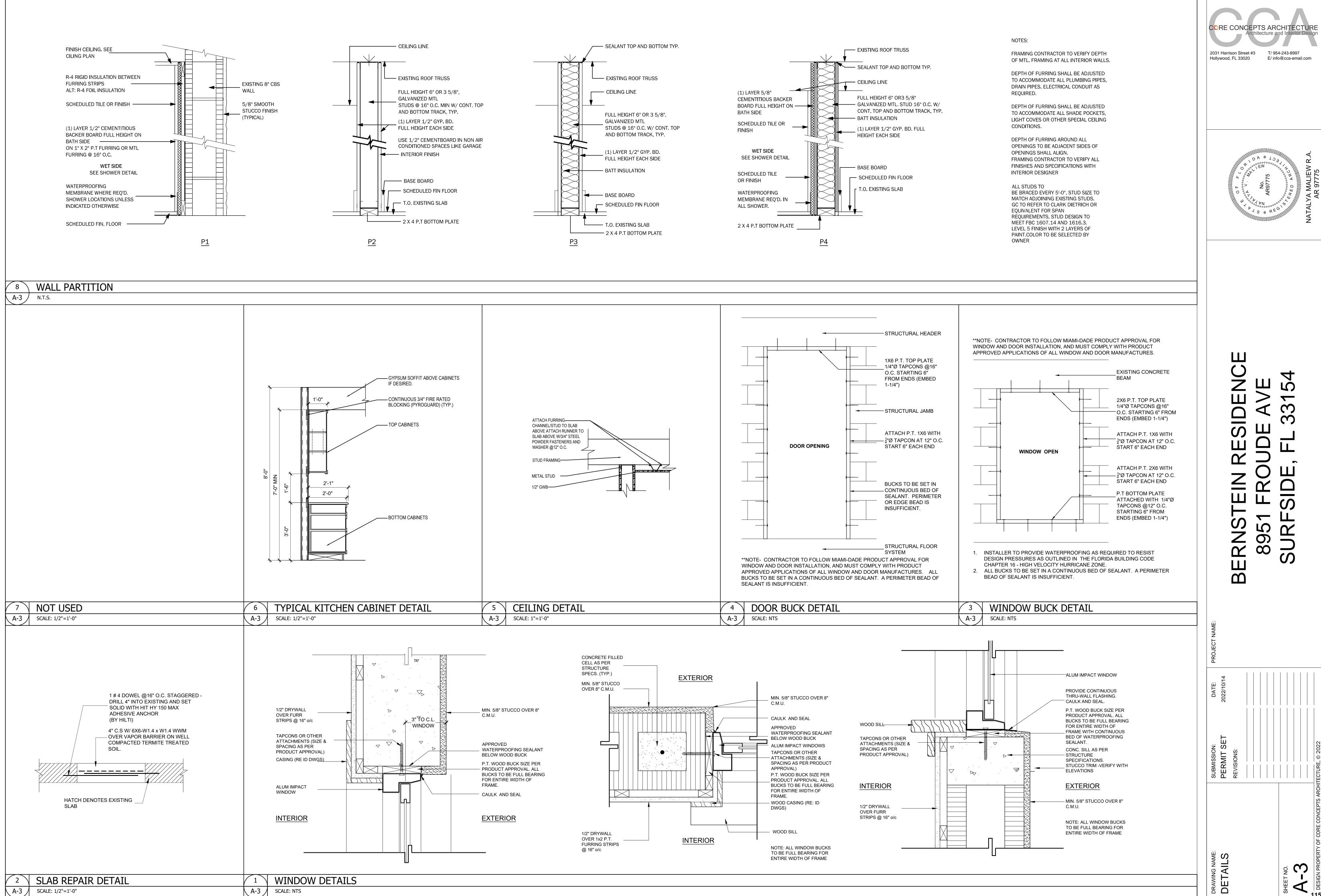
6 A-2

