

Town of Surfside Planning and Zoning Board Meeting AGENDA Thursday, February 23, 2023 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.

- 1. Call to Order/Roll Call
- 2. Town Commission Liaison Report
- 3. Approval of Minutes
 - 3.A January 26, 2023 Planning and Zoning Board Meeting Minutes and January 31, 2023 Joint Town Commission and Planning and Zoning Board Meeting Minutes Deputy Town Clerk Evelyn Herbello January 26, 2023 Planning and Zoning Board Meeting Minutes.pdf January 31, 2023 Joint Town Commission and Planning and Zoning Board Meeting Minutes.pdf

4. Ordinances

4.A Ordinance Amending Seawall Height - Hector Gomez, Acting Town Manager

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING SECTIONS 90-60 "CONSTRUCTION NEXT TO SEA WALLS" AND 90-63 "MISCELLANEOUS ELEVATIONS FOR SEA WALLS, AND GROINS" OF CHAPTER 90, "ZONING," OF THE TOWN CODE TO MODIFY THE MINIMUM ELEVATION OF SEA WALLS AND ESTABLISH OTHER CRITERIA; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Attachment A: Zoning Code Sections on Seawall Heights.docx Attachment B: Seawall Height Criteria Report prepared by Nova Consulting Ordinance - Height of Sea Wall.DOCX

5. Applications

- **5.A 9564 Harding Avenue Wall Sign** Town Planner Judith Frankel 9564 Harding Avenue Agenda Packet.pdf
- 5.B 516 Surfside Blvd. Fence and Gate Town Planner Judith Frankel Attachment A: Site Condition Images 516 Surfside Blvd Agenda Packet.pdf
- **5.C 1404 Biscaya Drive Front Yard Gates** Judith Frankel, Town Planner 1404 Biscaya Drive gate agenda packet.pdf
- **5.D 9165 Abbott Avenue Front Yard Gate** Town Planner Judith Frankel 9165 Abbott Avenue Agenda Packet.pdf
- 5.E 601 88th Street Enclosure of Carport Town Planner Judith Frankel 601 88th Street Images.pdf 601 88th Street Agenda Packet.pdf
- 5.F 8951 Hawthorne Avenue Garage Conversion and Wall Openings Changes Town Planner Judith Frankel 8951 Hawthorne Images and Table 8951 Hawthorne Ave Agenda Packet.pdf

- **5.G 9433 Byron Avenue New Two-Story Home** Town Planner Judith Frankel 9433 Byron Avenue Tables 1 2 and 3.pdf 9433 Byron Ave Agenda Packet.pdf
- **5.H 501 95th Street New Two-Story Single-Family House** Judith Frankel, Town Planner

501 95th Street Tables and Images.pdf 501 95th Street Agenda Packet.pdf

- 6. Next Meeting Date
 - **6.A Next Meeting Date: March 30, 2023 at 6:00 p.m.** Deputy Town Clerk Evelyn Herbello
- 7. Discussion Items
 - **7.A Front Yard Fences and Gates** Town Planner Judith Frankel Appendix A: Code section on Front Yard Fences.docx
 - **7.B Applicability of Planning and Zoning Board Review** Town Planner Judith Frankel
- 8. Adjournment

Respectfully submitted,

Hector R. Gomez Acting 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 THE TOWN COMMISSION AND/OR 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 January 26, 2023 6:00 PM

Town Commission Chambers

1. Call to Order/Roll Call

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

Deputy Town Clerk Herbello called the roll with the following members present:

Present: Chair Carolyn Baumel, Vice Chair David Forbes, Board Member Ruben Bravo, Alternate Board Member Grace Rais and Alternate Board Member Michael Szafranski.

Absent: Board Member Lindsey Lecour and Board Member Jonathan Edderai.

Also Present: Acting Town Manager Hector Gomez, Town Planner Judith Frankel, Town Attorney Tony Recio, Building Official James McGuinness and Commission Liaison Commissioner Fred Landsman.

2. Town Commission Liaison Report

Commission Liaison Commissioner Landsman provided the Commission Liaison Report.

3. Approval of Minutes

3.A December 15, 2022 Planning and Zoning Board Meeting Minutes - Deputy Town Clerk Evelyn Herbello

A motion was made by Vice Chair Forbes to approve the December 15, 2022 Planning and Zoning Board Meeting Minutes, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

12-15-2022 Planning and Zoning Board Meeting Minutes.pdf

4. Ordinances

4.A Planning and Zoning Ordinance Change - Single Curb Cut width expansion on lots less than 100 feet in width - Town Attorney Tony Recio

The Town Commission should consider this Ordinance to expand the maximum width of a single curb cut on lots with less than 100 feet of frontage from 18 feet to

24 feet.

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

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed public comments.

Town Attorney Recio provided a summary of the item and provided the two modifications that were made to the Ordinance The first one was for homes with lots of 100 feet or greater the curb cut is increased to 24 feet and to add a footnote due to a concern raised for stormwater drainage and it advises the owners how to handle that issue.

A motion was made by Board Member Szafranski to recommend approval to the Town Commission to approve the ordinance as written on second reading, seconded by Vice Chair Forbes. The motion carried with a 5-0 vote.

Exhibit A.DOCX

Ordinance-Curb Cuts-2nd Reading.DOCX

5. Applications

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

Town Attorney Recio asked Deputy Town Clerk Herbello to confirm notice requirements.

Deputy Town Clerk Herbello confirmed proper 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 all the applicants.

5.A 8834 Abbott Avenue - Driveway Gates - Town Planner Judith Frankel

As proposed, the two gates comply with the Zoning Code. It is recommended the application be approved if the gates are granted design approval by the Planning and Zoning Board.

Town Planner Frankel introduced the item and provided staff recommendations.

Daniella Traveri, applicant spoke regarding her application and stated it meets code.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed public comments.

Alternate Board Member Rais stated under the discussion items they will discuss later is fences and gates and since this is being proposed before they decide on the discussion item could they hold off on approving.

Ms. Traveri stated that there are similar ones in the neighborhood.

Alternate Board Member Rais stated that the intention is to determine if they want to establish more guidelines.

Ms. Traveri stated that it is up to code currently.

Town Planner Frankel stated that they will have a communication later tonight ahead of the joint meeting on if they are wanting to allow fences and gates to not have to go before this Board. She stated that at this time the issues are if you will approve this application at this time.

Chair Baumel asked if what is being presented has the requirements of height and opacity.

Town Attorney Recio stated the code charges the Board on approving the design. The discussion they will have later tonight is if the Board should have jurisdiction over fences and gates or just rules. He stated that the Town Planner has reviewed it for the height and transparency requirements and what is in front of them is the design.

Board Member Bravo stated that gates are allowed in Town and the design is what they are to be approve.

Discussion took place among the Board and Town Attorney Recio as to what they are to approve which is the design and explained what they are to be doing tonight which is making sure the applicant meets the design guidelines.

Chair Baumel stated it meets what it is being asked to meet and to determine if this application meets aesthetically what is required.

Ms. Traveri explained why they resubmitted this application.

Vice Chair Forbes stated this gate fits the criteria as submitted and has no problem with it.

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

8834 Abbott Avenue Front Yard Images.pdf

8834 Abbott Avenue Agenda Packet.pdf

5.B 9388 Abbott Avenue - Second Floor Addition - Town Planner Judith Frankel

Staff finds the application mainly meets the Zoning Code however elements of the new addition are inconsistent with the existing home. The Design Review Guidelines state: "All roof slopes on a single building should have the same angle unless different slopes are inherent in the design's style." The Planning and Zoning Board should determine whether the inconsistencies in the roof design are appropriate.

Additionally, the window size, window appearance and stucco banding detail appear different on the provided plans they do in-person. These discrepancies should be addressed prior to approval.

Town Planner Frankel introduced the item and provided staff recommendations and stated the applicant submitted an additional sheet to comply with questions she had and the applicant addressed those questions.

Rachel Slelatt, applicant provided an overview of her application and project.

Building Official McGuinness provided his recommendations.

Town Planner Frankel went through a presentation explaining the changes on the plans.

Vice Chair Forbes asked if the additional sheet provided alleviates the concerns of the Town Planner.

Town Planner Frankel explained the changes and the design guidelines consistencies and pointed that out in her report.

Ms. Slelatt stated she forwarded the Town Planner's comments to the contractor and mentioned the comments the contractor made as it pertains to comments from the Town Planner. She stated she is willing to do another soil test as well.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed public comments.

Alternate Board Member Rais provided her comments on this submission as it pertains to the different sheets of the site plan.

Alternate Board Member Szafranski stated it looks great and understands what the applicant wants to do.

Board Member Bravo stated that he cannot say the projection is because of the roof and stated that you always need to provide a solution as well. He stated that he appreciates that the applicant is using the existing structure.

Chair Baumel thanked the applicant for her solution and working with an existing

structure is a tremendous challenge and they are appreciative that she is not tearing down her house.

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

9388 Abbott Avenue Table

9388 Abbott Avenue Agenda Packet.pdf

5.C 9417 Carlyle Avenue - Addition - Judith Frankel, Town Planner

Staff finds the application meets the Zoning Code and recommends approval.

Town Planner Frankel introduced the item and provided staff recommendations.

Building Official McGuinness provided his staff recommendations.

Daniel Garcia, architect for the project provided an overview of the application.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed public comments.

Alternate Board Member Rais provided her comments on the project as it pertains to the plans provided.

Chair Baumel stated it is a small addition and they are not here to criticize if they are architecturally spot on, and they presented a good assessment of what they want to do.

Board Member Bravo appreciates the addition and it abides by their current code and spoke regarding it being at the same elevation. He spoke regarding having a match on both the top and the bottom.

Mr. Garcia addressed the comments made regarding the alignment of the window.

Board Member Bravo appreciates that they are keeping the esthetics.

Vice Chair Forbes stated it looks great compared to what is there now. This is a nice improvement and a very small renovation.

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

9417 Carlyle Avenue - Attachment A - Image and Tables

9417 Carlyle Avenue Agenda Packet.pdf

5.D 9448 Abbott Avenue - Garage Conversion and Wall Openings Alteration - Judith Frankel, Town Planner

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 calculations of the wall openings on the South Elevation of the proposed plans to confirm the 10% minimum is met.

Town Planner Frankel introduced the item and provided staff recommendations.

Building Official McGuinness provided his staff recommendations.

Applicant explained what his application entails.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed public comments.

Board Member Bravo asked if this application is only to enclose the garage.

Town Planner Frankel stated that this application is only for the enclosure of the garage.

Alternate Board Member Rais stated her comments regarding the window header and wants to make sure the elevation stays the same.

Board Member Bravo stated that he would have liked to see the entire set of drawings.

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

9448 Abbott Avenue Images and Tables.pdf

9448 Abbott Avenue Agenda Packet.pdf

9448 Abbott Avenue Survey

6. Next Meeting Date

6.A Next Meeting: February 23, 2022 at 6:00 p.m. - Deputy Town Clerk Evelyn Herbello

Consensus was reached to hold the next meeting on February 23, 2023 at 6:00 p.m.

Vice Chair Forbes and Board Member Bravo will not be at the February 23, 2023 meeting.

6.B Planning and Zoning Board Meeting Dates for 2023 - Deputy Town Clerk Evelyn Herbello

Approve the Planning and Zoning Board Meeting dates for 2023.

Deputy Town Clerk Herbello advised the Board that the item is for their approval of the upcoming 2023 meeting dates.

A motion was made by Vice Chair Forbes to approve the 2023 Planning and Zoning Board meeting dates, seconded by Alternate Board Member Szafranski. The motion carried with a 5-0 vote.

2023 Planning and Zoning Board Meeting Dates.docx

7. Discussion Items

Town Planner Frankel explained the process for these discussion items and advised the Board regarding the joint meeting taking place on January 31, 2023.

7.A Comprehensive Plan Update and Evaluation and Appraisal Report (EAR) - Town Planner Judith Frankel

Over the next 9 months, Town Staff will be preparing the EAR and Comprehensive Plan Update. The State of Florida requires this evaluation at least every seven years and Surfside's is due next in January 2024. The Planning and Zoning Board (PZB) sits as the Local Planning Agency (LPA) for Surfside. The LPA is responsible for reviewing Comprehensive Plan amendments and making recommendations to the Town Commission. Town Staff will be bringing the reports and plan elements to the PZB for review. The PZB should familiarize themselves with the current Comprehensive Plan and bring forward suggested amendments.

Town Planner Frankel introduced the item and provided a summary and overview and explained the process and stated that they will come back to them with the changes they propose and have them review them.

Board Member Bravo asked if this is being done internally and not hiring consultants.

Town Planner Frankel stated that Walter Keller will be in charge of this and he is the Town's consultant Town Planner. She stated that she included the comprehensive plan.

Chair Baumel opened the floor to public comments.

The following individual from the public spoke: George Kousoulas stated that this item is very important.

Chair Baumel closed the floor to public comments.

Town Attorney Recio stated that it will be presented to them and they can make recommendations. He explained what the comprehensive plan is and for zoning this is their constitution. He explained the zoning code is the statute and everything in the zoning code has to be in accordance with the comprehensive plan and gave an example.

Chair Baumel asked if that goes to the County.

Town Attorney Recio stated it goes to the Commission first and then it goes to the State, County and other jurisdiction agencies. He stated that then the Commission will review it for second reading with any comments made by those agencies. He stated that this is a very involved process that takes time. He stated that if they are planning on making changes to the Town this is what you have to look at.

Board Member Bravo stated the Commission can say yes or no and when is there public input.

Town Attorney Recio explained the process as it pertains to the amendments made to that process.

Chair Baumel asked if it pertains to the commercial district and gave an example.

Town Attorney Recio addressed the comments made by Chair Baumel.

Further discussion took place regarding the process and how any of the other agencies can challenge the ordinance and explained what has to be done.

Town Planner Frankel provided the deadline dates that have to be followed. Appendix A: Town of Surfside Comprehensive Plan

7.B Use of Temporary Construction Fences for Front Yard Work - Town Planner Judith Frankel

The Zoning Code presently requires temporary construction fencing. Staff recommends that the Planning and Zoning Board discuss and direct enforcement of this requirement.

Town Planner Frankel introduced the item and provided a summary and overview.

Chair Baumel asked if this a mandatory requirement and she sees construction where they do not put fences and believes the portion facing the street should have proper fencing.

Town Planner Frankel explained the current requirement.

Chair Baumel stated that it is not being adhered to and believes this is an important thing that needs to be done.

Town Planner Frankel stated that she will speak to Code Enforcement to advise them to enforce that.

Chair Baumel stated that she believes Code Enforcement does not know the laws or are not properly trained.

Town Planner Frankel stated that the code is not a simple document.

Board Member Bravo provided another code compliance issue with a construction site and this is complicated without the proper training.

Discussion took place among staff and the Board regarding proper code enforcement and proper training for those officers to make sure they enforce this issue that is going on.

Alternate Board Member Rais stated that if one calls to complain they need to take your name and address down. She stated that the neighbors complaining isn't an incentive enough to have these officers go out to follow up.

Board Member Bravo stated that he has received calls that they do not want to call code enforcement because they don't want to have an issue with their neighbors.

Chair Baumel stated that they should go and talk to their neighbor. She would like to see better training in that department.

Chair Baumel opened the floor to public comments.

The following individual from the public spoke:

Allison Fleck stated it is a positive criteria vs the negative criteria and what she heard tonight is a lot of their personal opinion which is not what they are supposed to be doing as board members.

Chair Baumel closed the floor to public comments.

7.C Requirements for Planning and Zoning Board Applications - Judith Frankel, Town Planner

Staff recommends adding the following materials to the requirements for Planning and Zoning Board applications:

- 1. Signed and sealed survey showing current property conditions.
- 2. Site Plan (existing and proposed)
- 3. Architectural Elevations (existing and proposed)
- 4. Materials Sheet
- 5. Neighboring homes and conditions
- 6. Landscape Plans and species table

Town Planner Frankel introduced the item and provided a summary and overview. She stated that it would be good to correct what discrepancies are in municode. She further went through the list of changes that need to be made.

Alternate Board Member Rais asked if they can require a 3D rendering.

Chair Baumel stated that what she would like to see is for the this list to become more specific. She stated that she questions having a landscape architect because at times it is an encompassing plan.

Board Member Bravo asked if they are requesting hiring a specialized landscape architect.

Town Planner Frankel stated that a landscape architect has a better understanding of what can grow and last longer in Florida. She would not recommend that for an addition but she would for larger projects.

Vice Chair Forbes agrees.

Town Attorney Recio stated to make Tuesday's meeting easier he suggested coming up with a consensus of what they would like and have a spokesperson to relay that to the Commission.

Board Member Bravo stated that the issue is that municode is silent but it is in the written code and asked the difference.

Town Attorney Recio stated that currently it does not require a landscape plan or rendering.

Chair Baumel would like for the Board to simply give some ideas of what they want and what they do not want.

Chair Baumel opened the floor to public comments.

The following individual from the public spoke: George Kousoulas

Chair Baumel closed the floor to public comments.

Alternate Board Member Rais likes the list as is and would like to add renderings for new homes.

Alternate Board Member Szafranski likes the list as is but would also like to see rendering for new homes.

Board Member Bravo likes the list as is and would like to be more specific for the outside of the home and they do not need to see the interior design and only provide the sheet for what they need to see for new constructions. He believes they could add photographs of the neighboring homes to number 5 for everyone.

Alternate Board Member Szafranski does not understand how this would be relevant if they are building a larger home next to a smaller home it should still be approved.

Town Attorney Recio explained what the design guidelines state and some might be more appropriate in some areas than others.

Alternate Board Member Szafranski stated that you are creating an undue burden on an applicant that has to build their house to conform with the neighbors and that makes life very difficult for those building the home.

Town Attorney Recio stated that there is a provision in the code regarding when the houses are too similar to the one next to it and stated that is what Board Member Bravo was referring to and provided the list.

Town Planner Frankel explained that it is to not have identical homes.

Chair Baumel agrees with subjectivity on a Board.

Town Attorney Recio stated that they have criterias they have to apply and they are applying their experience, professional know how and does it match those criterias or not.

Vice Chair Forbes agrees with the rendering and landscape plans but you have to also keep in mind that maybe they cannot afford to hire a landscape architect and do a full rendering.

Chair Baumel believes you do not need this entire list and what she would add is what the thought process would be when demolishing the house and as it pertains to your neighbors. She believes the list is great and would like it written for renovations and additions.

Town Attorney Recio confirmed there was consensus by this Board to present to the Commission.

7.D Applicability of Planning and Zoning Board Review - Town Planner Judith Frankel

Staff recommends that the Planning and Zoning Board consider an ordinance to amend the Zoning Code 90-19.7 to allow additional minor alterations to be reviewed by Town Staff only and not the Planning and Zoning Board.

The following permits are suggested to be added to Zoning Code 90-19.7 list of exempt permits:

- 1. Rear-yard wall opening not visible from the public right-of-way
- 2. Material change outs (i.e. replacement of A/C equipment at the same location)
- 3. Window Signs in the SD-B40 Zoning District
- 4. Rear yard pools
- 5. Rooftop mechanical and accompanying screens
- 6. Roof decks on existing homes
- 7. Carports

Town Planner Frankel introduced the item and provided a summary and overview and provided the list of items that shouldn't have to come before the board.

Discussion took place among the Board and staff regarding the roof top mechanicals and clarification was provided as well as agreement to delete roof deck from the list.

Consensus was reached to approve the list and deleting roof deck.

Chair Baumel opened the floor to public comments.

The following individual from the public spoke: George Kousoulas

Chair Baumel closed the floor to public comments.