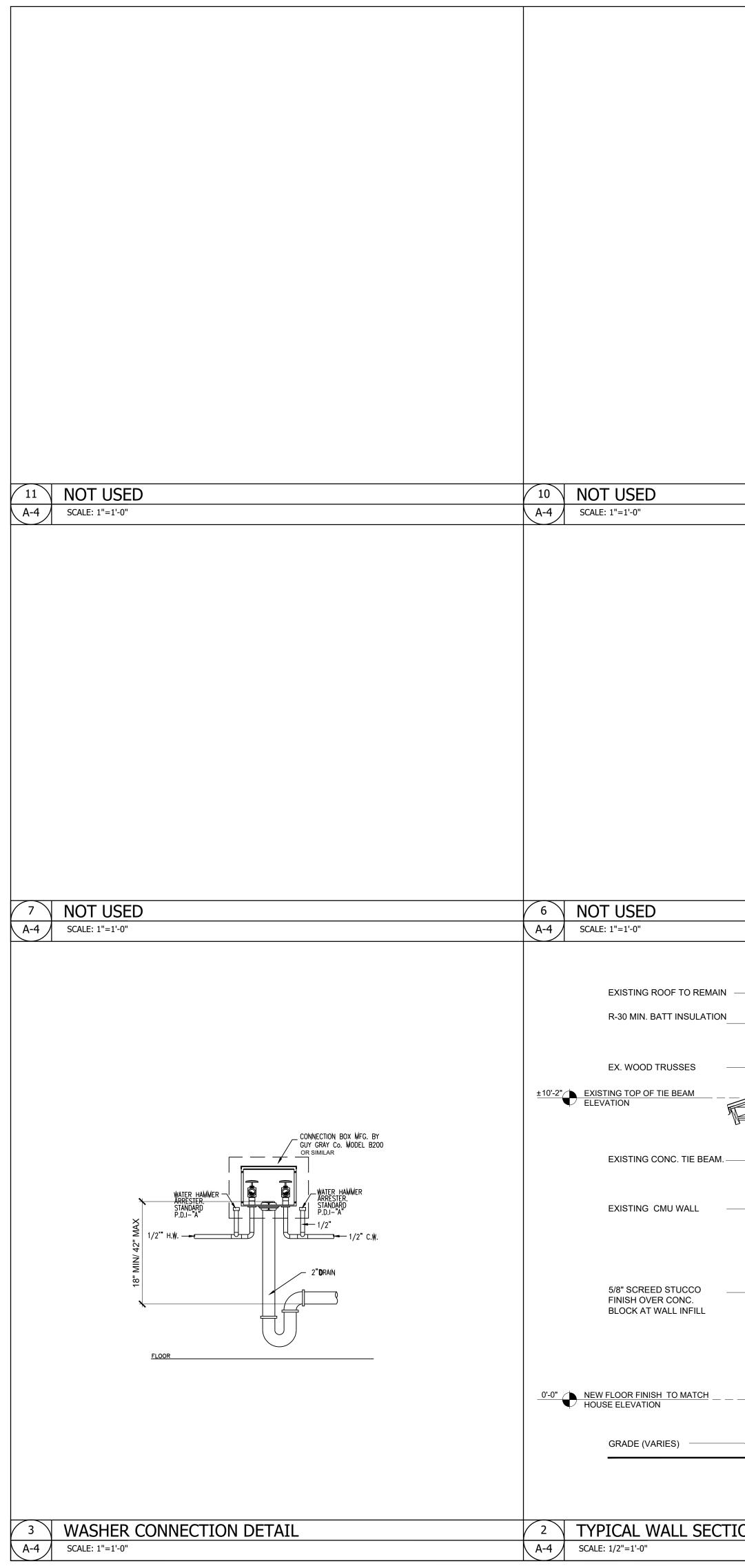
(3) (A-2)

	PLAN LEGEND ■ EXISTING WALL TO REMAIN PATCH AS NECESSARY; NEW PAINT FINISH ■ EXISTING TO BE DEMOLISHED UTSIDE OF SCOPE 0UTSIDE OF SCOPE ■ NEW INTERIOR PARTITION ■ 2HR FIRE WALL ■ HR FIRE WALL ■ HR FIRE WALL ■ HR FIRE WALL ■ EXISTING DOOR TO REMAIN ● KEY NOTE TAG 0 DOOR TAG © SMOKE DETECTOR ● EXHAUST FAN ● RECESS LIGHT ④ JUNCTION BOX ● EXISTING TO RELOCATE (ETBR) EXISTING TO RELOCATE (ETBR) EXISTING TO RELOCATE (ETBR) EXISTING TO RELOCATE (BTBREEVIATIONS: (BTBRE EXISTING TO RELOCATE (P) DEMO (R) RELOCATED (R)	CORECTOREPTS ARCHITECTURE Architecture and Interior Design Malywood, FL 33020 T 1954-243-8997 E info@cca-email.com
A5 A6 A7 A8 A9 A10	KEY PLAN NOTE FILL IN WINDOW OPENING; EXTERIOR FINISH TO MATCH EXISTING FILL IN DOOR OPENING; EXTERIOR FINISH TO MATCH EXISTING NEW HURRICANE IMPACT WINDOW. REFER TO WINDOW SCHEDULE RELOCATED WASHER AND DRYER NEW PARTITION WALL, REFER TO WALL DETAIL INFILL A/C RETURN OPENING. INSTALL FURRING AT ALL EXTERIOR WALLS. REFER TO WALL PARTITION. INSTALL NEW CEILING ASSEMBLY; REFER TO RCP PLAN; GC TO COORDINATE WITH ALL TRADES TO MAINTAIN CEILING HEIGHTS AS INDICATED ON PLANS. NEW WASHER AND DRYER CONNECTION BOX INSTALL NEW LAUNDRY SINK	PROJECT NAME: BERNSTEIN RESIDENCE 8951 FROUDE AVE 8951 FROUDE AVE SURFSIDE, FL 33154
A11 A12 A13 A14 A14 A15 A16 A17 A18	 NEW TOILET REFER TO PLUMBING DRAWINGS NEW TUB WITH WALL NICHE, COORDINATE WITH OWNER FOR SIZE AND LOCATION. NEW VANITY AND SINK. REFER TO PLUMBING DRAWINGS INSTALL NEW FLOOR TILE, GC TO COORDINATE WITH OWNER SIZE AND TYPE OF TILE. NEW JUNCTION BOX. REFER TO ELECTRICAL DRAWING. NEW RECESS LIGHT. REFER TO ELECTRICAL DRAWING. NEW EXHAUST FAN. REFER TO MECHANICAL DRAWINGS. NEW ACCESS PANEL. 	NA SUBMISSION: DATE: AN SUBMISSION: DATE: REVISION: 2022/10/14 REVISIONS: 2022/10/14 Image: Submission in the state in the
A18 A19 A20	NEW SMOKE DETECTOR REFER TO ELECTRICAL PLAN INSTALL NEW CEILING FOLLOWING THE SLOPE OF EXISTING ROOF. HEIGHT VARIES MIN. 7'-0" MIN. AT THE LOWEST POINT NEW A/C GRILL OR TURN, REFER TO MECHANICAL DRAWINGS.	DRAWING NAME: PROPOSED PLAN SHEET NO. SHEET NO.



TTIC PACE AC AC AC AC AC AC AC AC AC AC AC AC AC		CORE CONCEPTS ARCHITECTURE Architecture and Interior Design 2031 Harrison Street #3 Holywood, FL 33020
Image: Construction of the second state of the second s	PLAN LEGEND PLAN LEGEND <td>Submission: Date: Submission: Date: PERMIT SET 2027/014 PERMIT SET 2027/014 Revisions: 2025/014 Revisions: 2025/014</td>	Submission: Date: Submission: Date: PERMIT SET 2027/014 PERMIT SET 2027/014 Revisions: 2025/014 Revisions: 2025/014
ICENTRATED LOAD OF 200 LBS AT ANY POINT OR 3 PER LINEAR FOOT. TO PATCH AND PROVIDE ALL NECESSARY 3HING AS PER ROOF MANUFACTURER'S CIFICATIONS / A/C GRILL REFER TO MECHANICAL DRAWINGS / A/C GRILL REFER TO MECHANICAL DRAWINGS H DENSITY STYROFOAM, REFER TO RUCTURAL DRAWING.		DRAWING NAME: BLEVATIONS AND SUBMISS ELEVATIONS AND PERMI SECTIONS REVISION SHEET NO. SHEET NO. SHEET NO. SHEET NO. DESIGN PROPERTY OF CORE CONCEPTS ARCHITECTURE, ©