Town Attorney Recio explained the covering of the mechanical equipment with a screen and those that have it in place and approved prior to this rule taking affect.

Chair Baumel would like for all of them to have the screen.

Building Official McGuinness provided his input as it pertains to the screening of those mechanical equipment.

Town Attorney Recio explained what the code currently states as it relates to existing equipment.

Building Official McGuinness stated he would not recommend change outs.

Alternate Board Member Rais stated that she would not agree to make those that have to replace the units to have to screen them because it is a cost.

Town Planner Frankel stated that one item that will be on the joint meeting agenda will be the staircase going to the roof for the mechanical equipment.

7.E Accessory Structures in the H30A Zoning District - Judith Frankel, Town Planner

Staff recommends that the Planning and Zoning Board consider the appropriate setback and size for accessory structures the H30A zoning district.

Town Planner Frankel introduced the item and provided a summary and overview.

Alternate Board Member Rais left the dais at 8:00 p.m.

Town Planner Frankel showed the pictures of older homes with lower seawalls and explained that if they are allowing this they will allow them for all level homes.

Alternate Board Member Rais returned to the dais at 8:02 p.m.

Chair Baumel stated she knows that property and that seawall was in disrepair and has a problem with it and believes that the seawalls and caps should all be at the same height in the neighborhood and you would not have that problem.

Town Planner Frankel stated that she is working with the Town Manager in raising the heights of the seawalls to 6.5 NAVD.

Acting Town Manager Gomez explained what heights they are looking at and what Nova Consulting brought to them with their research. He stated that they are proposing a 6.5 NAVD. He stated they are currently at 5.14 NAVD which is the minimum requirement.

Further discussion took place among the Board and Acting Town Manager Gomez regarding the seawall requirements and the issues being experienced.

Chair Baumel opened the floor to public comments.

The following individual from the public spoke: George Kousoulas

Chair Baumel closed the floor to public comments.

Vice Chair Forbes spoke regarding the speaker's comments regarding the accessory structure. He also stated it is very important what they approve as it relates to the seawall requirements. He stated that what is good for one has to be good for everyone.

Chair Baumel stated that some of the properties do not have the same amount of land.

Town Attorney Recio explained the provision of the code and what is allowed.

Chair Baumel spoke regarding some of these numbers not working because of the space value and some properties should be allowed to come before the board for an accessory structure.

Town Attorney Recio stated that you can carve out a percent or have a criteria laid out.

Vice Chair Forbes does not believe it should be open because you will always have someone that does not like structures vote against it. He stated that they will not hire an architect or engineer to put the plans together if they will not get approved.

Chair Baumel stated that you have to accommodate. She does not think it is fair that someone that is investing in their home to be told they could not do it.

Town Planner Frankel explained the requirements they still have to meet and adjust to. She asked if they should allow some sort of accessory structure and what is the right size.

Consensus was reached to agree to allow something based on a percentage based on the size of the lot.

H30A Rear Yard Flooding November 2022

7.F Design Guidelines: The Impact of Decorative Elements on the Massing of a Structure - Town Planner Judith Frankel

Staff recommends that the Planning and Zoning Board discuss the suitability of design elements that impact building massing.

Town Planner Frankel introduced the item and provided a summary and overview.

Chair Baumel opened the floor to public comments.

The following individual from the public spoke: George Kousoulas

Chair Baumel closed the floor to public comments.

Town Attorney Recio broke it up in sub issues and went through each one and it would be easier to redefine yards to relate back. He stated when they were going through the zoning code rewrite, they spoke regarding the average side setback. He stated that there was a proposal to apply to both first and second floor and allow the house to shift. He stated it is on the agenda for Tuesday. He spoke regarding frontage and there are limited situations where it is in a publicly accessible area and do they want to expand on the frontage to allow it on the publicly accessible area and gave examples.

There was no consensus to move forward with the frontage and publicly accessible area.

Town Attorney Recio stated the last subcategory being the second floor of a house is restricted to 80% of the first floor and if you build a smaller first floor you are being penalized.

Chair Baumel stated that this goes back to what the Board has a say in when it comes to waterfront property and the different size properties and setbacks.

Vice Chair Forbes believes this is a problem and is a contradiction.

Chair Baumel addressed the comments made by Mr. Kousoulas. She stated that she looks for new ways of architectural integrity being brought before them.

Mr. Kousoulas addressed the 80% rule. 9033 Dickens Ave - Arch plans reduced.pdf

7.G Design Guidelines: Design and Material Guidelines for Front Yard Fences and Gates - Town Planner Judith Frankel

Town Staff recommends that the Planning and Zoning Board discuss guidelines for the design of front yard fences and gates. The Code does not indicate preferred materials or designs for fences and gates other than "they should not be substantial in appearance". Town Planner Frankel introduced the item and provided a summary and overview. She suggested if they want to take them out of design review to provide direction as to what they would want.

Alternate Board Member Rais stated that everyone will have a clone of this gate and if they can somehow encourage people to be different and creative. She would recommend to introduce language design guides for gates and fences.

Chair Baumel asked what recommendation would she like to see for certain gates and fences and materials allowed.

Chair Baumel opened the floor to public comments.

The following individual from the public spoke: George Kousoulas

Chair Baumel closed the floor to public comments.

Vice Chair Forbes stated that since gates are so new could they keep it there for the time being. He stated the problem with the previous applicant tonight was that you could not say no because she met all the guidelines.

Town Planner Frankel stated it is not that they are not allowed to say no and explained what the code states.

Alternate Board Member Szafranski stated that the more the merrier and you have the right to privacy. You don't have the right to look into someone's house.

Vice Chair Forbes agrees with Alternate Board Member Szafranski.

Further discussion took place among staff and the Board as to what the design guidelines should state regarding fences and gates.

Chair Baumel suggested having something consistent or different styles.

Vice Chair Forbes stated that his house will look different from others.

Board Member Bravo stated that it is the opinion that many moved to this Town because there are no fences and does not believe they should promote having fences.

Chair Baumel stated that they are not promoting fences but they are nobody to say they cannot have a fence.

There was no consensus and this will remain an ongoing issue.

Appendix A Front Yard Fences.docx

Appendix B Front Yard Fence Permits Process

Appendix C Rear and Side Yard Fence Permits Process

7.H Synthetic Turf - Town Planner Judith Frankel

Staff recommends that the Planning and Zoning Board considers adding synthetic turf standards to the new Design Review Guidelines.

Town Planner Frankel introduced the item and provided a summary and overview and explained the 10 properties that are on hold with code enforcement and there should be a decision that they could keep it for the life of the turf, forever or it does not meet code and they have to pull it out. The second portion is do you want to allow more synthetic turf and explained the areas you can put turf in.

Vice Chair Forbes asked if you met your 35% if you can put it in your yard.

Town Planner Frankel stated yes and there has been discussion of allowing more and what to do about those 10 properties.

Vice Chair Forbes stated that the Surf Club has had to change the grass 10 times and it was a mud bath and when they changed it to synthetic turf it has been an incredible positive change.

Alternate Board Member Szafranski agrees.

Town Planner Frankel pointed out the swale and right of way area and you cannot have certain things on there including synthetic turf.

Alternate Board Member Szafranski asked if synthetic turf is permeable.

Town Planner Frankel stated yes but it depends which one you put in.

Alternate Board Member Szafranski stated if certain ones are then that can be a requirement.

Town Planner Frankel stated that it makes it harder for Surf Club because they are by the beach to have grass grow. She stated this is for residential and the existing code describes what is allowed. She stated that they have to determine what to do with the 10 homes. She stated that there also is other landscape requirements that have to be met.

Consensus was reached to allow the synthetic turf with specific requirements of which turf is allowed that will comply with the code.

Chair Baumel opened the floor to public comments.

The following individual from the public spoke: George Kousoulas

Chair Baumel closed the floor to public comments. Ordinance No. 2020-1709 Synthetic Turf

8. Adjournment

Respectfully Submitted,		
Accepted this c	day of,	2023.
Carolyn Baumel, Chair		
Attest:		
Sandra N. McCready, MPA, M	MC	

There being no further business to discuss before the Board, a motion was made by Alternate Board Member Szafranski to adjourn the meeting at 9:07 p.m., seconded by

Board Member Bravo. The motion carried with a 5-0 vote.



Town of Surfside Joint Special Town Commission and Planning and Zoning Board Meeting **MINUTES** January 31, 2023 5:30 PM

Commission Chambers

1. Call to Order

Mayor Danzinger called the meeting to order at 5:40 p.m.

1.A Roll Call of Members

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

Present: Mayor Shlomo Danzinger, Vice Mayor Jeff Rose, Commissioner Marianne Meischeid, Commissioner Fred Landsman and Commissioner Nelly Velasquez.

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

Present: Chair Carolyn Baumel, Vice Chair David Forbes, Board Member Lindsey Lecour and Board Member Jonathan Edderai (arrived at 6:09 p.m.)

Absent: Board Member Ruben Bravo, Alternate Board Member Michael Szafranski and Alternate Board Member Grace Rais.

Also Present: Acting Town Manager Hector Gomez, Town Attorney Lillian Arango, Town Attorney Tony Recio, Town Planner Judith Frankel and Building Official James McGuinness.

1.B Pledge of Allegiance

Sgt. Cruz provided the pledge of allegiance.

2. Public Comments

Mayor Danzinger provided the process for tonight's meeting and public comment. He stated the goal is to have a productive meeting. He stated that he will give the public 5 minutes to speak on all of the items on the agenda.

Mayor Danzinger opened the floor to public comment.

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The following individual from the public spoke:

George Kousoulas stated that he agrees with all the items on the agenda. He wants to highlight item 3C (Administrative Code Correction: Roof Deck Stairway Height) which entails roof deck and spoke regarding what does not work. The other item is 3G (Accessory Structures in the H30A Zoning District) as it pertains to accessory structures on waterfront lots. The final one is item 3H (Application of Setback Restrictions) which is a new way of looking at the setbacks.

Mayor Danzinger closed the floor to public comment.

3. Discussion Items

3.A Administrative Code Correction: Use of the term "Gross" - Hector Gomez, Acting Town Manager

Staff suggests deleting the term "gross" from two locations in the Zoning Code. (See Attachment A) The Town Code no longer uses "Gross Acre" or "Gross Density" for density calculations and references to the term are confusing and misleading.

Acting Town Manager Gomez introduced the first item and stated that the gross acreage was left behind in a few areas and they want to remove the term "gross".

Town Planner Frankel provided an overview and explanation of the item and stated they usually use the term "lot acreage", and they no longer use the word "gross" and it becomes confusing. She stated the code only counts the actual property and it is a code cleanup and a simple solution.

Mayor Danzinger stated he understood that the Planning and Zoning Board had discussions last week.

Chair Baumel and the rest of the Planning and Zoning Board reached consensus to remove the word "gross".

Commissioner Meischeid agrees with removing the word in the code.

Vice Mayor Rose disclosed that he is a contractor in Town and does work in Town and is also a Commissioner.

Board Member Lecour suggested having a consent agenda sort of format for these type of items.

Mayor Danzinger asked if each item has to come back as a separate item as an ordinance change?

Town Attorney Recio stated that the two stating "gross" could come back as an ordinance and any others could be joined together and come back as one and they will group them together.

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A motion was made by Commissioner Meischeid to move forward with correcting the use of the term "gross" in the code, seconded by Commissioner Landsman. The motion carried with a 5-0 vote.

Attachment A: Gross Acre Sections in the Zoning Code

3.B Administrative Code Correction: Planning and Zoning Board application requirements - Hector Gomez, Acting Town Manager

Staff recommends adding the following materials to the requirements for Planning and Zoning Board applications:

- Signed and sealed survey showing current property conditions including elevations of site and right-of-way
- Site Plan (existing and proposed) with all dimensions and locations of mechanical equipment
- Architectural Elevations (existing and proposed)
- Floor Plans
- Materials Sheet
- Neighboring properties and site conditions
- Special purpose sheets as necessary
- Landscape Plans and species table

Acting Town Manager Gomez introduced the item.

Town Planner Frankel provided an overview and explanation of the item.

Town Attorney Recio went over the section of the code pertaining to this item and stated that the Planning and Zoning Board reached consensus on this one. He stated that on new construction they would have renderings and photographs and a landscape architect would be required for new projects and a landscape plan would not be required for additions.

Chair Baumel explained that this pertains to new construction from the ground up.

Town Planner Frankel stated that landscape plans are required for new constructions but does not have to be done by a separate architectural firm.

Vice Mayor Rose gave examples of the requirements.

Mayor Danzinger asked if they move a tree does this matter or does he have to come with a landscape plan.

Town Planner Frankel addressed the comments made by the Mayor.

Commissioner Landsman provided an explanation of the item. He asked if it is a recommendation for staff to add the language and is that correct.

Town Attorney Recio stated it is a bit confusing because during the codification process something happened because they have to add it because it is currently not in the code and they have to add the entire list.

A motion was made by Commissioner Landsman to add the following list of suggested requirements to include the two additional requirements by the Planning and Zoning Board, seconded by Vice Mayor Rose. The motion carried with a 5-0 vote.

Town Attorney Recio explained what that list was including the requirements added by the Planning and Zoning Board.

Attachment A: Planning and Zoning Board Application

Attachment B: Zoning Code Section in Application Requirements

3.C Administrative Code Correction: Roof Deck Stairway Height - Hector Gomez, Acting Town Manager

Staff recommends that roof deck stairways and railings be permitted to extend above the permitted roof height for the zoning district as already provided in Sec. 90-44. (See Attachment A) Specifically, Sec. 90-50.2 should be amended to allow roof deck stars to extend above the roofline in accordance with the restrictions in Sec. 90-44

Acting Town Manager Gomez introduced the item and provided an overview.

Town Planner Frankel provided an overview and explanation of the item. She stated that the Planning and Zoning Board had consensus on this item.

Board Member Lecour stated that if you want a roof deck your house has to be 12 inches shorter.

Vice Mayor Rose spoke regarding what can be done with the enclosure of the equipment.

Town Attorney Recio stated this is about the rail not actually the enclosure.

Vice Mayor Rose addressed the comment made by Mr. Kousoulas about the parapet and that also has to be corrected. He stated that the code should match what you are building.

Town Attorney Recio stated it makes sense it is up to them to determine if it is a policy.

Commissioner Velasquez asked regarding the height requirement and the mechanical equipment.

Town Attorney Recio addressed the comment made by Commissioner Velasquez.

Vice Mayor Rose asked Building Official McGuinness what he will do regarding the rail going around the stairway.

Building Official McGuinness stated that he will comply with the code.

A motion was made by Vice Mayor Rose to recommend the modification moving the railing to 42 inches along with the 6% for the parapet, seconded by Commissioner

Meischeid. The motion carried with a 5-0 vote. Attachment A: Sections of the Zoning Code on Roof Deck Stair Height

3.D Administrative Code Correction: Extension of Architectural Features into Setbacks - Hector Gomez, Acting Town Manager

Staff recommends that the definition of "yard" in Section 90-2 be amended to refer to "setback" to clarify that the two terms are considered interchangeable, in order to avoid confusion and misinterpretation.

Acting Town Manager Gomez introduced the item and provided an overview.

Town Attorney Recio went over the section of the code pertaining to this item and spoke regarding the two words being used interchangeably but there are certain parts of the code that they mean different things. He continued explaining to the Commission and Planning and Zoning Board this item.

Mayor Danzinger asked for clarification on the requested changes.

Town Attorney Recio provided the clarification to the Mayor's questions.

Commissioner Velasquez stated you still cannot go over the 40% allowed on the first floor. She asked if they have come up with issues that has had this problem and how it was resolved.

Town Planner Frankel stated correct. She provided explanations and examples.

Vice Mayor Rose spoke regarding the setbacks and stated you will always have an area that you cannot touch around. He stated this is just an administrative cleanup on the language.

A motion was made by Vice Mayor Rose to move forward with staff recommendations for Section 90-2, seconded by Commissioner Landsman. The motion carried with a 4-1 vote with Commissioner Velasquez in opposition.

Town Attorney Recio provided an overview of section 90-46 and the recommendation is to get rid of this section.

A motion was made by Vice Mayor Rose to cleanup the language on Section 90-46, seconded by Commissioner Landsman. The motion carried with a 4-1 vote with Commissioner Velasquez voting in opposition.

Town Attorney Recio provided an overview of Section 90-2 (definitions) the frontage and is limited to the street and would they want to consider defining frontage.

Mayor Danzinger asked if Planning and Zoning Board considered this item.

Chair Baumel stated that they had a consensus that anything with side setbacks on certain areas like Harding going west and those properties could not be treated the same as those on a residential street.

Vice Chair Forbes stated that they also discussed another example of properties that if not treated differently they would not be sellable.

Commissioner Velasquez stated that it seems they are putting all these areas together and if there are only a few under that circumstance then give it to them but the Champlain Tower South section does not fall under this.

Chair Baumel explained again the reasoning for this change.

Vice Mayor Rose explained the change and provided examples.

Commissioner Meischeid stated that it is her understanding that there other cities that are doing this as well.

Town Attorney Recio stated yes that there are other cities that are doing this.

Commissioner Velasquez asked if there is currently an application that this would affect.

Town Attorney Recio stated that this has come up with several properties.

Mayor Danzinger stated it is a bit complicated and if they could bring this back with more details.

3.E Administrative Code Correction: Front Yard Standards in H30A, H30B, H30C and H40 districts - Hector Gomez, Acting Town Manager

Staff recommends that Sec. 90-61(1) be amended to provide that "Not less than 50 percent of the front yard shall be landscaped". This is what is occurring now due to the restriction that no more than 50% of the front yard can be paved.

Acting Town Manager Gomez provided an overview of the item and looking at the front yard area and what is and is not permeable.

Town Planner Frankel provided an overview and explanation of the item. She stated this was left over from the previous change and what they are recommending.

Town Attorney Recio went over the section of the code pertaining to this item.

After some discussion by the Commission, staff and the Planning and Zoning Board the following motion was made.

A motion was made by Vice Mayor Rose to move forward with staff recommendation and clean up the language, seconded by Commissioner Meischeid. The motion carried with a 5-0 vote.

Attachment A: Front Yard Standards in the Zoning Code

3.F Planning and Zoning Board Review Criteria - Hector Gomez, Acting Town Manager

Staff recommends that the Planning and Zoning Board and the Town Commission provide direction on the use of Design Guidelines in single-family development applications.

Town Planner Frankel provided an overview and explanation of the item. She spoke about the Design Review Guidelines and that the Planning and Zoning Board needs clearer criterias.

Town Attorney Recio explained the criteria and how it relates to this item.

Town Planner Frankel stated that Marlin Engineering is doing this and they are not here to provide input.

Mayor Danzinger asked what they will give them to look at or have they started this process.

Commissioner Landsman stated that this is to be able to give the Planning and Zoning Board more teeth and it is hard for them to approve a project if it does not meet code. He stated that the design criteria needs to be updated. He suggested tabling this until they can have more discussion on the item.

Mayor Danzinger agrees to bring this back once the new design review guidelines are done.

Vice Mayor Rose spoke regarding the technicality and what he does not want to see is the design guidelines being used as a weapon.

Mayor Danzinger commented on how some of the items can be up in the air.

Vice Mayor Rose gave an example from the previous Planning and Zoning Board.

Vice Chair Forbes provided his comments and opinion. He stated it needs to be cleaned up but at some point and time you have to approve it.

Town Planner Frankel showed an example of a home and it meets code.

Commissioner Velasquez stated that she does not agree with having someone build something like a spaceship and certain colors should not be allowed.

Board Member Lecour spoke regarding the design review guidelines and they need to discuss it and make sure they all agree it is what they want in Town.

Commissioner Landsman spoke regarding the need for the Planning and Zoning Board. He suggested this being a charter question and possibly having the Town Planner approving certain things and change the mandate of the Planning and Zoning Board.

Chair Baumel suggested to table the discussion until the new design review guidelines are ready and explained that the Town has changed and is changing and one needs to look outside of the box.

A motion was made by Commissioner Meischeid to table this item until the design review guidelines are ready, seconded by Commissioner Landsman. The motion carried with a 5-0 vote.

Attachment A: Single Family Development Review

3.G Accessory Structures in the H30A Zoning District - Hector Gomez, Acting Town Manager

Staff recommends that the Planning and Zoning Board consider the appropriate setback and size for accessory structures the H30A zoning district.

Acting Town Manager Gomez introduced the item.

Town Planner Frankel provided an overview and explanation of the item.

Town Attorney Recio went over the section of the code pertaining to this item.

Discussion took place among the Commission, Town Attorney and the Planning and Zoning Board regarding the size of the lot and setbacks including the setback on the seawall.

Mayor Danzinger suggested to separate the items.

Board Member Lecour stated this matter came up with the two Bay Drive houses and the stairwell built against the seawall and some visual would be helpful.

Chair Baumel addressed the comments made by Board Member Lecour.

Vice Mayor Rose stated that when the two were built it was to distinguish between Indian Creek and Biscayne Bay and that is why there needs to be cleanup in that language and have clearer language.

A motion was made by Vice Mayor Rose to allow the accessory structures within 15 feet of the seawall, seconded by Commissioner Landsman. The motion carried with a 5-0 vote.

A motion was made by Vice Mayor Rose to allow one accessory structure with a roof up to 200 square feet, seconded by Commissioner Landsman. The motion carried with a 5-0 vote.

Vice Chair Forbes agrees with Vice Mayor Rose.

Commissioner Velasquez asked for clarification.

Commissioner Landsman asked to limit it to one structure.

Board Member Lecour suggested a percentage because 200 square feet on a 30,000 square foot would not make sense.

Town Attorney Arango asked if they are limiting it to waterfront lots.

Town Attorney Recio clarified they will come up with everything they said and explained the process and the Commission will see it before the Planning and Zoning Board sees it and then they will see it again after the Planning and Zoning Board has provided their input.

A motion was made by Commissioner Velasquez to take a 10 minute break at 7:33 p.m., seconded by Commissioner Landsman. The motion carried with a 5-0 vote.

The meeting took a recess at 7:33 p.m.

The meeting reconvened at 7:52 p.m.

Town Clerk McCready called the roll with the following members present.

Present: Mayor Shlomo Danzinger, Vice Mayor Jeff Rose, Commissioner Marianne Meischeid, Commissioner Fred Landsman and Commissioner Nelly Velasquez.

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

Present: Chair Carolyn Baumel, Vice Chair David Forbes, Board Member Lindsey Lecour and Board Member Jonathan Edderai.

Absent: Board Member Ruben Bravo, Alternate Board Member Michael Szafranski and Alternate Board Member Grace Rais.

H30A Rear Yard Flooding November 2022

3.H Application of Setback Restrictions - Hector Gomez, Acting Town Manager

Staff recommends that the Planning and Zoning Board and Town Commission provide direction on whether an average setback should be applied against both the first and second floors in the H30A and H30B districts in a similar manner to its application in the H120 district.

Town Attorney Recio went over the section of the code pertaining to this item.

Mayor Danzinger asked regarding the 35% of lot and how it applies to the first and second floor.

Town Attorney Recio addressed the comment made and it currently only applies to the first floor and explained what this change would apply to. He also explained what is required currently.

Commissioner Velasquez asked regarding the 72% and if that is what currently is in the code.

Town Attorney Recio clarified the comment made by Commissioner Velasquez.

Commissioner Velasquez spoke and asked for some further clarifications on this

proposal.

Vice Mayor Rose spoke about how properties owners are in some way maximizing what is currently allowed per the Town code in the different houses that have been getting built during the last year.

Commissioner Landsman agrees with having choices and believes the Town should have more of those.

Chair Baumel spoke about the different roof options that you may also use when designing homes.

There was further discussion amongst the commission and the Planning and Zoning Board on this item.

A motion was made by Vice Mayor Rose to approve the language as presented and add language of potential versus actual and non continuous front façade or deviation in frontage, seconded by Commissioner Landsman. The motion carried with a 5-0 vote.

Attachment A: Zoning Codes Setbacks
Proposal for H30A and H30B building volumes.pdf

3.I Synthetic/Artificial Turf - Hector Gomez, Acting Town Manager

Staff recommends that the Planning and Zoning Board and Town Commission provide direction on the 10 properties with artificial turf, and the overall use of artificial turf.

Acting Town Manager Gomez introduced the item and stated there are 10 properties that are in the amnesty period which they must also determine what to do with those homes. He continued introducing the item.

Mayor Danzinger suggested dividing it and see how the Commission feels about artificial turf first before dealing with those 10 homes.

Town Planner Frankel provided an overview and explanation of the item.

Mayor Danzinger asked how the understory facts into this.

Town Planner Frankel addressed the comment made by the Mayor.

Board Member Lecour provided her input on the item and stated that there are a lot of things nicer than artificla turf.

Vice Mayor Rose addressed the comment made by Board Member Lecour.

There was further discussion amongst the Commission and the Planning and Zoning Board on this item.

A motion was made by Vice Mayor Rose to allow artificial turf on the side and rear of

the home and for it to count towards the permeable area, seconded by Commissioner Landsman. The motion carried with a 5-0 vote.

Vice Mayor Rose spoke regarding hedges and turf.

Vice Chair Forbes addressed the picture on the screen regarding the item.

A motion was made by Vice Mayor Rose to allow artificial turf in the front yard, seconded by Mayor Danzinger. The motion carried with a 3-2 vote with Commissioner Landsman and Commissioner Meischeid voting in opposition.

Commissioner Velasquez left the meeting at 8:45 p.m.

Town Planner Frankel asked what to do with the 10 homes and the question is if we want them to come back for a permit since they did not install it correctly.

Consensus was reached to wait to determine what they will permanently do with the artificial turf item before addressing those 10 homes.

Acting Town Manager Gomez stated that administratively they will leave it status quo until they determine what is approved.

Ordinance No. 2020-1709 Synthetic Turf

3.J Front Yard Fences and Gates - Hector Gomez, Acting Town Manager

Staff recommends that the Planning and Zoning Board and Town Commission provide direction on the process of approval for front yard fences and gates. As part of this correction, the allowable height of hedges in the front yard should be amended for consistency with Section 149 of the Charter.

Acting Town Manager Gomez introduced item.

Town Planner Frankel provided an overview and explanation of the item.

Chair Baumel stated the issue the Planning and Zoning Board had was the material that will be used.

Commissioner Landsman agrees to take it away from the Planning and Zoning Board.

Vice Mayor Rose agrees with removing it from the Planning and Zoning Board.

Mayor Danzinger asked what takes place when individuals go before the Planning and Zoning Board for a fence.

Town Planner Frankel addressed the comment made by the Mayor and what the code states as well as the materials allowed.

Discussion among the Commission and Planning and Zoning Board took place regarding what type of material should be allowed and which ones should go before

the Planning and Zoning Board. Suggestion was made for Town Planner Frankel to come up with a pattern and materials as well as a design element that would have to come before the Planning and Zoning Board.

Mayor Danzinger suggested to approve the fences based on the height and design restrictions.

Board Member Lecour stated that whatever the Town Planner decides needs to go before the Planning and Zoning Board then it goes before the Commission.

Mayor Danzinger passed the gavel.

A motion was made by Mayor Danzinger to approve the gates and fences in the front yard in the setback by right based on the existing height restrictions and materials and designs to be defined by staff and be brought back as an ordinance, seconded by Vice Mayor Rose. The motion carried with a 4-0 vote with Commissioner Velasquez absent.

Appendix A: Code section on Front Yard Fences.docx

3.K Applicability of Planning and Zoning Board Review - Hector Gomez, Acting Town Manager

Staff recommends that the Planning and Zoning Board and the Town Commission consider amending the Zoning Code Section 90-19.7 to allow additional minor alterations to be reviewed by Town Staff only and not be required to be reviewed by the Planning and Zoning Board except in cases of controversy.

The following permits are suggested to be added to Zoning Code 90-19.7 list of exempt permits:

- 1. Rear-yard wall opening not visible from the public right-of-way
- 2. Change outs of building materials
- 3. Window Signs in the SD-B40 Zoning District
- 4. Awnings in the SD-B40 Zoning District
- 5. Rear yard pools
- 6. Rooftop mechanical and accompanying screens.
- 7. Roof decks on existing homes
- 8. Carports

Acting Town Manager Gomez introduced the item.

Town Planner Frankel provided an overview and explanation of the item.

Mayor Danzinger asked if there is material requirements and are there restrictions in place.

Town Planner Frankel addressed the comments made by the Mayor.

Vice Mayor Rose asked if they want to add garage conversions with the strip to the list.

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Chair Baumel stated that they have not seen too many poor garage conversions.

Town Attorney Recio stated that the Planning and Zoning Board spoke regarding roof decks.

Board Member Lecour spoke regarding the strip and windows matching on the garage conversion.

Town Planner Frankel addressed the comments made.

A motion was made by Mayor Danzinger to have Town Planner and Town Administration to be able to approve the items stated on the memo with the exception of item 7 which is roof decks and addition of garage conversion, seconded by Commissioner Meischeid. The motion carried with a 4-0 vote with Commissioner Velasquez absent.

3.L Enforcement and Interpretation of the Zoning Code - Hector Gomez, Acting Town Manager

Staff recommends that the Town Commission consider tracking official interpretations of Section 90-3 of the Zoning Code to ensure consistency. The Commission may also consider defining the parameters for the Town Planner to include the ability to approve minor changes to approved plans.

Acting Town Manager Gomez introduced the item.

Town Attorney Recio went over the section of the code pertaining to this item and what the parameters would be.

Mayor Danzinger addressed the items stated in the memo.

Commissioner Landsman asked how the tracking would take place if it would be via a software.

Town Attorney Recio stated that in other municipalities the Town Planner would write a memorandum and put it online with their interpretation. He stated that they could create a separate appendix to add the Town Planner's interpretation and possibly pass it by resolution.

A motion was made by Mayor Danzinger to direct the Acting Town Manager to start recording the changes and set up a structure in the code and compile a list and bring back as ordinance with parameters for the Town Planner, seconded Commissioner Landsman. The motion carried with a 4-0 vote with Commissioner Velasquez absent.

Board Member Lecour asked if they could do the corrections in a consent agenda form.

Attachment A: Enforcement of the Zoning Code

4. Adjournment

A motion was made by Vice Mayor Rose to adjourn the meeting without objection at 9:34 p.m., seconded by Commissioner Landsman. The motion carried with a 4-0 vote with Commissioner Velasquez absent.

Respectfully submitted,	
Accepted this day of	, 2023.
Shlomo Danzinger, Mayor	Carolyn Baumel, Chair Planning and Zoning Board
Attest:	
Sandra N. McCready, MPA, MMC Town Clerk	



MEMORANDUM

ITEM NO. 4.A

To: Honorable Mayor, Vice-Mayor and Members of the Town Commission

From: Hector Gomez, Acting Town Manager

Date: February 23, 2023

Subject: Ordinance Amending Seawall Height

The report conducted by Nova Consulting recommended that:

- 1. A minimum top of seawall elevation of 8.05 feet NGVD29 (6.5 feet NAVD88). A new seawall built to this height should also be structurally rated to support an additional foot of height in the future (7.5 ft NAVD88) to provide an additional level of protection and extend the life of the seawall; and
- 2. A maximum top of seawall elevation of 10 feet NGVD29 (8.5 feet NAVD88), not exceeding the Base Flood Elevation. These requirements would be triggered when a property owner submits a permit application for a seawall improvement, a new home or when improvements to the home exceed 50% of the existing value of the home.

These recommended heights conform to the current Base Flood Elevation (BFE) of 8 FT NGVD as determined by FEMA for Surfside. The maximum seawall elevation of 10 FT NGVD conforms with current Design Flood Elevation.

Based on this information, Town Staff recommends that the Code language refer to the minimum seawall height as the BFE determined by FEMA and the maximum as DFE determined by the Town, instead of simple numbers. This will allow for seawall heights to adjust as other regulations may change.

Seawalls are built to protect areas of human habitation along the coast against tides, waves and sea level rise. Although the publicly owner seawalls were improved recently, the majority of seawalls in Surfside are privately owned. Sections 90-60.2(2)c and 90-63.4 of the Zoning Code require a seawall height of "five feet above mean low water". (See Attachment A) At present, NOAA defines mean low water as .13 NAVD88. This means that the current minimum height for seawall is 5.13 NAVD88.

Nova Consulting reviewed local municipal ordinances and design guidelines for the regulation of seawall heights for new seawall construction and repair of existing seawalls. Municipalities included the City of Fort Lauderdale, Broward County, the City of Miami, the City of Miami

Beach, Miami-Dade County, and the City of Delray Beach. Please see Attachment B for the full report and comparison table on page 5.

Attachment A: Zoning Code Sections on Seawall Heights.docx

Attachment B: Seawall Height Criteria Report prepared by Nova Consulting

Ordinance - Height of Sea Wall.DOCX

Exhibit A - Zoning Code Sections

Section 90-60.2(2)c

No permit shall be issued for the construction of a bulkhead, seawall or other shore protection work, unless the plans and specifications of the bulkhead, seawall or other shore protection work show that the bulkhead, seawall or other shore protection work is so located as not to extend outward beyond the Indian Creek bulkhead line as heretofore established, and shall show that the bulkhead, seawall or other shore protection work will be constructed of pre-cast concrete slab or reinforced concrete and shall have an elevation of not less than plus five feet above mean low water, U.S. Engineering Department Biscayne Bay Datum, and shall be of sufficient depth below mean low water to ensure the retention of all fill or soil on the landward side thereof, and of sufficient weight and strength to withstand hurricanes, windstorms and high tide waters and waves incident thereto.

Section 90-63.4

The elevation of the top of all seawalls fronting on the waters of Biscayne Bay, Indian Creek and Point Lake shall be plus five feet above mean low water.

SEAWALL HEIGHT CRITERIA Town of Surfside, Florida

Prepared for

Town of Surfside 9293 Harding Avenue Surfside, FL 33154

Prepared by



Nova Consulting 10486 N.W. 31st Terrace Miami, Florida 3317

January 20, 2023

Nova Project No. 325-01-07

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FIGURES

Figure 2-1 Unified Sea Level Rise Projection

Figure 2-2 Interagency Sea Level Rise Projections for Virginia Key, Florida

TABLES

Table 3-1 Minimum Top of Seawall Elevations of Local Municipalities



1 INTRODUCTION

The Town of Surfside (the Town) has identified the need to develop a Town Ordinance setting a minimum, and potential maximum, seawall height for new construction and repairs of seawalls. Sections 90-60.2(2)c and 90-63.4 of the Town's Zoning Code currently require a seawall height of "five feet above mean low water". With a mean low water for the coastal area of Surfside defined by the National Oceanic and Atmospheric Administration (NOAA) as 0.13 ft NAVD88, the current minimum height for a seawall with the Town is 5.13 ft NAVD88 (6.68 ft NGVD29). Other local municipalities in south Florida require minimum seawall heights ranging between 5.7 ft NAVD88 (7.25 ft NGVD29) and 6.0 ft NAVD88 (7.55 ft NGVD29). In addition, new seawall permits have recently been approved in the Town for 5.71 ft, 5.95 ft, and 8.35 ft NAVD88 (7.26 ft, 7.50 ft, and 9.90 ft NGVD29).

The objective of this desktop review of seawall height ordinances elsewhere in the region is to assist the Town in developing allowable minimum and maximum seawall heights to be implemented within the Town.

2 CURRENT SEA LEVE RISE PROJECTIONS

Nova reviewed readily available data on sea level rise and projections as they relate to South Florida. Sources reviewed included the Southeast Florida Regional Climate Change Compact (the Work Group), the Intergovernmental Panel on Climate Change (IPCC), and NOAA. Data review focused on the 50-year planning horizon for the design life of a typical seawall.

The Work Group's 2019 Unified Sea Level Rise Projection for Southeast Florida reported that sea level is projected to rise 21 to 54 inches above 2000 mean sea level by 2070 (Southeast Florida Regional Climate Change Compact, 2020). The 50-year design life of a typical seawall classifies them as non-critical infrastructure, as critical projects include those projects which are not easily replaceable or removable, have a long design life (more than 50 years), and are interdependent with other infrastructure or services. The range recommended by the Work Group for non-critical infrastructure in service during or after 2070 utilizes the IPCC median curve (IPCC, 2014) as the lower range and the 2017 NOAA Intermediate-High Curve (Sweet et al., 2017) as the upper range, as shown in Figure 2-1. Taking this into account, the sea level rise projections applicable for seawalls is 21 to 40 inches.



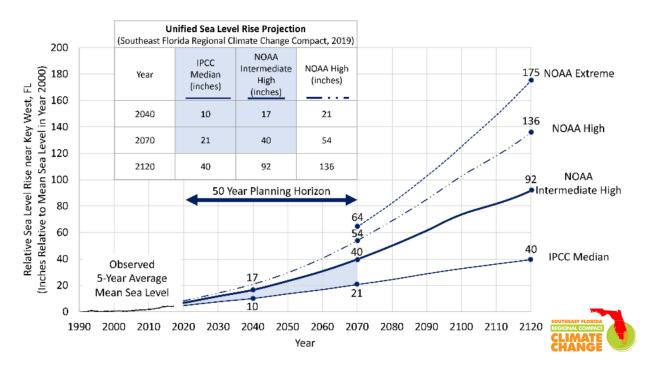


Figure 2-1 Unified Sea Level Rise Projection (Southeast Florida Regional Climate Change Compact, 2019)

The Work Group recommends the use of the NOAA High curve, the NOAA Intermediate High curve, and the median of the IPCC Fifth Assessment Report (AR5) RCP 8.5 scenario (IPCC, 2013) as the basis for a Southeast Florida sea level rise projection for the 2040, 2070 and 2120 planning horizons. Since the Work Group's 2019 report, IPCC has released an updated Sixth Assessment Report (AR6) and NOAA has released an updated 2022 Global and Regional Sea Level Rise Scenarios for the United States. An Interagency Sea Level Rise Scenario Tool has been developed which incorporates the updates from these most recent IPCC and NOAA reports. The predicted sea level rise scenarios for Virginia Key, FL, the closest gauge to the Town of Surfside, are shown in Figure 2-2. The interagency tool projects sea level to rise 13 inches (1.12 feet) to 39 inches (3.28 feet) by 2070, which is lower than the Work group's 2019 projection.



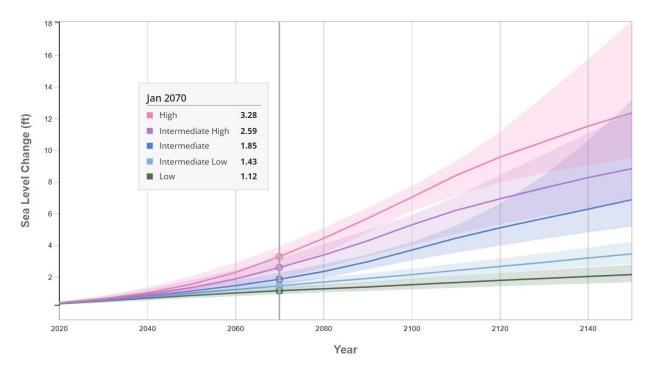


Figure 2-2 Interagency Sea Level Rise Projections for Virginia Key, Florida (NASA, 2023)

3 LOCAL MUNICIPAL SEAWALL ORDINANCES

Nova reviewed local municipal ordinances and design guidelines for the regulation of seawall heights for new seawall construction and repair of existing seawalls. Municipalities included the City of Fort Lauderdale, Broward County, the City of Miami, the City of Miami Beach, Miami-Dade County, and the City of Delray Beach.