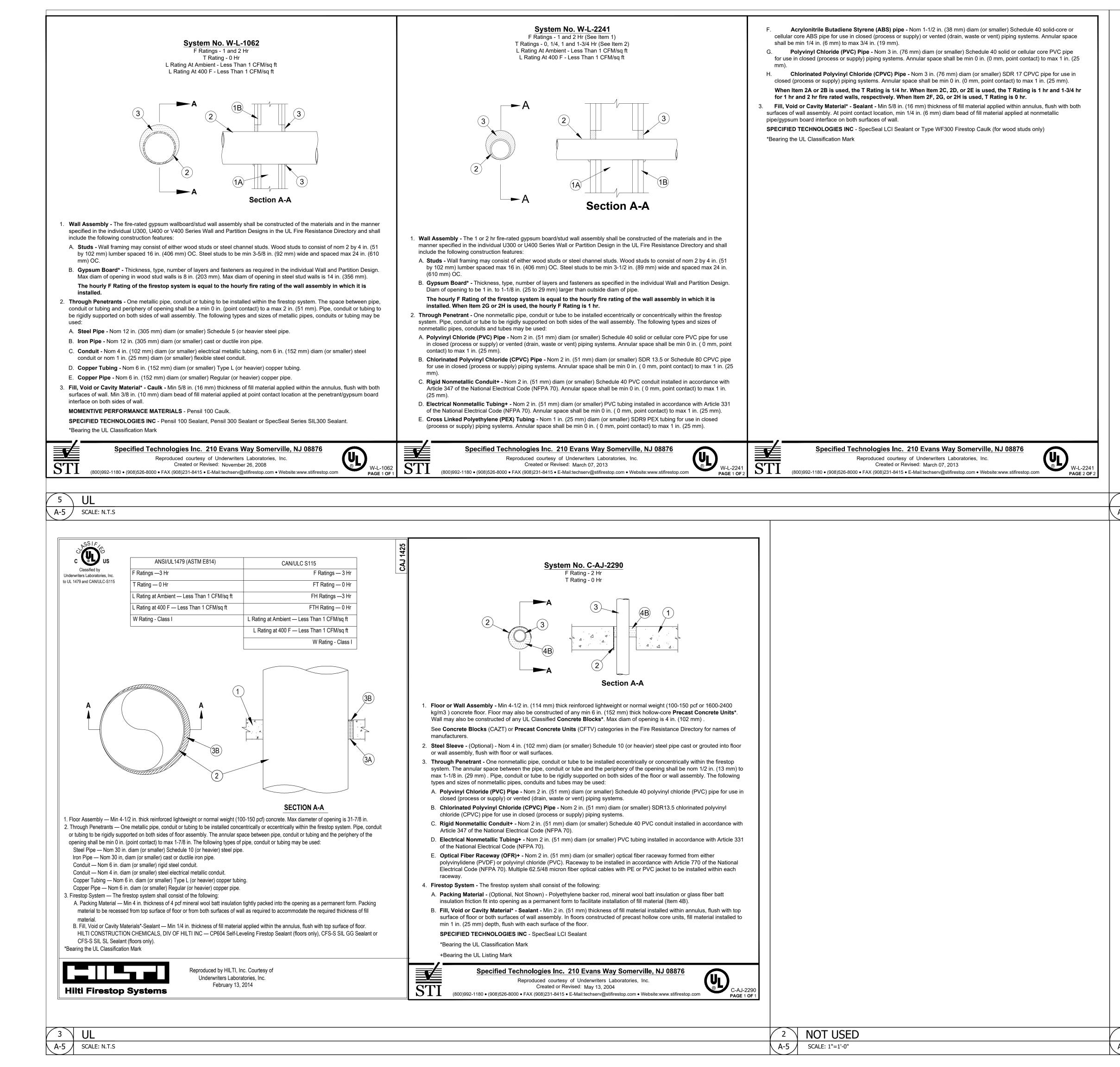




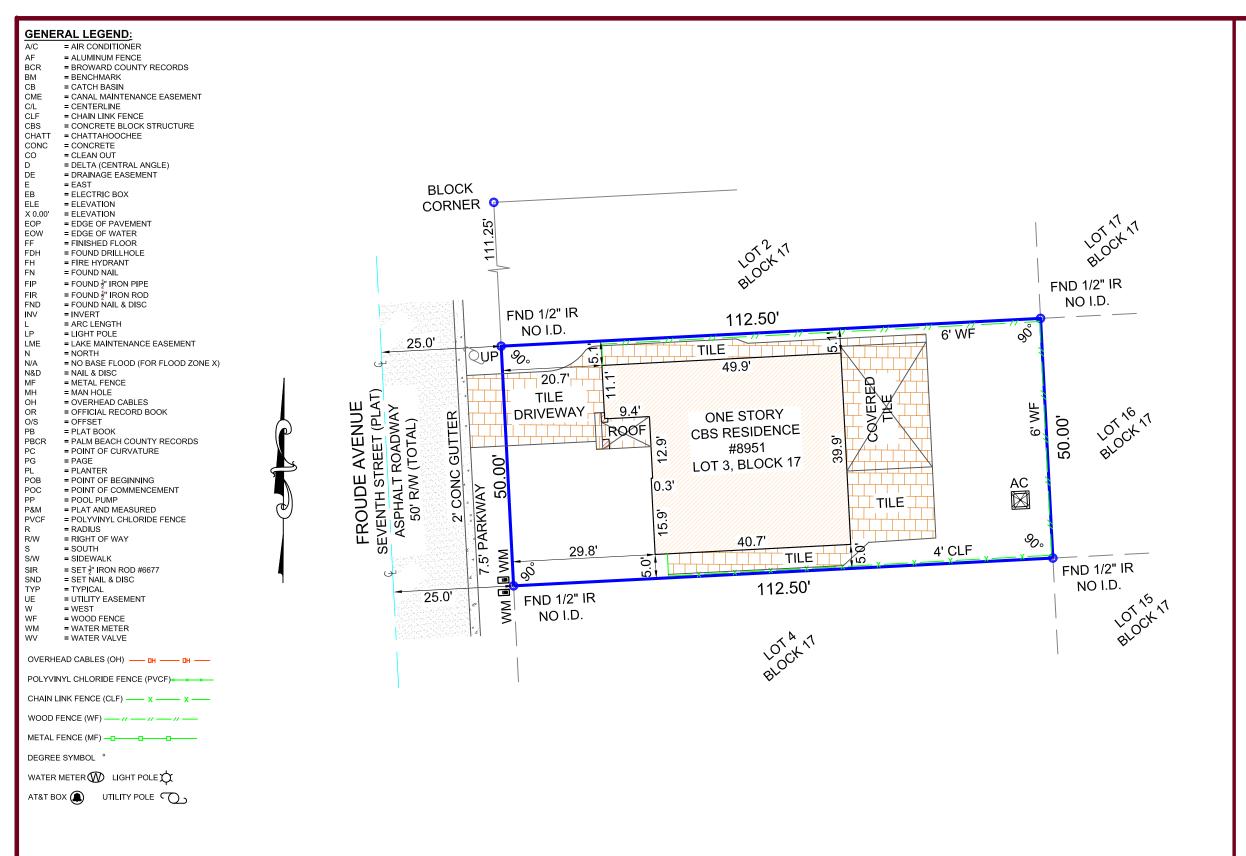
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		9	NOT USE	D			8	$\overline{\mathbf{A}}$
			SCALE: 1"=1'-0"				A-	4
			NOT USE SCALE: 1"=1'-0"	D			4 A-	
								2
			MARK	SIZE	WINDOW TYPE	EXTERIOR V REQUIRED PRESSURES	MULLION	
				WIDTH X HEIGHT 74" X 70"	* ALUMINUM SLIDER	pos / neg +35.01,-39.97	YES / NO	<u> </u>
	— ½" DRYWALL OVER 1" x 3" P.T. FURRING STRIPS		1. DIMEN 2. CONT 3. ALL E 4. EGRES	RACTOR TO VERIFY ALL WIN XTERIOR WINDOWS TO HAVE SS WINDOWS TO COMPLY W	AL. CONTRACTOR TO FIELD VERIFY AND ADJUST IDOW SIZES WITH CHOSEN MANUFACTURER, CO E TINTED, IMPACT RESISTANT GLAZING. ITH REQUIREMENTS OF THE FLORIDA BUILDING DADE COUNTY FENESTRATION VOLUNTARY WINI	ORDINATE BUCK REQUIREN CODE.	IENTS, AND ADJ	
			* CON		ATCH WINDOWS' HEIGHT WITH CURRENT EXIST			