In 2016, the City of Fort Lauderdale updated its seawall ordinance in response to flooding which occurred in 2015 during the seasonal King tides. The ordinance requires that the top surface of seawalls have a minimum elevation of 5.45 feet NGVD29 (3.9 feet NAVD88), and a maximum elevation of 6.55 feet NGVD29 (5.0 feet NAVD88) not exceeding the base flood elevation (BFE). The ordinance also encourages seawalls constructed lower than 5.0 feet NAVD88 to have the foundation designed to accommodate a future seawall height extension up to the minimum elevation of 5.0 feet NAVD88. Nancy Gassman, assistant public works director, explained that the maximum height is imposed to prevent stormwater runoff from flooding homes (Swanson, 2016).



In 2020, Broward County adopted Land Use Policy 2.21.7, the first countywide policy establishing tidal flood barrier infrastructure standards to mitigate high tide flooding associated with realized and additional sea level rise through the year 2070. The regional standard was informed by technical work undertaken with support from the U.S. Army Corps of Engineers (USACE) as part of the joint Broward County/USACE Flood Risk Management Study for Tidally Influenced Coastal Areas. The policy is based on the estimated rise of sea level to over two feet by 2070. The ordinance set a minimum elevation of 6.55 feet NGVD29 (5.0 feet NAVD88) for coastal infrastructure within tidally influenced areas. No maximum elevation was established.

In 2020, the City of Miami Commission adopted an ordinance requiring that the top elevation of new seawalls, bulkheads, living shorelines or other shoreline protection structures or elements fronting the Miami River or its tributaries must be constructed to a minimum elevation of 4.0 feet NAVD88, designed and constructed with the ability to be incrementally raised a minimum of two feet above their initial designed and constructed elevation to mitigate high tide flooding associated with realized and additional sea level rise through the year 2070. For all other tidally influenced areas or shoreline properties, seawalls must be constructed with a minimum top elevation of 6.0 feet NAVD88. No maximum elevation was established.

In 2021, the Miami Beach City Commission adopted an ordinance modeled after seawall ordinances adopted by Broward County and the City of Fort Lauderdale. Under the new ordinance, all new seawalls must be constructed to a minimum elevation of 5.7 feet NAVD88 or 4.0 feet NAVD88 if designed to support a future elevation of 5.7 feet NAVD88. This ordinance is based on the estimated increase in sea level of approximately 10 to 17 inches by 2040, 21 to 40 inches by 2070, and 40 to 92 inches by 2120. No maximum elevation was established.

Miami-Dade County currently has not adopted a seawall ordinance specifying minimum or maximum elevations.

In 2021, the City of Delray Beach also adopted a seawall height ordinance. The regulations require that the owners of new construction properties build seawalls with a minimum top elevation of 5.75 feet NGVD29 (4.2 feet NAVD88). If the seawall is built under 4.2 feet NAVD88, it must be designed such that it can be raised to meet the regulation. Delray Beach also enforces a maximum allowable seawall height. For properties in a floodplain with a BFE greater than or equal to 6.55 feet NGVD29 (5.0 feet NAVD88), the maximum seawall elevation is equal to the BFE of the property. For properties within floodplains that have a BFE equal to 5.55 feet NGVD29 (4.0 feet NAVD88), the maximum seawall elevation is 6.55 feet NGVD (5.0 feet NAVD88). For property's not in a floodplain (in Zone X), the maximum seawall height is at grade as determined by the City Code.



The minimum elevations of seawalls specified by local municipalities is shown in Table 3-1.

Table 3-1 Minimum Top of Seawall Elevations of Local Municipalities

Municipality	Minimum Top of Seawall Elevation (ft NGVD29)	Minimum Top of Seawall Elevation (ft NAVD88)	Maximum Top of Seawall Elevation (ft NGVD29)	Maximum Top of Seawall Elevation (ft NAVD88)
Town of Surfside	6.68	5.13	N/A	N/A
City of Fort Lauderdale	5.45	3.90	6.55 or BFE	5.00 or BFE
Broward County	6.55	5.00	N/A	N/A
City of Miami	7.55	6.00	N/A	N/A
City of Miami Beach	7.25	5.70	N/A	N/A
City of Delray Beach	5.75	4.20	6.55 or BFE	5.00 or BFE



4 RECOMMENDATIONS

The Town of Surfside contracted Nova Consulting, Inc. (Nova) to perform a desktop review of seawall heights to assist in developing allowable minimum and maximum top of seawall elevations to be implemented within the Town. Nova's review consisted of available current sea level rise projections and local municipal seawall ordinances and design guidelines.

Review of current sea level rise projections from the 2022 Interagency Sea Level Rise Scenario Tool revealed that sea level is projected to rise 13 to 39 inches by 2070 within southeast Florida. The City of Miami Beach utilizes the projections of 21 to 40 inches as recommended by the Work Groups 2019 report.

Sections 90-60.2(2)c and 90-63.4 of the current Town's Zoning Code require a seawall height of "five feet above mean low water". Mean low water is currently defined by NOAA as 0.13 feet NAVD88, meaning that the current minimum height for a seawall is 5.13 feet NAVD88 or 6.68 feet NGVD29. Using the Work Group's more conservative sea level projections of 21 to 40 inches as recommended for the 50-year planning horizon, the mean low water is expected to be 1.88 to 3.46 feet NAVD88 by 2070.

Considering the conservative boundary of this projection, exposure of the Town's barrier island setting, and accounting for recent extreme King Tide events of +3.0 feet (City of Delray Beach, 2018), 6.5 feet NAVD88 would be the recommended minimum height required to provide sufficient protection for the Town and extend the useful life of the seawalls through 2070. In areas surrounding the Town of Surfside, several municipalities have adopted similar ordinances with minimum top of seawall elevations ranging from 5.45 to 7.55 feet NGVD29 (3.90 to 6.00 feet NAVD88) consistent with the proposed recommended minimum seawall height.

In recent years, local municipalities have adopted two types of ordinances pertaining to seawalls: (1) Ordinance with minimum elevation requirements only, and (2) Ordinances with elevations and timeline requirements. The first option does not require repairs or replacement on a certain timeline, rather the private owner determines when to undergo the work. This option would be triggered when a private resident submits a permit application for a seawall improvement, or when improvements to the upland property exceed 50% of the existing value, or by a different trigger identified by the Town. The advantage of this method is that at some point in the future, there should be a higher level of protection from rising waters throughout the Town.

The second option the Town may elect is to adopt an ordinance with timeline requirements such as what has been implemented in the Cities of Fort Lauderdale and Delray Beach, which enforce code violations when a condition has been triggered. These



ordinances contain two provisions under which a property owner may receive a code violation: (1) failing to maintain a seawall in good repair and (2) requiring owners to prevent tidal waters entering their property from impacting other properties or the public right of way. In addition to this, seawalls that are newly permitted seawalls or undergoing significant repairs are required to meet the minimum elevation requirements. Requiring the prevention of tidal waters from impacting neighbors' property or the public right of way may encourage neighborhoods to improve seawalls without mandating a specific timeframe. This type of ordinance allows for steady systematic improvements to the seawall; however, a single storm surge event may result in widespread citations and subsequent challenges to the marine industry to assist homeowners in complying with the ordinance.

The ordinances adopted by the Cities of Fort Lauderdale and Delray Beach also include both minimum and maximum top of seawall elevation requirements. As stated previously, 8.05 feet NGVD29 (6.5 feet NAVD88) is recommended as a minimum elevation to maintain consistency with surrounding municipalities and provide adequate protection from King Tide events. Considering recent seawall permits approved within the Town for 5.71 to 8.35 ft NAVD88 (7.26 to 9.90 feet NGVD29), it may be necessary to implement a maximum height. Cities of Fort Lauderdale and Delray Beach enforce a maximum height of 6.55 feet NGVD29 not exceeding the BFE of the property to prevent flooding from stormwater runoff. Using the Town's BFE of 10 feet NGVD29 and projected 2070 sea level rise, a similar maximum height requirement could be implemented.

In conclusion, the recommended top of seawall elevations for the Town of Surfside are as follows:

- 1) A minimum top of seawall elevation of 8.05 feet NGVD29 (6.5 feet NAVD88), with an option to have the structural foundation to raise the wall an additional foot (to 7.5 ft NAVD88) in the future to provide an additional level of protection and extend the life of the seawall; and
- 2) A maximum top of seawall elevation of 10 feet NGVD29 (8.45 feet NAVD88), not exceeding the Base Flood Elevation.



5 REFERENCES

Broward County, Florida, Code of Ordinances § 39.

City of Delray Beach, Florida, Code of Ordinances § 7.

City of Delray Beach, 2018. City of Delray Beach Intracoastal Waterway Water Level & Infrastructure Vulnerability Study.

City of Fort Lauderdale, Florida, ULDR § 47.

City of Miami, Florida, Code of Ordinances § 54.

City of Miami Beach, Florida, Municipal Code § 54.

IPCC, 2014. Climate Change 2014: Impacts, Adaptation, and Vulnerability. Part A: Global and Sectoral Aspects. Contribution of Working Group II to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change [Field, C.B., V.R. Barros, D.J. Dokken, K.J. Mach, M.D. Mastrandrea, T.E. Bilir, M. Chatterjee, K.L. Ebi, Y.O. Estrada, R.C. Genova, B. Girma, E.S. Kissel, A.N. Levy, S. MacCracken, P.R. Mastrandrea, and L.L. White (eds.)]. Cambridge University Press, Cambridge, United Kingdom and New York, NY, USA, 1132 pp.

J. Swanson, 2018. Scientists Wary of Fort Lauderdale's Proposed Seawall Plan. New Times.

NASA: Sea Level Rise and Coastal Flood Hazard Scenarios and Tools Interagency Task Force. Interagency Sea Level Rise Scenario Tool. Accessed January 12, 2023 via https://sealevel.nasa.gov/task-force-scenario-tool.

Southeast Florida Regional Climate Change Compact Sea Level Rise Work Group (Compact), 2020. Unified Sea Level Rise Projection, Southeast Florida.

Sweet, W.V., Kopp, R.E., Weaver, C.P., Obeysekera, J., Horton, R.M., Thieler, E.R., & Zervas, C., 2017. Global and Regional Sea Level Rise Scenarios for the United States. NOAA Technical report NOS CO-OPS 083, Silver Spring, Md., 75 p.

ORDINANCE NO. 2023-

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING SECTIONS 90-60 "CONSTRUCTION NEXT TO SEA WALLS" AND 90-63 "MISCELLANEOUS ELEVATIONS FOR SEA WALLS, AND GROINS" OF CHAPTER 90, "ZONING," OF THE TOWN CODE TO MODIFY THE MINIMUM ELEVATION OF SEA WALLS AND ESTABLISH OTHER CRITERIA; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, sea walls are built to protect areas of human habitation along the coast against tides, waves and sea level rise; and

WHEREAS, Section 90-60.2(2)(c) of the Town Code provides for a minimum elevation for a sea wall or other shore protection work to plus five feet above mean low water; and

WHEREAS, Section 90-63.4 of the Town Code sets a maximum elevation for the top of a sea wall at plus five feet above mean low water; and

WHEREAS, together these two provisions provide for a uniform sea wall height of plus five feet above mean low water; and

WHEREAS, current sea level rise projections from the 2022 Interagency Sea Level Rise Scenario tool revealed that sea level is projected to rise 13 to 39 inches by 2070, and

WHEREAS, a seawall built at present is predicted to have a life span of 40 to 50 years, and

WHEREAS, at its January 10th, 2023 Special Meeting, the Town Commission approved and directed Town staff to prepare an amendment to the Town Code to increase the minimum seawall elevation; and

WHEREAS, despite the benefits of increased sea wall elevation, excessive elevation of seawalls can cause flooding from stormwater runoff to adjacent properties, and

WHEREAS, the Town Commission finds that it is appropriate and beneficial to increase the minimum elevation of sea walls while at the same time limiting the maximum height, as well as establish other criteria for sea walls regarding elevation, design to account for future sea level rise and applicability; and

WHEREAS, at first reading of this Ordinance at the February 14, 2023 Town Commission meeting, held with due public notice and input, the Town Commission approved this Ordinance with changes; and

WHEREAS, the Planning and Zoning Board, as the local planning agency for the Town, held its hearing on the proposed amendment on _____, with due public notice and input, and recommended _____ of the Ordinance; and

WHEREAS, the Town Commission conducted a second duly noticed public hearing on these regulations as required by law on _____ and further finds the proposed changes to the Code are necessary and in the best interest of the community.

WHEREAS, the Town Commission finds that amending Sections 90-60.2(2)(c) and 90-63.4 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

50

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

Section 1. Recitals Adopted. 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 Sections 90-60.2(2)(c) and 90-63.4 of Chapter 90, "Zoning", as follows:

Chapter 90 - Zoning

Article V. – Design Standards

Sec. 90-60. - Construction adjacent to bulkhead lines.

90-60.2 Indian Creek bulkhead lines are established in Section 14-101 and the following regulations shall control construction adjacent thereto:

(2) General limitations.

c. No permit shall be issued for the construction of a bulkhead, seawall or other shore protection work, unless the plans and specifications of the bulkhead, seawall or other shore protection work show that the bulkhead, seawall or other shore protection work is so located as not to extend outward beyond the Indian Creek bulkhead line as heretofore established, and shall show that the bulkhead, seawall or other shore protection work will be constructed of pre-cast concrete slab or reinforced concrete and shall have an minimum elevation equal to or greater than of not less than the base flood elevation as set forth in the applicable Flood Insurance Rate Map (FIRM) maintained by the Federal Emergency Management Agency (FEMA) +6.5 NAVD88 plus five feet above mean low water, U.S. Engineering Department Biscayne Bay Datum, and shall be of sufficient depth below mean low water to ensure the retention of all fill or soil on the landward side thereof, and of sufficient weight and strength to withstand hurricanes, windstorms and high tide waters and waves incident thereto.

Sec. 90-63. - Miscellaneous elevations for seawalls, and groins.

Sec. 90-63.4. The minimum elevation of the top of all seawalls fronting on the waters of Biscayne Bay, Indian Creek and Point Lake shall be a minimum equal to or greater than the base flood elevation as set forth in the applicable Flood Insurance Rate Map (FIRM) maintained by the Federal Emergency Management Agency (FEMA) +6.5

NAVD88 plus five feet above mean low water. and shall be in compliance with the following criteria:

- (a) <u>Maximum Elevation. The maximum elevation of a sea wall shall not exceed the Town's minimum Design Base</u> Flood Elevation (BFE DFE) (approximately +8.5 NAVD as of the date of this ordinance);
- (b) <u>Design to Account for Future Sea Level Rise. A sea wall shall be</u>
 <u>structurally designed and constructed to allow for the addition of at least two (2) feet of additional elevation to address projected increases in sea level rise; and</u>
- (c) Applicability. The provisions of this section shall apply to (i) any sea wall newly constructed; (ii) any existing sea wall that undergoes repairs or renovations that affect more than 50% of the lineal feet of the sea wall; (iii) and/or the construction of a new home; and/or (iv) repairs or an existing home with renovations to an existing home that exceed of more than 50% of the home's its fair market value.

<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 re-lettered 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> The on second reading.	is ordinance sl	hall become effective	e upon adoption
PASSED on first reading this	day of	, 2023.	
PASSED and ADOPTED on sec	cond reading th	is day of	, 2023.
First Reading:			
Motion by:	<u> </u>		
Second by:	_		
Second and Final Reading:			
Motion by:	_		
Second by:	<u> </u>		
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: February 23, 2023

Subject: 9564 Harding Avenue - Wall Sign

Suggested Action: If the Planning and Zoning Board determines that the design of the sign is appropriate, Staff recommends approval with the following conditions:

- The distance from the wall to the edge of the sign is no more than 5-feet
- The letters on the sign are no more than 6-inches high
- There is a minimum clearance of 8 feet from the sidewalk.
- The sign is not illuminated.

Background: This is an application for a projecting sign attached to the underside of a structural overhang at 9564 Harding Avenue. The maximum allowable size for this type of sign is 8 SF. This sign is two sided, with each side having a dimension of 4-feet by 1-foot. This complies with the maximum size standard. However, several measurements are missing from the plans and must be added in order to determine if the proposed sign is in compliance with the Zoning Code. The sign may not extend more than 5 feet from the wall face of the subject property. The sign letters may not be more than 6-inches in height.

Governing Code:

Sec. 90-73 (a)(3) *Projecting sign*. Projecting signs on either the ground level or upper floors shall not be permitted for upper floor tenants. The maximum sign area for projecting signs shall be eight square feet. The maximum lettering height shall be six inches unless otherwise integrated into a creative graphic design as approved by the design review board. Signs shall not project more than five feet from any main building wall nor shall they be mounted above ground level tenant space. Encroachment into the right-of-way including sidewalks shall only be permitted where it can be demonstrated that there is a minimum vertical clearance of eight feet. Decorative bracket treatments are encouraged. Projecting signs shall not have electric lights, attached electric fixtures, or any manner of illumination.