			1. E	THIS DOOR TAG INDICATES /	AN EXISTING WINDOW TO REMAIN.			
	— R-4 RIGID INSULATION					INTERI	OR DOO	RS
	TYP. AT EXTERIOR WALLS		MARK	SIZE WIDTH X HEIGHT	DOOR TYPE		LOCAT	ION
	— 1/2' DRYWALL OVER FURRING STRIPS		D1 D2	34" X 80" MIN. 34" X 80" MIN.	SINGLE HUNG DOOR SINGLE HUNG DOOR		LAUNDF	
	— BASE		D3 D4	34" X 80" MIN. 34" X 80" MIN. 34" X 80" MIN.	SINGLE HUNG DOOR SINGLE HUNG DOOR		BEDROC	MC
	 FINISH FLOORING OVER NEW CONC. SLAB 							
			1. DIMENS		CONTRACTOR TO FIELD VERIFY AND ADJUST A			
	 NEW CONC. SLAB, REF. TO STRUCTURAL DWG. EXISTING FOOTING 		2. CONTRA 3. MIN DOC	ACTOR TO VERIFY ALL DOOF DR DIMENSION 34"X80" WITH	R SIZES WITH CHOSEN MANUFACTURER, COORD A 32" CLEAR OPENING. MATCH DOOR HEIGHTS V R HEIGHT AND TO MATCH EXISTING INTERIOR D	INATE BUCK REQUIREMENT VITH EXISTING DOORS		ROUGI
				AL NOTES - DOOR:	I EXISTING WINDOW TO REMAIN.			
ON		1	DUORS 8	& WINDOWS	SCHEDULE			