9564 Harding Avenue Agenda Packet.pdf



DRB Meeting	/ 20
Application / Plans Due	/ 20

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

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

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

PROJECT INFORMATIO	<u>N</u>			
OWNER'S NAME	9564 HARDING INVESTMENT LLC			
PHONE / FAX	305-403-9200			
AGENT'S NAME	Meri Brewster			
ADDRESS	660 NW 85 St Rd, Miami, FL 33150			
PHONE / FAX	305-215-4111			
PROPERTY ADDRESS	9564 HARDING AVENUE			
ZONING CATEGORY	B-1			
DESCRIPTION OF	NON ILLUMINATED UNDER CANOPY SIGN			
PROPOSED WORK				
INTERNAL USE ONLY				
Date Submitted	Project Number <u>-3-3378</u>			
Report Completed	Date			
Fee Paid	\$			
ZONING STANDARDS	Required Provided			
Sign Area (if applicable)				
Awning Size (if applicable)				
Fence Height (if applicable)				
Wall Height (if applicable)				
Dare Kowson 12/27/20 My 1/2 1/12				
SIGNATURE OF OWNER	DATE SIGNATURE OF AGENT DATE			

Town of Surfside - Multi-Family and Non-Residential Design Review Application



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

PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

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

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

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

Please advise the name of the Representati	ive who will attend the hearing on behalf of this application:
Meri Brewster	1/17/23
NAME OF REPRESENTATIVE	DATE



DESIGN CALCULATIONS

FOR

THE AGENCY WALL-MOUNTED SIGNS

9564 Harding Ave - Surfside

GENERAL NOTES:

- Design is in accordance with the Florida Building Code 7th Edition (2020) for use within and outside the High Velocity Hurricane Zone (HVHZ).
- 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.
- 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.
- 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	<u>:</u>
Pg 1	Cover
Pg 2	Wind Loads
Pg 3	Anchor Design
Pg 4	Primary Support(s)

Engineer's signature and seal valid for pages 1 through 4

Jan 23 2023

Christian Langley PE # 67382

Easy Seals Cert Auth # 31124





ASCE 7-16 Design Wind Loads

WALL-MOUNTED SIGNS

Building Specs

V = 175 mph Basic wind speed (Vult)

Exposure D

s inpit busic tenta speca (van

ASD Load Combo Coeff: 0.6

Calculations

 α = 11.5 3-sec gust speed power law exponent Kd = 0.85 Directionality factor z_g = 700' Nominal ht. of atmos. boundary layer Kzt = 1.0 Topographic factor Gcpi = 0 Internal pressure coeff Ke = 1.0 Ground elevation factor

A = 10 sq ft Tributary area

175 mph - Exp "D" WALL-MOUNTED SIGNS						
SIGN HEIGHT	1	PRESSURES CORNER (Zone 5)	Kh = Kz	q _z	GCp (4)	GCp (5)
15 ft	45.3 psf	57.7 psf	1.03	41.2	-1.10	-1.40
20 ft	47.6 psf	60.6 psf	1.08	43.3	-1.10	-1.40
25 ft	49.5 psf	63.0 psf	1.13	45.0	-1.10	-1.40
30 ft	51.1 psf	65.1 psf	1.16	46.5	-1.10	-1.40
35 ft	52.5 psf	66.8 psf	1.19	47.7	-1.10	-1.40
40 ft	53.7 psf	68.4 psf	1.22	48.9	-1.10	-1.40
45 ft	54.9 psf	69.8 psf	1.25	49.9	-1.10	-1.40
50 ft	55.9 psf	71.1 psf	1.27	50.8	-1.10	-1.40
55 ft	56.8 psf	72.3 psf	1.29	51.6	-1.10	-1.40
60 ft	57.7 psf	73.4 psf	1.31	52.4	-1.10	-1.40
70 ft	48.5 psf	96.9 psf	1.35	53.8	-0.90	-1.80
80 ft	49.6 psf	99.2 psf	1.38	55.1	-0.90	-1.80
90 ft	50.6 psf	101.3 psf	1.41	56.3	-0.90	-1.80
100 ft	51.6 psf	103.1 psf	1.43	57.3	-0.90	-1.80
110 ft	52.4 psf	104.9 psf	1.46	58.3	-0.90	-1.80
120 ft	53.2 psf	106.5 psf	1.48	59.1	-0.90	-1.80
130 ft	54.0 psf	107.9 psf	1.50	60.0	-0.90	-1.80
140 ft	54.7 psf	109.3 psf	1.52	60.7	-0.90	-1.80
150 ft	55.3 psf	110.7 psf	1.54	61.5	-0.90	-1.80
175 ft	56.8 psf	113.7 psf	1.58	63.2	-0.90	-1.80
200 ft	58.2 psf	116.3 psf	1.62	64.6	-0.90	-1.80
250 ft	60.5 psf	120.9 psf	1.68	67.2	-0.90	-1.80



Wall Sign with Eccentric Loading

Structure Dimensions & Loading

Design wind pressure: P = 65.1 psf

Sign type: Cabinet

Sign size: A = 4.0 sqft (trib, each support)

Eccentricity: e = 6.0 inches (vert, lever point to load centerline)

Anchor lever arm: a = 8.0 inches (lever point to anchor centerline)

Wall material: Concrete (f'c = 3,000 psi min)

Anchor type/size: 1/4" Tapcon

Ref: ITW Tapcon, catalog
Min Embedment: 1.75"

Min edge dist: 3" Min Spacing: 4"

Eccentric Wind Load & Tensile Dead Load

Sign Weight: D = 5 psf

Dt = 20 lb ... = D*A (trib each support)

Total tension reaction: Rt = 215 lb ... = P*A*e/a + Dt (each support)

No. of anchors req'd: n = 0.4 total anchors ... = Rt/cap

Total anchors required: 1 total anchors balanced at each support

OK, use (4) pairs = (8) anchors total.



ALUMINUM DESIGN MANUAL (2005 EDITION)

Specifications for Aluminum Structures (Buildings)

Design Check of 1.5"x1.5"x0.188"/0.188" 6061-T6 Aluminum Angle

	Alloy:	6061	Temper:	Т6	Welded:	Y	
SECTIO	ON PROPE	RTIES					
***************************************		b	1.500"	Flange width	1		
		tb	0.188"	Flange thickr	ness		<u> </u>
		h	1.500"	Web height			kh
		th	0.188"	Web thickne	ss		7 5
		lx	0.11 in^4	Moment of I	nertia about axis	parallel to f	lange
		ly	0.11 in^4	Moment of I	nertia about axis	parallel to v	web
		Sc	0.10 in^3	Section mod	ulus, compressio	n side (aboບ	ıt X-axis)
		rx	0.46 in	Radius of gyr	ation about cent	roidal axis p	araliel to flange
		ry	0.46 in	Radius of gyr	ation about cent	roidal axis p	arallel to web
		J	0.0062 in^4	Torsion cons	tant		
		Α	0.53 in^2	Cross section	nal area of memb	er	

MATERIAL PROPERTIES

M 482-782, WWY YORK (1008-782)	ANTERPORTE CONTROL CON	re
Ftu	24 ksi	Tensile ultimate strength
Fty	15 ksi	Tensile yield strength
Fcy	15 ksi	Compressive yield strength
Fsu	15 ksi	Shear ultimate strength
Ε	10.100 ksi	Compressive Modulus of Elasticity

ALLOWABLE S	TRESSES	
Fb =	5.19 ksi	Allowable bending stress
Fac =	4.63 ksi	Allowable axial stress, compression

MEMBER LOADING

Design wind pressure:	P =	65.1	psf	End Supports: Cantiliever
Sign area:	A1 =	1.0	sq ft	trib area for each member (e.g. sign+post)
Eccentricity of applied force:	e1 =	0.5	ft	dist to area centroid (weighted avg h1,h2)

Bending Moments

Mz	0.03 kip-ft	Bending momemt developed in member	Ma = 0.05 kip-ft	
fb =	3.74 ksi	Bending stress developed in member		
Fb =	5.19 ksi	Allowable bending stress of member	fb < Fb	ОК

TYPE: Non Illuminated Blade Sign

No. 67382

*
STATE OF

EXISTING SIGN

18′

11"D 48"W 12"H

THEAGENCY

EAST ELEVATION



P-1

THE DESIGN CONTENT MATERIAL ATTACHED IS THE SOLE PROPERTY OF ORION VISUAL, INC. THE DESIGN MATERIAL MAY NOT BE USED WITHOUT EXPRESSED WRITTEN CONSENT OF ORION VISUAL, INC.

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PRODUCTION WILL BEGIN ONCE THE PROOF HAS BEEN APPROVED. WE ARE NOT RESPONSIBLE FOR UNDETECTED ERRORS IN APPROVED PROOFS. ALL CUSTOM ORDERS ARE FINAL AND NON-RETURNABLE. CLIENT ACKNOWLEDGES RESPONSIBILITY WHEN SIGNING.

		QC	
DATE CREATED:		_	
SALES REP:	MIKE Q		
SURVEYED BY:	ELIER		_
TEMPLATE BY:	N/A		
DESIGNED BY:	CLIENT		
PROOF BY:	EV		

PROJECT: THE AGENCY - NON ILLUMINATED BLADE SIGN REVISIONS

ADDRESS: 9564 HARDING AVE. SURFSIDE FL 33154

Print:
Signature:
Signature:



⊣ 63

Revisions

- 1. 3/16" thk. Clear Plex with graphic vinyl Front and Back
- 2. Aluminum Moulding 1 ½" x 1 ½"x 0.063"
- 3. Welded Aluminum angle frame 1 ½" x 1 ½" x 3/16" (6061-T6)
- 4. 0.063"thk. aluminum covers cladded to structure, Top, Bottom and Sides
- 5. 1/4" TAPCONS x 1.75" EMBED TO CONCRETE: (8) TOTAL IN PAIRS AT MIN 8" O.C.

S-1

S/ONAL >

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DATE CREATED:	10/14/22	QC	
	MIKE Q		
SURVEYED BY:	ELIER		_
TEMPLATE BY:	N/A	_	
DESIGNED BY:	CLIENT		
PROOF BY:	EV		

PROJECT:	THE AGENCY - NON ILLUMINATED BLADE SIGN		REVISIONS
ADDRESS:	9564 HARDING AVE. SURFSIDE FL 33154	<u> </u>	<u> </u>
	Print:	<u> </u>	<u> </u>
Approve	Signature:	<u>3</u>	<u> </u>
	ns Date:	<u> </u>	<u> </u>

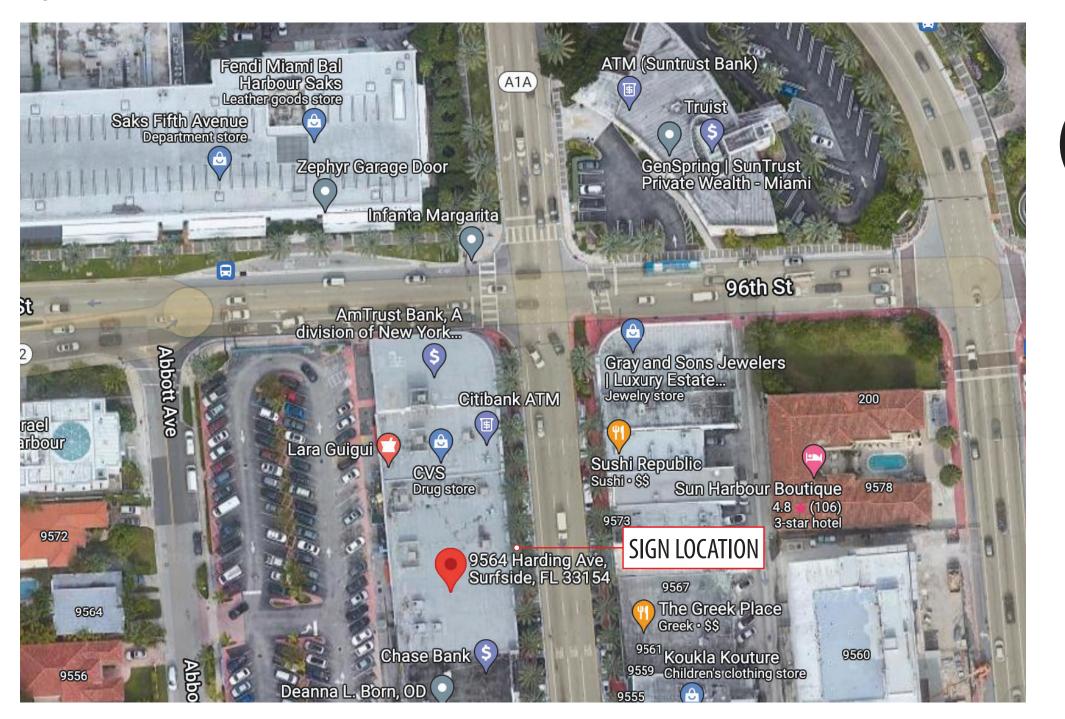


ASCE

Sign Height = 30 ft max
 Kzt=1.0, Kd=0.85, G=0.85

• 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 electrical review has been performed and no certification of such is intended. • Structural design meets requirements of ACI 318-14, AISC 360-16, ADM1-15, & NDS-18 **Notes:** as applicable. • Steel components shall be coated, painted, or otherwise protected against corrosion per FBC Sec 2203.2/2222.6. • Alumn components in contact with steel or embedded in concrete shall be painted or protected as prescribed in ADM1-15(1a), or plastic/neoprene spacers provided. • All exposed fasteners shall be S.S. or have a protective coating for corrosion protection. • All welding shall comply with AWS requirements. • Steel welds: E70xx electrodes. • Alumninum welds: 4043 filler alloy. • Alum extrusions: 6063-76 or stronger, U.N.C.

TYPE: Non Illuminated Blade Sign



No. 6738

S/ONAL >

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DATE CREATED:	10/14/22	QC	
	MIKE Q		
SURVEYED BY:			⊢
ΓΕΜΡLΑΤΕ ΒΥ:	N/A		
DESIGNED BY:	CLIENT		
PROOF BY:	EV		

PROJECT:	THE AGENCY - NON ILLUMINATED BLADE SIGN	REVISIONS
ADDRESS:	9564 HARDING AVE. SURFSIDE FL 33154	<u>A</u> <u>A</u>
	Print:	<u>A</u> <u>A</u>
Approve	Signature:	<u>A</u>



Revisions

Date:



MEMORANDUM

ITEM NO. 5.B

To: Planning & Zoning Board

From: Town Planner Judith Frankel

Date: February 23, 2023

Subject: 516 Surfside Blvd. - Fence and Gate

Suggested Action: As proposed the gate is 72 inches in height, which is the maximum allowed for rear yard fences. If the fence and gate are determined by the Planning and Zoning Board to be consistent with the existing conditions of the property, design approval is recommended.

Background: This is an application for an after-the-fact design approval for a small section of fence and gate at the functional rear of the property. The previous gate at the same location was cited by Code Compliance in December 2020 as it failed to properly latch and posed a safety hazard. All pools are required to have a 48-inch barrier with a self-latching gate closure. The homeowner removed the broken gate (Fig. 1, Attachment A) and replaced in with the present fence and gate (Fig.2, Attachment A). This work was done without a permit and Code Compliance again cited the property in May of 2022.

In June of 2022, the Consulting Town Planner reviewed the new fence and gate and determined that they did not match the existing exterior wall. At that time, the applicant was advised to paint the structure white to bring the fence and gate into compliance. Town Staff discussed the issue on several occasions with the homeowner and their representative. The homeowner does not wish to paint the fence or gate white. They prefer the natural red cedar teak color it is at present. In order to deviate from Staff determination, Planning and Zoning Board approval for the design is required. Additional property images are shown in Attachment A.

Attachment A: Site Condition Images

516 Surfside Blvd Agenda Packet.pdf

516 Surfside Boulevard Site Conditions



Figure 1. Site Condition December 2022

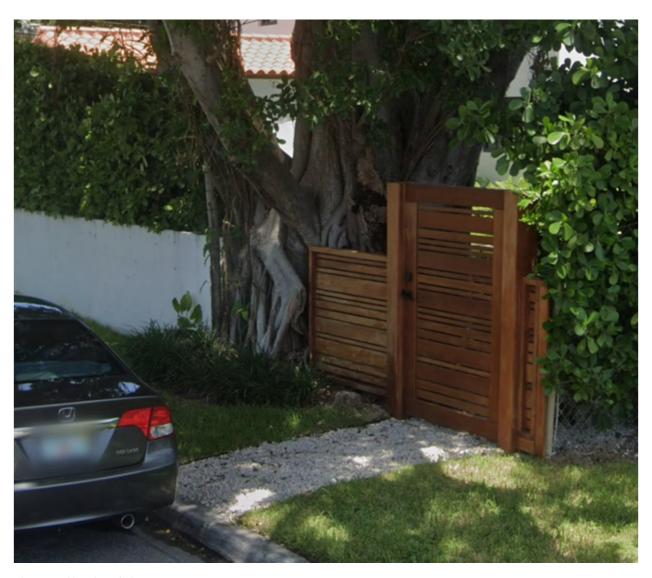


Figure 2 Site Conditions August 2022



Figure 3 Site Conditions August 2022 Carlyle view



Figure 4 516 Surfside Blvd. Front View



Pre-Application Mtg.	12 <u>/</u> 20 <u>/</u> 20 <u>22</u>
Application / Plans Due	<u>1</u> / <u>30</u> / 20 <u>23</u>

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

A complete submittal includes all documents on the "Single-Family and Two-Family Site Plan Application Submission Checklist" 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. A pre-application meeting with the Town Planner is required prior to submitting this application. Town Planner, Judith Frankel jfrankel @townofsurfsidefl.gov

PROJECT INFORMATION	1 ALL INFORMATION IS REQUIRED		
PROPERTY ADDRESS: 516 Surfside Boulevard Surfside, Florida 33054		fside, Florida 33054	
OWNER'S NAME:	Moshe and Jana Banin		
	(646) 853-2310 Email: mosherbanin@gmail.com		
AGENT'S NAME:	Rachel A. Streitfeld, Esq.		
ADDRESS:	1455 North Treasure Drive, Suite 70 North Bay Village, Florida 33141		
PHONE:	(954) 290-8600	Email: rachel@brightsidelegalfl.com	
ZONING CATEGORY:	H30B		
DESCRIPTION OF	After-the-fact design approval	of new gate at rear yard: 6 feet high gate of Western	
	red cedar in teak to replace		
	<u> </u>		
Application Meeting Date:	December 20, 2022		
	December 20, 2022		
INTERNAL USE ONLY			
Date Submitted		Project Number	
Report Completed		Date	
Fee Paid	\$		
ZONING STANDARDS	Required	Provided	
Plot Size			
Setbacks (F/R/S)			
Lot Coverage			
Height			
Pervious Area			
	1/29127/	1 129.2:	

SIGNATURE OF OWNER

DATE

SIGNATURE OF AGENT

DATE

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



BUILDING DEPARTMENT 9293 HARDING AVE • SURFSIDE, FL 33154 PHONE (305) 861-4863

buildingapp@townofsurfsidefl.gov

PROPERTY OWNER'S AUTHORIZED AGENT FORM

I Moshe Banin as owner of 516 Surfside Boulevard do hereby authorize (print name of owner) (property address)
(print name of owner) (property address)
Rachel A. Streitfeld, Esq. to act as my Authorized Agent in submitting/revising building permit
(name of authorized agent) applications to and receiving building permits issued by the Town of Surfside.
I hereby certify that I am the owner of record of the above referenced property and I am responsible for the permit
applications submitted by my authorized agent named herein. I further understand this authorization will continue
into time until withdrawn by me in writing to the Town of Surfside.
The Owner's signature is to be notarized.
Moshe Banin
Owner printed name
Owner's Signature Date:
State of Florida County of Miami-Dade
The foregoing instrument was acknowledged before me this
by Mosle Beain who is personally known to me or has provided the
following identification
PS C Z 1-29-23
Notary Public's Signature Date:
BRENTA. LEVISON





TOWN OF SURFSIDE SINGLE-FAMILY and TWO-FAMILY 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.

Zoning compliant 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 or non-compliant plans and applications will not be processed. Please note that some applications require public notice (incl. new homes and substantial additions). Note the application will not be scheduled unless a complete application, including the Submission Checklist, and plans that meet all zoning requirements is submitted 30 days before the meeting.

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.

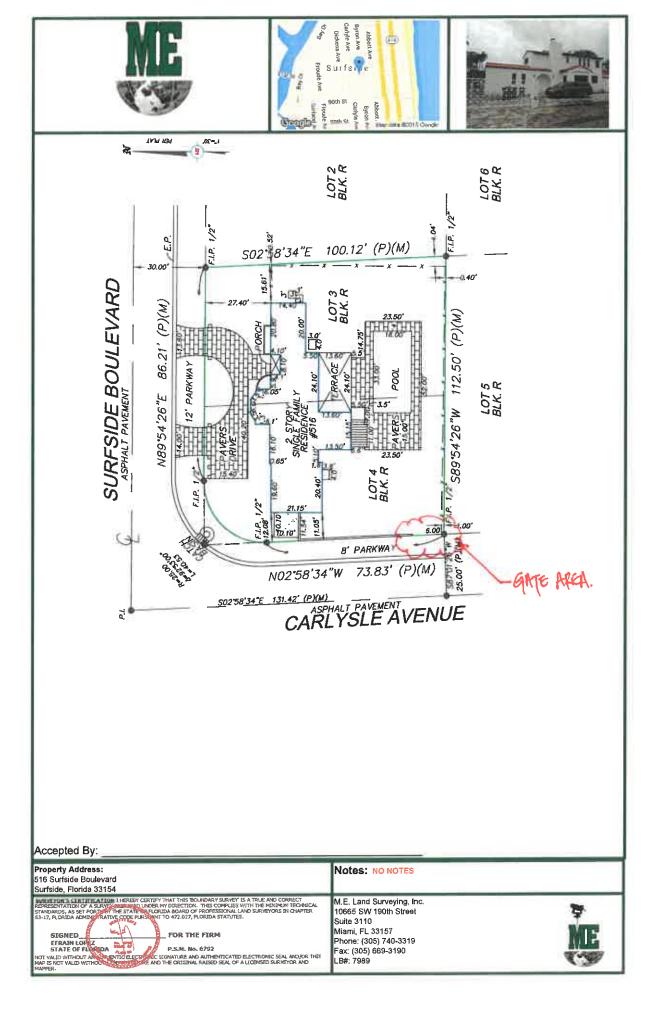
Signature of Agent or Owner

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

Moshe Banin

Jan. 28, 2023

Name of Owner



Survey #.B-12698 Client File #: BANIN Page 1 of 2 Not valid without all pages 74

Moshe Banin 516 Surfside Blvd Surfside, Florida 33154

June 8, 2022

Town of Surfside Building Department 9293 Harding Avenue Surfside, Florida 33154

To Whom it May Concern:

I am the owner of the residence at 516 Surfside Blvd, Surfside, Florida 33154. On December 28, 2020, we received a Code Violation Notice, Case Number 200823, with regard to a door leading to pool not self latching – see photo below from Google Street View taken around the same time.



Street View on Carlyle Avenue December 2020

Upon receiving the Violation Notice, we immediately contacted the Code Compliance Officer to discuss the issue, what was needed and that we would address in a timely manner. After making a temporary repair to lock the gate, we ultimately decided that the gate was in need of replacement for as permanent solution. Given there was an existing gate, we did not know that a permit was required to replace the gate.

On May 24, 2022, we received a subsequent Code Violation Notice for replacing the gate. In order to comply, we are requesting an as-built / after the fact permit for the gate replacement seen below. Note the gate is 45" wide x 72" high and the adjacent barrier fence material is 50" high. The gate is installed with 2 – 4"x6" wood posts set in concrete 24' deep. The gate has self closing hinges as well as a dead bolt that is kept locked.



Street View on Carlyle Avenue June 2022

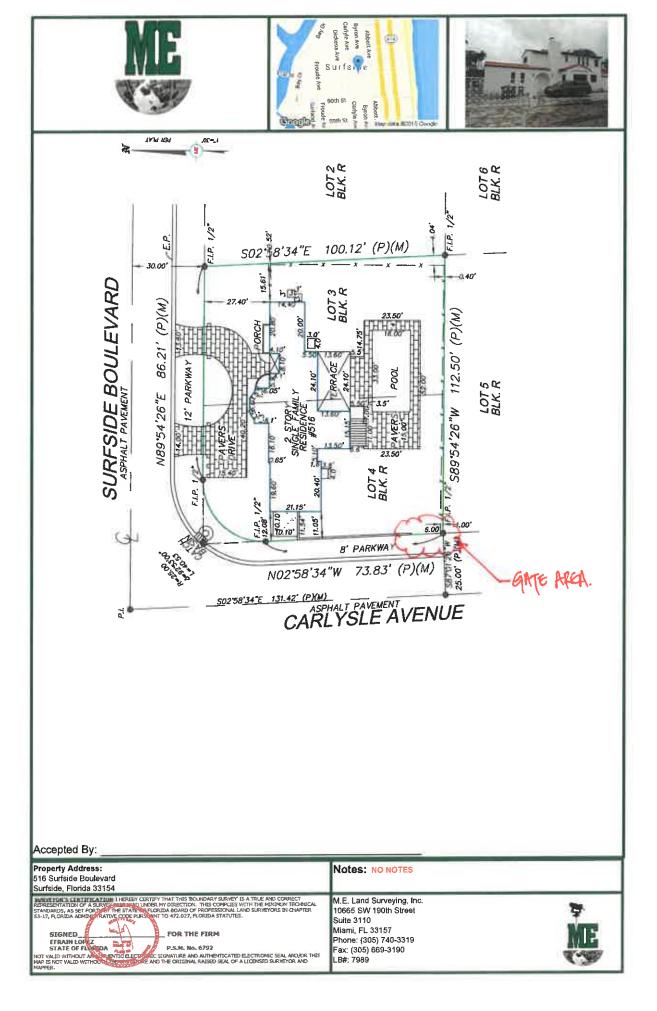




Vertical Posts set in 24" concrete



Top of Post – 4"x6"



Survey #.B-12698 Client File #: BANIN Page 1 of 2 Not valid without all pages 78









MEMORANDUM

ITEM NO. 5.C

To: Planning & Zoning Board

From: Judith Frankel, Town Planner

Date: February 23, 2023

Subject: 1404 Biscaya Drive - Front Yard Gates

Suggested Action: Staff finds that the gates as proposed meet the Zoning Code. If the Planning and Zoning Board determines the design is appropriate, approval is recommended.

Background: This is an application to remove 2 existing non-conforming gates and replace them with 2 new aluminum gates with horizontal pickets. Images of the existing and proposed designs have been provided.

Governing Code:

Sec. 90-56.4 All wall and fence surfaces above two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent. The subject property is 92 feet wide, which allows for a maximum fence/gate of 5 feet in height.

Sec. 90-56.2 A fence or ornamental wall may be placed within the front yard of primary yard if granted design review approval by the planning and zoning board.

The gates as proposed are black aluminum, 5 feet high and have 2-inch pickets with 2-inch gaps.

1404 Biscaya Drive gate agenda packet.pdf



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.	168
PERMIT NO.	

BUILDING PERMIT APPLICATION

2020 FLORIDA BUILDING CODE IN EFFECT

PERMIT TYPE: (Check one)	Structu	ral	☐ Mecha	anical 🔲 E	lectrical [] Plumbing	Other 6	ATE Roof
JOB ADDRESS:	1404 9	315	cay	a Dru	u			
OWNER'S NAME:	Chris	stin	1 び	·Tap	lin			
OWNER'S ADDRES	s: 140	4 [2 is a	caya	Drive			
CITY: Suls	ide		PHONE#	305.2	05.677	FAX#	786.53	36.7512
FEE SIMPLE TITLE	HOLDER'S	NAME:		Al	DDRESS:			
CONTACT PERSON	: Cric	Ket	Tapl	in Ph	HONE# 30	5.205	7.6773	
EMAIL ADDRESS:	Cric	keti	tapli	-Qan	ul. Com			*
CONTRACTOR:	ALe	XF	CNC	einc		. 3	it.	
MAIL ADDRESS:	102	w	38	ST				
CITY: Hialed	×h		STATE	F.C	7 %	ZIP COD	E: 330	7
PHONE # 7/251	-70C	54	FAX#	/	<i>v</i>		_	ceincal
CERT COMPETENC		SOO			STATE REGIS			
LOT 7	ВЬОСК						FD USF: Sil	oble Family
FOLIO NUMBER: 14	·							MOD REV
NO. OF STORIES	120 1002	OFFIC		FAMILIES		DROOMS:	BAT	
TYPE OF WORK:	ADD 🗌	NEV	v 🗆	ALTER 🗌	REPAIR	RE	PLACE 🔀	OTHER 🗌
VALUE OF WORK: Trades): \$7,890	(Total all				SQ. FT: (TOT	AL)	LINEAR	EET
DESCRIBE Remove old gate. Install 2 new aluminum gates.								
ARCHITECT/ENGINEER'S NAME								
ADDRESS:				,		Т		
PHONE#			FAX#			EMAIL		
MORTGAGE LENDER NAME:								

MO	RT	GA	GE	LEN	DER'S	ADE	DRESS:
----	----	----	----	-----	-------	-----	--------

Initial this Page:___

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.

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.						
may be found in the public records of the county, and there may	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 NO PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPIRECORDED AND POSTED ON THE JOB SITE BEFORE THE FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY NOTICE OF COMMENCMENT.	ERTY. A NOTICE OF COMMENCEMENT MUST BE HE FIRST INSPECTION. IF YOU INTEND TO OBTAIN					
CONTRACTOR: ALEXIS BOYTEGO	OWNER: (Print Name): Christine Taple					
SIGNATURE Bonego	SIGNATURE: hsishin Toplin STATE OF FLORIDA					
COUNTY OF Sworn to (or affirmed) and subscribed before me	Sworn to (or affirmed) and subscribed before me					
this 11 day of AU , 20 23 by	this 23th day of NONEMBER, 20 22 by Christine Taplin					
NOTARY:	NOTARY:					
YOSVANY HERRANS SEAL: MY COMMISSION # GG 354870 EXPIRES: November 14, 2023 Bonded Thru Notary Public Underwriters	SEAL: MONIKA PFEIFFER Notary Public, State of Florida Commission# GG 935752					
OR Produced Identification	Personally known My comm. expires Dec. 01, 2023 OR Produced Identification					
Type of Identification Produced FL, DL	Type of Identification Produced FCDL					
Type of Identification Produced	Type of Identification Froduced 1015C					
The Permit is not valid until signed by an authorized representati fees are paid.	ve of the TOWN OF SURFSIDE BUILDING DEPT. and all					
ACCEPTED BY	AUTHORIZED BY					

2



Notice to Permit Applicants:

- 1. Applications requiring structural review will be forwarded to a Professional Engineer/Miami-Dade Structural Plans Examiner. The engineer fee is \$100 per hour and the fee will be due and payable at the time of permit issuance. This is applicable to the structural portion of the review only.
- 2. If the work exceeds \$2500 (or heating/air conditioning repair/replacement of \$7500 or more) a certified copy of the recorded Notice of Commencement must be filed with the Building Department. Receipt of the notice will not affect the issuance of the permit but inspections may not be performed until and unless a certified copy of the recorded notice has been provided.

For additional information regarding the Notice of Commencement, please see Florida Statutes Chapter 713 Part One.

Name of	Permit A	pplicant (owner	or contr	actor)
06		'	1221	•	,

Signature of Permit Applicant

Christin Taplin

Date

11.23.22



Sec. 14-30. BOND REQUIRED OF PERMIT APPLICANTS.

Prior to the issuance of any permit provided in this article, a cash or surety bond shall be deposited by the applicant for a permit with the town clerk as a guarantee that all town property damaged by the applicant or any contractor, materials suppliers or subcontractors under his supervision will be repaired to its original condition, and that the premises will be properly cleaned up and left in a sightly condition after the work has been completed.

The town manager, at his sole discretion, may require or waive the requirement of such bond; provided, however, that the amount of such bond shall not exceed five percent of the cost of the construction or demolition except that on work under \$10,000.00 in cost, a bond of up to \$500.00 may be required.

On application, any cash bond shall be refunded, or surety bond returned, when final inspection by the building inspector certifies that the conditions of the bond have been complied with; otherwise, as much of the principal amount of the bond as may be necessary shall be retained by the town and used to defray the expenses of cleaning up the premises or for repairs to damaged town property, which shall be done by the town.

In any event, if application for refund of a cash bond is not made within six months of the date of the final building inspection, the bond will be forfeited to the town. (Code 1960, § 6-7)

EDITED BY THE BUILDING OFFICIAL FOR CLARIFICATION

Bonds are required for the following types of projects:

- Roofing
- Driveways
- Concrete restoration
- Additions

- Remodeling
- Alterations
- Demolitions

- As deemed required by the Building Official-



TOWN of SUFSIDE Building Department

Checklist for Flood Damage Control Review

This checklist must be attached to all Permit Applications for all New Construction and improvements, Renovations, Modifications, Remodels, and/or Additions to all Residential and Commercial Properties.

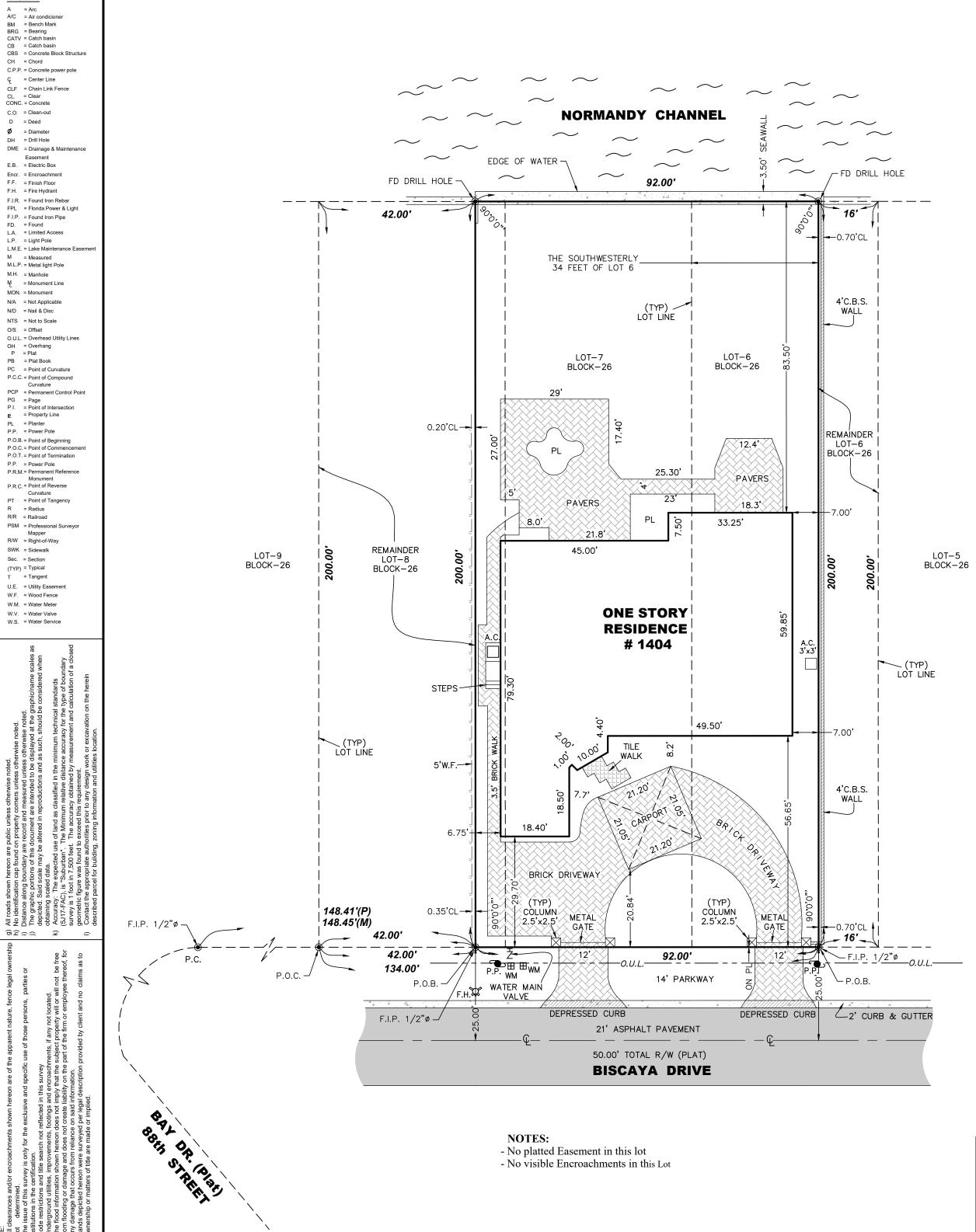
Project Name:	Christ	ine Taplin				
Project Address:	1404	Biscaya	Drive,	Surfside,	FL 33154	1
Permit Number: _	A					

REQUIRED DOCUMENTS

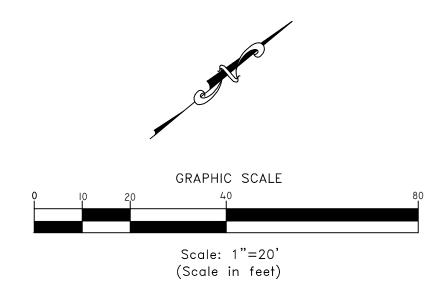
Must Be Submitted At Time of Permit Application

Building Elevation

- 1. Flood Zone Determination and FEMA Flood Elevation Certificate must be submitted with Plans.
- Remodel of post-FIRM uninhabited space into habitable space below the BFE is prohibited.
 The remodeling project will be required to have the finished floor (if other than storage space)
 elevated to or above the BFE. Commercial structures may be flood-proofed one (1) foot above
 the BFE; design/details to be signed/sealed by a design professional.
- 3. Finished Floor Elevation is at the BFE for all new construction and substantial improvements.
- 4. The elevation of the top of the lowest floor is shown.
- 5. The elevation of the top of the slab in the attached garage is shown.
- 6. Flood resistant materials are identified and used for all areas below the BFE.
- 7. Lowest adjacent finished and natural grade is shown.
- 8. Highest adjacent finished and natural grade is shown.



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This property described as:

All of Lot 7 and a portion of Lots 6 and 8, in Block 26, of SECOND REVISED PLAT OF BLOCKS 26-27 SECOND AMENDED PLAT OF NORMANDY BEACH, according to the map or plat thereof, as recorded in Plat Book 41, Page 6, of the Public Records of Miami-Dade County, Florida; being more particularly described as follows:

All of Lot 7, in Block 26, of SECOND REVISED PLAT OF BLOCKS 26-27 SECOND AMENDED PLAT OF NORMANDY BEACH, according to the map or plat thereof, as recorded in Plat Book 41, Page 6, of the Public Records of Miami-Dade County, Florida;

TOGETHER with the Northeasterly 8 feet of Lot 8, in Block 26, as said Lot and Block is shown on the above mentioned recorded Plat, being more particularly described as follows:

Commencing at the intersection of the dividing line between Lots 8 and 9, in Block 26, with the Northwesterly line of Bay Drive (now Biscaya Drive), run Northeasterly along the Northwesterly line of said Drive, a distance of 42 feet to the Point of Beginning;

From said Point of Beginning run Northwesterly along a line normal to the last mentioned course, along a line parallel with and 42 feet distant Northeasterly from the dividing line between said Lots 8 and 9, Block 26, a distance of 200 feet to a point; thence deflecting 90 degrees to the right run Northeasterly along the Northwesterly boundary of said Lot 8, Block 26, a distance of 8 feet to a point, said point being the Northwesterly corner of said Lot 8; thence deflecting 90 degrees to the right run Southeasterly along the dividing line between said Lots 7 and 8, of said Block 26, a distance of 200 feet to a point, said point being the intersection of the dividing line between said Lots 7 and 8, Block 26 with the Northwesterly line of Bay Drive (now Biscaya Drive); thence deflecting 90 degrees to the right run Southwesterly along the Northwesterly line of said Drive, a distance of 8 feet to the Point of Beginning;

TOGETHER with the Southwesterly 34 feet of Lot 6, of said Block 26, as said Lot and Block is shown on the above mentioned recorded Plat, being more particularly described as follows:

Commencing at the intersection of the dividing line between Lots 8 and 9 of said Block 26, with the Northwesterly line of Bay Drive (now Biscaya Drive), run Northeasterly along the Northwesterly line of said Drive, a distance of 134 feet to the Point of Beginning;

From said Point of Beginning run Northwesterly along a line normal to the last mentioned course, along a line parallel with and 34 feet distant Northeasterly from the dividing line between Lots 6 and 7 of said Block 26, a distance of 200 feet to a point; thence deflecting 90 degrees to the left run Southwesterly along the Northwesterly boundary of said Lot 6, Block 26, a distance of 34 feet to a point; thence deflecting 90 degrees to the left run Southeasterly along the dividing line between said Lots 6 and 7, of said Block 26, a distance of 200 feet to a point, said point being the intersection of the dividing line between said Lots 6 and 7, Block 26 with the Northwesterly line of said Drive; thence deflecting 90 degrees to the left, run Northeasterly along the Northwesterly line of said Drive, a distance of 34 feet to the Point of Beginning.