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

			CORE CONCEPT Archite	SARCHITECTURE ecture and Interior Design T/ 954-243-8997 E/ info@cca-email.com
				AR 97775
8 NOT USED A-4 SCALE: 1"=1'-0")			
4 NOT USED A-4 SCALE: 1"=1'-0" OW SCHEDULE LOCATION D BEDROOM ND ADJUST ROUGH OPENING DIMENS	REMARKS HURRICANE IMPACT GLASS ON ALUMINUM FRAME SONS AS REQUIRED PRIOR TO CREATING OPENING.	QTY.		BURFSIDE, FL 33154
AND TWO FAMILY DWELLINGS WITH	MEAN ROOF HEIGHT LESS THAN 30 FEET.		PROJ	
OORS			DATE: 2022/10/14	
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DJUST ROUGH OPENING DIMENSION	S AS REQUIRED PRIOR TO CREATING OPENING.		DRAWING NAME: DETAILS & SCHEDULES	SHEET NO. A-4 DESIGN PROPERTY OF CORE CONCEPTS ARCHITECTURE, © 2022



	CORE CONCEPTS ARCHITECTURE Architecture and Interior Design 2031 Harrison Street #3 T/ 954-243-8997 Hollywood, FL 33020 T/ 954-243-8997 E/ info@cca-email.com
	NATALYA MALIEW R.A. AR 9775
4 NOT USED N-5 SCALE: N.T.S	BERNSTEIN RESIDENCE 8951 FROUDE AVE SURFSIDE, FL 33154
	SUBMISSION: DATE: DATE: PROJECT NAME: PERMIT SET 2022/10/14 REVISIONS: 2022/10/14 In 1000000000000000000000000000000000000
1 NOT USED A-5 SCALE: 1"=1'-0"	DRAWING NAME: BLEMISSION: FIRE RATED SUBMISSION: ASSEMBLIES REVISIONS: SHEET NO. SHEET NO. SHEET NO. SHEET NO. DESIGN PROPERTY OF CORE CONCEPTS ARCHITECTURE, © 2022