Certified to: CHRISTINE J TAPLIN TRS CHRISTINE J TAPLIN TRUST

1404 Biscaya Dr, Surfside, FL 33154 Folio: 14-2234-003-0050

> "THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLÉ TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Plat Meridian (reference) N/A Bearing, if any, shown based on

REVISIONS:					BOUNDARY SURVEY. I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYOR AND MAPPERS in chapter 5J-17 Florida Administra
FLOOD ZONE AE	COMM. No. 120659	PANEL No. 0307	SUFFIX:	Not valid unless it bears the signature and the original raised seal	Code, pursuant to Section 472.027 Florida Statute
F.I.R.M.DATE 09 / 11 / 09	F.I.R.M.INDEX 09 / 11 / 09	BASE E + 8 FT 1	ELEV. N.G.V.D.	of Florida licensed Surveyor and Mapper.	RÉNE-AIGUÉS VIVES 10/12/22 PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

BOUNDARY SURVEY. ERTIFY: that this survey meets the s of practice as set forth by the DOFFROTESSIONAL SURVEYORS in Prapter 5J-17 Florida Administrative to Section 4/2.027 Florida Statutes. 160 ESVIVES 10/12/22

Alvarez, Aiguesvives and Associates, Inc. Surveyors, Mappers and Land Planners 9789 Sunset Drive, Miami, FL 33173 Phone 305.220.2424 Fax 305.552.8181 L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
10/07/22	1"=20'	R.S.	22-23988

NORMANDY CHANNEL EDGE OF WATER -- FD DRILL HOLE FD DRILL HOLE 42.00' -0.70'CL THE SOUTHWESTERLY 34 FEET OF LOT 6 4'C.B.S. (TYP) / LOT LINE WALL LOT-6 LOT-7 BLOCK-26 BLOCK-26 0.20'CL-REMAINDER LOT-6 12.4 BLOCK-26 25.30' PAVERS PAVERS 18.3 -7.00**'** `8.0° 33.25 REMAINDER 45.00' LOT-9 LOT-5 LOT-8 BLOCK-26 BLOCK-26 BLOCK-26 **ONE STORY RESIDENCE** # 1404 ∕ (TYP) LOT LINE STEPS-49.50 7.00 √ (TYP) LOT LINE 5'W.F.-4'C.B.S. WALL 18.40' 6.75 BRICK DRIVEWAY 148.41'(P) 0.35'CL-148.45'(M) 2.5'x2.5' F.I.P. 1/2"ø – 42.00' 42.00' 92.00' — F.I.P. 1/2"ø P.P. WM 134.00' 14' PARKWAY - P.O.B. P.O.B. WATER MAIŃ **NEW ROLLING GATES** VALVE DEPRESSED CURB DEPRESSED CURB ∠2' CURB & GUTTER F.I.P. 1/2"ø – 21' ASPHALT PAVEMENT 50.00' TOTAL R/W (PLAT) **BISCAYA DRIVE NOTES:** - No platted Easement in this lot - No visible Encroachments in this Lot

A = Arc A/C = Air condicion BM = Bench Mark
BRG = Bearing
CATV = Catch basin CB = Catch basin CBS = Concrete Block Structure CH = Chord C.P.P. = Concrete power pole င့ = Center Line CLF = Chain Link Fence CL. = Clear CONC. = Concrete C.O. = Clean-out

D = Deed Ø = Diameter DH = Drill Hole DME = Drainage & Maintenance Easement

E.B. = Electric Box

Encr. = Encroachmer F.F. = Finish Floor

F.H. = Fire Hydrant F.I.R. = Found Iron Rebar FPL = Florida Power & Ligh

F.I.P. = Found Iron Pipe FD. = Found L.A. = Limited Access

L.P. = Light Pole L.M.E. = Lake Maintenan M = Measured

M.L.P. = Metal light Pole

M.H. = Manhole M = Monument Line

MON. = Monument N/A = Not Applicable

N/D = Nail & Disc

NTS = Not to Scale O/S = Offset O.U.L. = Overhead Utility Lines OH = Overhang
P = Plat

PB = Plat Book
PC = Point of Curvature

P.C.C. = Point of Compound Curvature

Curvature

PCP = Permanent Control Poi

PG = Page

P.I. = Point of Intersection

P = Property Line

PL = Planter
P.P. = Power Pole

P.P. = Power Pole

R/R = Railroad

R/W = Right-of-Way

SWK = Sidewalk

Sec. = Section

(TYP) = Typical

T = Tangent U.E. = Utility Easemen

W.F. = Wood Fence

W.M. = Water Meter

W.V. = Water Valve W.S. = Water Service

All ro No id No id Dista The g depic obtain Accu (5J17 surve georr Cont

P.O.B. = Point of Beginning

P.O.C. = Point of Deginning
P.O.C. = Point of Commencem
P.O.T. = Point of Termination

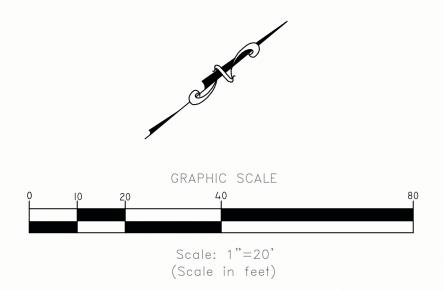
P.R.M.= Permanent Reference

P.R.C. = Point of Reverse

Curvature PT = Point of Tangenc

R = Radius

PSM = Professional Survey Mapper



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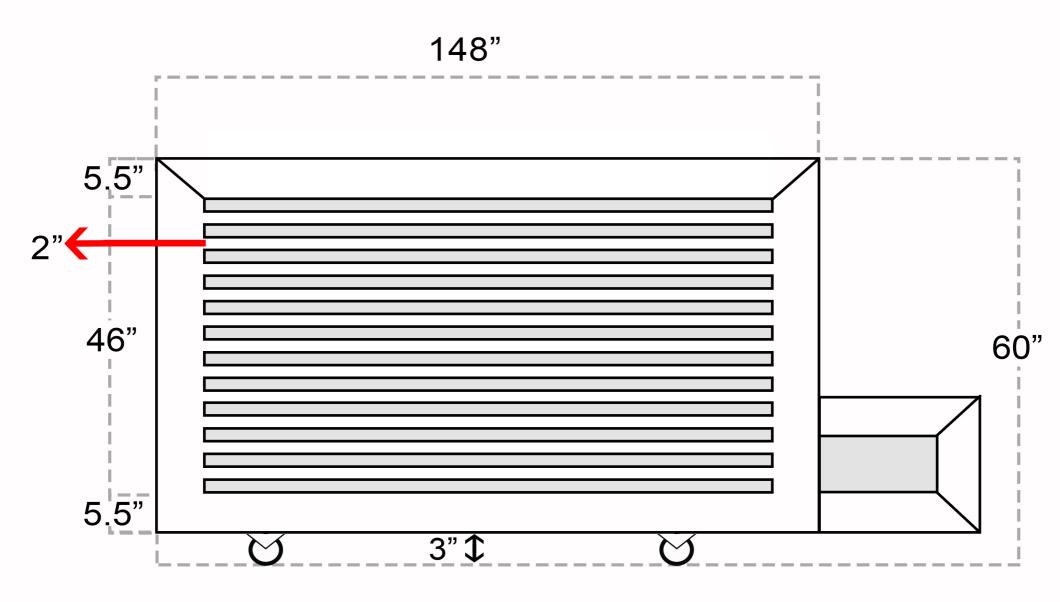
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Certified to: CHRISTINE J TAPLIN TRS CHRISTINE J TAPLIN TRUST

Address: 1404 Biscaya Dr, Surfside, FL 33154 Folio: 14-2234-003-0050

> "THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Bearing, if a	Bearing, if any, shown based onPlat Meridian (reference) N/A								
REVISIONS:					BOUNDARY SURVEY. I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in chapter 5J-17 Florida Administrative	Survey	ors, Mapp	es and Asso ers and Land ve, Miami, F	
FLOOD ZONE AE	COMM. No. 120659	PANEL No. 0307	SUFFIX:	Not valid unless it bears the signature and the original raised seal	Code, pursuant to Section 4/2.027 Florida Statutes.			424 Fax 305 nail: aaasurv	.552.8181 ey@aol.com
F.I.R.M.DATE 09 / 11 / 09	F.I.R.M.INDEX 09 / 11 / 09	BASE E	ELEV. N.G.V.D.	of Florida licensed Surveyor and Mapper.	RÉNE AIRUÉS VIVES 10/12/22 PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.	Field Date 10/07/22	Scale: 1"=20'	Drawn by: R.S.	Drwg. 89









MEMORANDUM

ITEM NO. 5.D

To: Planning & Zoning Board

From: Town Planner Judith Frankel

Date: February 23, 2023

Subject: 9165 Abbott Avenue - Front Yard Gate

Suggested Action: The gate as drawn does not meet the Zoning Code, as it is located outside of the property boundaries. No fencing or gates may be located on the Town -owned Right-of Way. If the Planning and Zoning Board determines the design is appropriate, approval could be granted with the condition that the gate and fence be relocated.

Background: The subject property is located at 9165 Abbott Avenue in the H30B Zoning District. This application is for an after-the-fact installation of a front yard fence and gate. The gate as presented on the Property Survey and Site Plan show that the existing gate was installed outside of the property boundary. Fences may not be located in the Town-owned Right-of-Way. The fence and gate are comprised of a grey aluminum, 4 feet in height with 50% opacity. The pickets are 2 inches wide with 2-inch gaps between them.

Governing Codes:

- Sec. 90-56.2 A fence or ornamental wall may be placed within the front yard or primary yard if granted design review approval by the planning and zoning board.
- Sec. 90-56.3 Fences or ornamental walls placed within a front yard or secondary frontage/corner yard are limited to function as spatial locators and shall not be substantial in appearance.
- Sec. 90-56.4 All wall and fence surfaces above two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent. Properties less than or equal to 50 ft wide may have a maximum height of 4-feet.
- Sec. 90-56.12 Fences and walls shall be constructed so that the finished side shall face
 out or away from the property upon which it is constructed, and all support posts and the
 unfinished side shall be on the inside facing the property upon which said fence or wall is
 constructed.

9165 Abbott Avenue Agenda Packet.pdf



DRB Meeting	/ 20
Application / Plans Due	/ 20

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

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

PROJECT INFORMATIO	The state of the s
OWNER'S NAME	My 3 Kids LLC
PHONE / FAX /EMAIL	(212)721-3752 (212)500-7979 /ilyabraz @ gmail.com
AGENT'S NAME	
ADDRESS	
PHONE / FAX	
PROPERTY ADDRESS	9165 Abbott Avenue, Surface, FL 33154
ZONING CATEGORY DESCRIPTION OF PROPOSED WORK	Installation of front gate
T NOT GOLD WORK	
Date Submitted	Project Number 23-3400
Report Completed	Project Number 23-3700 Date
Fee Paid	\$
	*
ZONING STANDARDS	Required Provided
Plot Size	
Setbacks (F/R/S)	
Lot Coverage	
Height	
Pervious Area	
SIGNATURE OF OWNER	//31/23 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 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.

Please advise the name of the Representative who will attend the hearing on behalf of this application:					
Valeria Lorenzo NAME OF REPRESENTATIVE	//31 /23 DATE				



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

	Project Name	Project Number
	BMITTAL REQUIREMENTS FOR REVIEW Completed "Single-Family and Two-Family	
	Application fee: \$ made out to "	Town of Surfside"
	Ownership Affidavit	
		over one (1) year is sufficient as long as the e owner provides an affidavit that no changes
		eet, of the subject property and of the adjacent two erty on the same side of street. If the adjacent ne(s) shall be utilized.
	FOR THE FOLLOWII	IG PLEASE PROVIDE:
•		actly what is being provided in the physical sets ected or password protected). The site plans
•	Provided prior to Design Review Board Medsheets) of the complete design development	eting – <u>Two (2) reduced sized sets</u> (11" x 17" t drawings
	street frontage, including sidewalks, cur All existing and proposed site improvem	size in square feet uare footage and proposed right-of-ways, easements and o and gutter and planting strips ents, including, but not limited to, all utilities,
	and erosion control features	
Con	elevations of the proposed building(s). All exterior materials, colors and finishe	aterial finishes, textures and landscaping for all They should include, at a minimum:

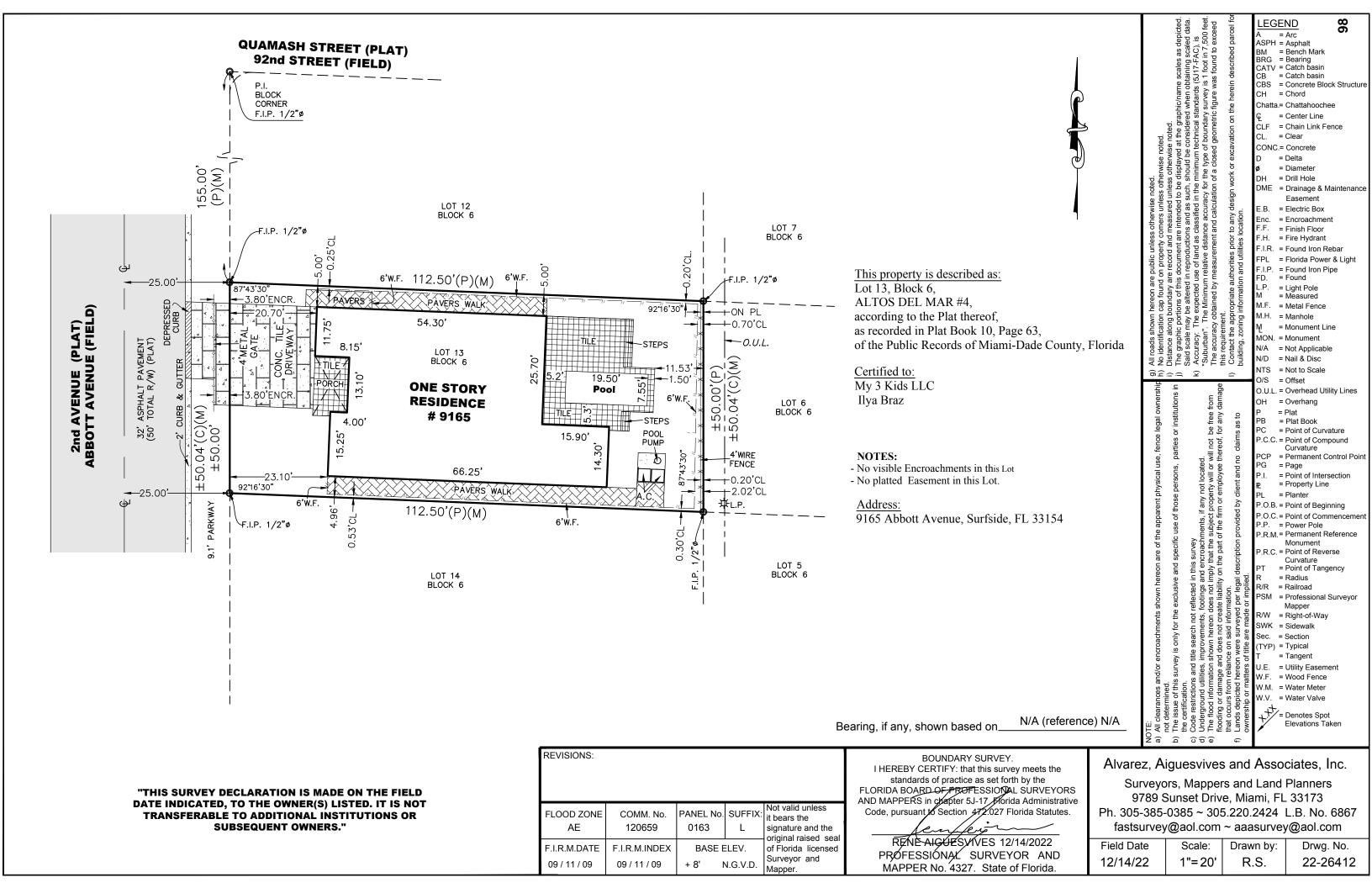
Page 1 of 2

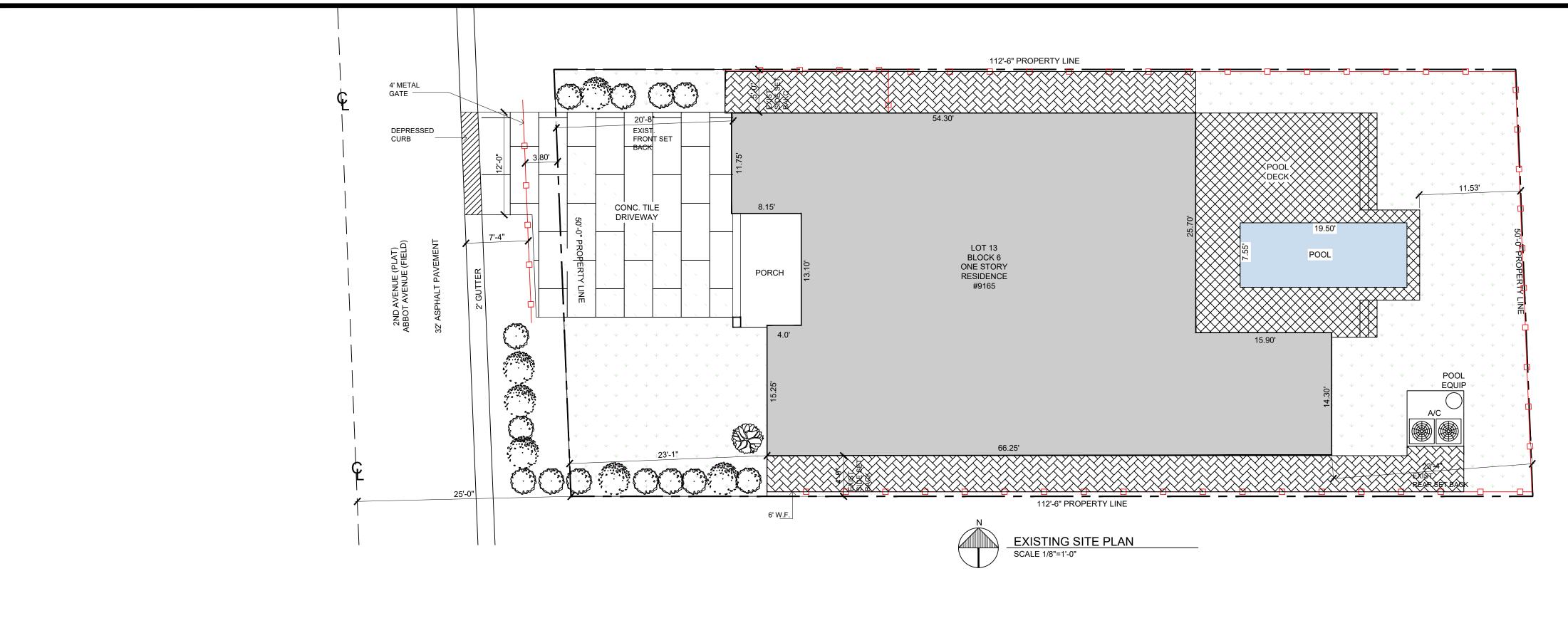


Roof slopes and materials and color
 Detail of doors, windows, garage doors
 Lighting locations and details
 Dimensions of structure(s) – height, width, and length
 Deck, railing, stairs details including materials, colors, finishes, and decorative details
 Exposed foundation treatment
 Gutters and eaves
 Abutting structure heights