	BOUNDARY SURVEY	FLOOD ZONE: AE	DATE OF SURVEY:			THIS SURVEYS MEETS THE STANDARDS FORTH BY THE FLORIDA BOARD OF PROF
	PROPERTY ADDRESS:	BASE FLOOD: 8	FIELD LOCATION OF IMPROVEMENTS	02/22/2022	CADD: LJ	AND MAPPERS IN CHAPTER 5J-17, FLORID
	8951 FROUDE AVENUE,	COMMUNITY #: 120659			CHECKED BY: EWD	
l		PANEL & SUFFIX: 0559 H			INVOICE #: 22- 56429	ERNEST W DUNCAN PSM., STATE OF FLOI PROFESSIONAL SURVEYOR AND MAPPER
		DATE OF FIRM: 9/11/2009			SHEET # 1 OF 1	NOT VALID WITHOUT THE SIGNATURE AN SEAL OF A FLORIDA LICENSED SURVEY

LEGAL DESCRIPTION:

118 LOT 3, BLOCK 17,"AMENDED PLAT OF NORMANDY BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, AT PAGE 44, OF THE PUBLIC **RECORDS OF MIAMI-DADE COUNTY, FLORIDA.**

CERTIFICATIONS: YISROEL BERNSTEIN

COHEN LEGAL SERVICES, P.A.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY LOANDEPOT.COM., It's successors and/or assigns, as their interests may appear.

SURVEYORS NOTES:

(1.) ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.

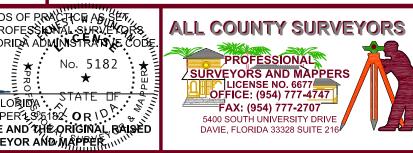
(2.) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.

(3.) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.

(4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.

(5.) THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DEPICTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER. (6.) SURVEY PURPOSE FOR CONVEYANCE.

(7.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION **PURPOSES AND/OR NEW DESIGN.**





Town of Surfside Planning and Zoning Board Meeting October 27, 2022

DISCUSSION ITEM MEMORANDUM

Agenda #: 7.A Date: October 27, 2022 From: Judith Frankel, Town Planner Subject: Discussion on Various Zoning Code Matters

Background/Analysis: -

1. It has been brought up that the allowable curb cut driveways standards as per Sec. 90.61.1

	Maximum Driveway Connections (Curb Cuts) Allowed and Location:		
Front lot line width is less then 100 feet	 One curb cut, not more than 18 feet in width; or Two curb cuts, each curb cut shall not be more than 12 feet in width; and there shall be at least 12 feet between curb cuts. 		
Front lot line width is 100 feet or greater	 One curb cut, not more than 24 feet in width; or Two curb cuts, each curb cut shall not be more than 18 feet in width, and there shall be at least 12 feet between curb cuts; or Three curb cuts, each curb cut shall not be more than 12 feet in width, and there shall be at least 12 feet between curb cuts cut shall not be more than 12 feet in width, and there shall be at least 12 feet between curb cuts. 		

Section 90-61(7) The width of the curb cut shall be measured from the terminus of the driveway entry, not including the taper.

2. Planning and Zoning Board Powers and Duties as set forth in the Town Code:

https://library.municode.com/fl/surfside/codes/code_of_ordinances? nodeId=PTIICO_CH90ZO_ARTIIADEN_DIV1PLZOBO 3. Design Review rules as set forth in the Town Code:

https://library.municode.com/fl/surfside/codes/code_of_ordinances? nodeId=PTIICO_CH90ZO_ARTIIADEN_DIV1PLZOBO_S90-18DERE

a. Design Review Guidelines as set forth in the Town Code:

https://library.municode.com/fl/surfside/codes/code_of_ordinances? nodeId=PTIICO_CH90ZO_EXHIBIT_ADEGUSIFAREPRMUCOPR