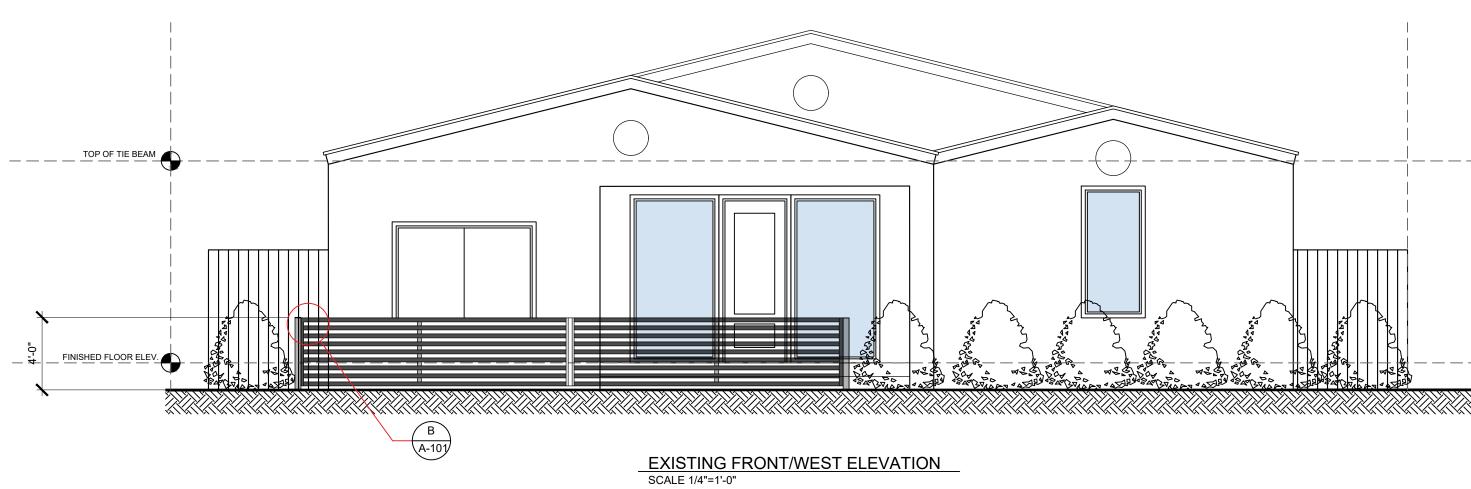
Provide samples of colors and/or materials mounted on a display board (to be provided prior to Design Review Board Meeting)
Such additional data, maps, plans, or statements as the Town may require to fully describe

and evaluate the particular proposed plan



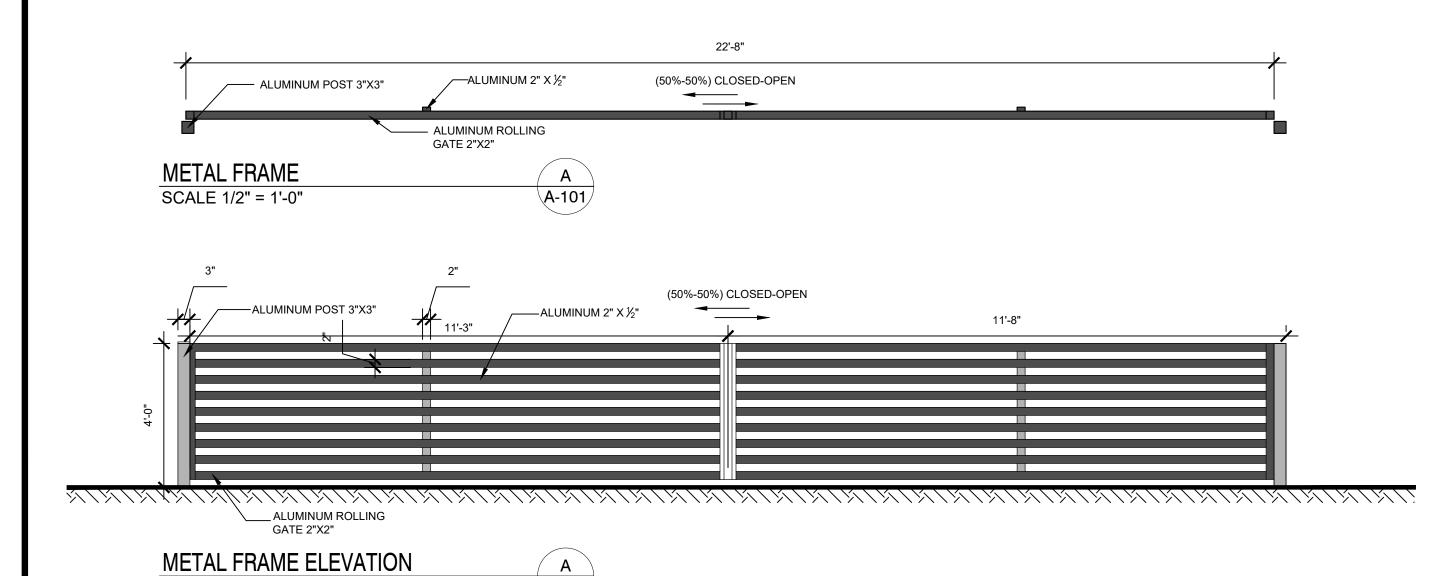


FOLIO #: 14-2235-001-0710 LEGAL DESCRIPTION: LOT 13, BLOCK 6, ALTOS DEL MAR#4 ACCORDING TO THE PLAT THEREOF , AS RECORDED IN PLAT BOOK 10, PAGE 63, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



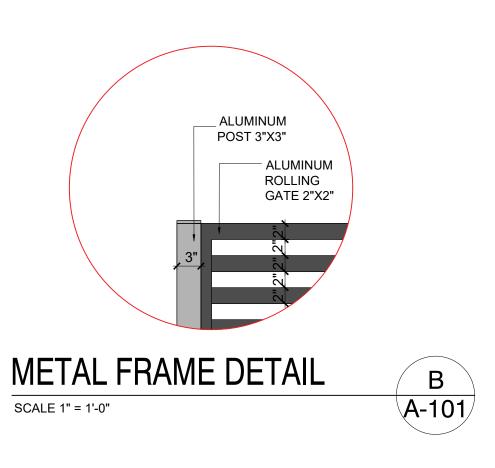


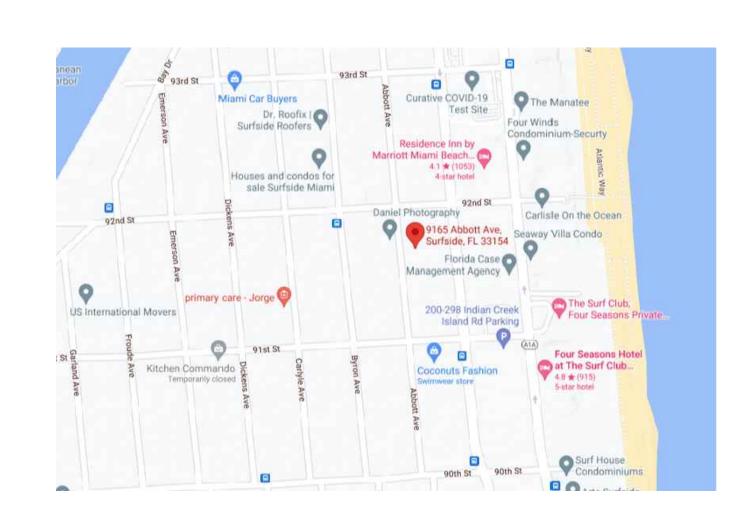
FRONT ELEVATION
NOT TO SCALE



A-101

SCALE 1/2" = 1'-0"







JORGE D. MANTILLA ARCHITECT

5901 SW 63rd COURT SOUTH MIAMI FL. 33143 STATE OF FLORIDA LICENSE No. 14320 p: (305-815-4649) E-mail: mantillaarchitect@gmail.com

NEW ALUMINUM GATE
OWNER: MY 3 KIDS LLC
9165 ABBOT AVENUE
SURFSIDE, FLORIDA 33154

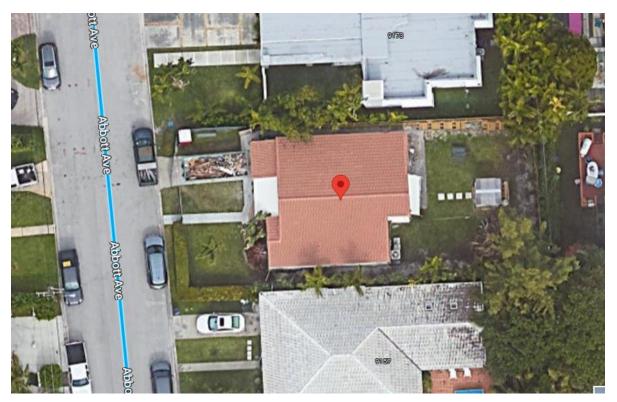
10-17-2022 drawn by: VL

SITE PLAN & ZONING DATA

checked by: JM



9165 Abbott Avenue Images/Courtesy Google Maps 2022







MEMORANDUM

ITEM NO. 5.E

To: Planning & Zoning Board

From: Town Planner Judith Frankel

Date: February 23, 2023

Subject: 601 88th Street - Enclosure of Carport

Suggested action:

Staff finds that the application generally complies with the Zoning Code. If the below conditions are resolved, approval is recommended.

Recommended Conditions for Approval:

- Applicant must verify that the front face of the addition/carport is a distance of 10 feet from the property line.
- All elevations of the home are required to have a minimum of 10% wall openings. The Planning and Zoning Board should determine whether the west elevation should be required to have wall openings.

Background: The subject property is located at 601 88th Street, within the H30B Zoning District. This application is to enclose an existing carport to increase the garage space. The property is 6,860 SF per the Miami-Dade County Property Appraiser. The current lot coverage is 1,270. The proposed addition will increase the lot coverage to 2,125 SF or 36%.

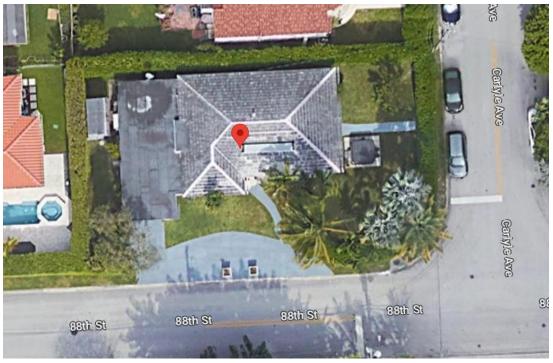
The existing garage door will be removed and relocated to the front of the current car port entry. No additional windows or doors are proposed as part of this application. It is typically required for all faces of a home to have a minimum of 10% wall openings. The west elevation of the home will have no wall openings. However, the space is intended for garage use and faces the rear yard.

601 88th Street Images.pdf



601 88th Street Images/Courtesy Google Maps 2022









DRB Meeting	/ 20
Application / Plans Due	/ 20

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

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

PROJECT INFORMATIO	
OWNER'S NAME	Conrado Cabrera
PHONE / FAX /EMAIL	305-609-3147 (Trekconrada amail. com)
AGENT'S NAME	Evgueni Squitsky
ADDRESS	305-213-2085
PHONE / FAX	Trexconradagmail.com
PROPERTY ADDRESS	(0) -88th St Surfside PC 33154
ZONING CATEGORY DESCRIPTION OF PROPOSED WORK	Add Room + TErrace Close-CAr Port
INTERNAL USE ONLY Date Submitted Report Completed Fee Paid	5/24/22 Project Number 21-2264 Date 5/24/22 \$ 200.00 PAID WCMENTCAND
ZONING STANDARDS Plot Size Setbacks (F/R/S) Lot Coverage Height Pervious Area	Required Provided
a mark to	
CLOSING COMMEN	9 5-24-22 EVgueni Savitsky /24/2
SIGNATURE OF OWNER	DATE SIGNATURE OF AGENT /DATÉ



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 I	name of the Represent	ative who wil	I attend the	hearing on behalf of this application:
EVqueni	Savitsky	5/24	1/22	157 1 2 A
NAME OF REPRES	SENTATIVE /	, ,	DATE	



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

Project Name Project Name	oject Number 21-2264
SUBMITTAL REQUIREMENTS FOR REVIEW: Completed "Single-Family and Two-Family Site Plan App	
Application fee: \$_200` made out to "Town of Surfsi	de"
Ownership Affidavit	
Survey less than one (1) year old. A survey over one (1) year property has not changed ownership and the owner provided have occurred since the date of the survey.	
□ Recent photographs, as visible from the street, of the subtwo (2) homes on each side of the subject property on the adjacent lot(s) are vacant then the next adjacent home(s)	e same side of street. If the
FOR THE FOLLOWING PLEASE F	PROVIDE:
• One (1) USB Flash Drive or CD, with site plan in PDF for	mat, or other common windows
 based format. Provided prior to Design Review Board Meeting – Fifteer 	(45)
sheets) of the complete design development drawings	I(15) reduced sized sets (11 x 17
□ Site Plan (Minimum scale of 1" = 20'). Please show / provide the following: □ Tabulations of total square footage, lot coverage, sette □ Entire parcel(s) with dimensions and lot size in square □ Existing and proposed buildings with square footage □ Buildings to be removed □ Setbacks □ Dimensions and locations of all existing and proposed street frontage, including sidewalks, curb and gutter at □ All existing and proposed site improvements, including retaining walls, fences, decks and patios, driveways at	d right-of-ways, easements and and planting strips g, but not limited to, all utilities,
 and erosion control features Location of all existing and proposed trees, vegetation Locations and dimensions of parking spaces and lot la Driveway entrance width and setbacks from property 	ayout
 □ Architectural Elevations (Minimum scale of 1/8" = 1'): Please show / provide the following: □ Provide color elevations, showing all material finishes elevations of the proposed building(s). They should in □ All exterior materials, colors and finishes, keyed to sa 	clude, at a minimum:

Page 1 of 2



- Roof slopes and materials and colorDetail 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



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 5/20/2022

Property Information	
Folio:	14-2235-005-2010
Property Address:	601 88 ST Surfside, FL 33154-3338
Owner	ZORAIDA M MARRERO CONRADO A CABRERA
Mailing Address	601 88 ST SURFSIDE, FL 33154-3338
PA Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	2/2/0
Floors	1
Living Units	1
Actual Area	2,345 Sq.Ft
Living Area	1,394 Sq.Ft
Adjusted Area	1,792 Sq.Ft
Lot Size	6,860 Sq.Ft
Year Built	1953

Assessment Information					
Year	2021	2020	2019		
Land Value	\$538,234	\$480,445	\$473,080		
Building Value	\$124,723	\$124,723	\$124,723		
XF Value	\$1,298	\$1,315	\$1,332		
Market Value	\$664,255	\$606,483	\$599,135		
Assessed Value	\$348,145	\$343,339	\$335,620		

Benefits Information	on			
Benefit	Туре	2021	2020	2019
Save Our Homes Cap	Assessment Reduction	\$316,110	\$263,144	\$263,515
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Senior Homestead	Exemption	\$50,000	\$50,000	\$50,000
Note: Not all benefits	are applicable to all	Taxable Values	(i.e. Coun	ty School

gal Description
IDY BEACH 2ND AMD PL
LK 14
61.250 X 112
3-2666 03 2003 4

Board, City, Regional).



Taxable Value Information					
	2021	2020	2019		
County					
Exemption Value	\$100,000	\$100,000	\$100,000		
Taxable Value	\$248,145	\$243,339	\$235,620		
School Board					
Exemption Value	\$25,000	\$25,000	\$25,000		
Taxable Value	\$323,145	\$318,339	\$310,620		
City		•			
Exemption Value	\$100,000	\$100,000	\$100,000		
Taxable Value	\$248,145	\$243,339	\$235,620		
Regional					
Exemption Value	\$50,000	\$50,000	\$50,000		
Taxable Value	\$298,145	\$293,339	\$285,620		

Sales Information			
Previous Sale	Price	OR Book- Page	Qualification Description
03/01/2003	\$0	21093- 2666	Sales which are disqualified as a result of examination of the deed

Tenant or Owner Affidavit	
the proposed hearing; that all the answers to the quother supplementary matter attached to and made a best of my knowledge and belief. I understand this	a part of the application are honest and true to the application must be completed and accurate before a y one appearing on my behalf is found to have made regarding this application, I understand that any
STATE OF Florida COUNT	YOF MIAMI-Dade
My Commission Expires:	day of
all the answers to the questions in this application, a attached to and made a part of this application are I	ch is the subject matter of the proposed hearing; that and all sketch data and other supplementary matter nonest and true to the best of my knowledge and sete and accurate before a hearing can be advertised. All is found to have made a material his application, I understand that any variance,
Print Name of Petitioner	Signature of Petitioner
STATE OF COUNT	Y OF
The foregoing instrument was acknowledged before me this	day of, 20, by who is personally known to me or who has produced as identification and who (did) (did not) take an oath.
Printed Name of Notary Public	Signature of Notary Public
My Commission Expires:	

Corporation Affidavit		
depose and say that I/we are the President/Vice and as such, have been authorized by the corporation and attached to and made a part of this application and belief; that said corporation is the owner/tenant of matter of the proposed hearing. We understand before a hearing can be advertised. In the even have made a material misrepresentation, either that any development action may be voidable at	pration to file this application for public all sketches, data and other supplementer honest and true to the best of our keep of the property described herein and we had this application must be completed that I or any one appearing on our be oral or written, regarding this application	hearing; that all entary matter mowledge and which is the subject and accurate ehalf is found to
Print Name of Petitioner	Signature of Petitioner	
STATE OF CO	UNTY OF	
The foregoing instrument was acknowledged before me th	is day of who is personally known to me of as identification and who (did) (
Printed Name of Notary Public	Signature of Notary Public	
My Commission Expires:		

Disclosure of Interest

If the property, which is the subject of the application, is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Corporation Name	
Name, Address and Office	Percentage of Stock
	<u> </u>
beneficiaries of the trust and the percentage of in consist of corporation (s), another trust(s), partne	dication is owned or leased by a TRUSTEE, list the terest held by each. [Note: where the beneficiary (ies rship(s) or other similar entities, further disclosure shale individual(s) (natural persons) having the ultimate
Trust Name	
Name, Address and Office	Percentage of Stock
LIMITED PARTNERSHIP, list the principals of the and the percentage of ownership held by eac partnership(s), corporation(s), trust(s), or other single.	blication is owned or leased by a PARTNERSHIP of the partnership, including general and limited partnership. [Note: where the partners(s) consist of anothermilar entities, further disclosure shall be required which persons) having the ultimate ownership interest in the
Partnership of Limited Partnership Name	
Name, Address	Percentage of Ownership

If there is a CONTRACT FOR PURCHSE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural person) having the ultimate ownership interest in the aforementioned entity].

Name		Date of Contract
Name and Address		Percentage of Interest
If any contingency clause or corporation, partnership, or tre		al parties, list all individuals or officers, if a
	· · · · · · · · · · · · · · · · · · ·	
application, but prior to the o	date of final public hearing, a s	or purchase subsequent to the date of the supplemental disclosure of interest shall be this application to the best of my knowledge
Signature of Applicant	Print Name of Applicant	<u> </u>
State of	County of	
200 by	who	fore me thisday of, is personally known to me or who has
produced	as identific	ation.
Printed Name of Notary Public	c Signature	e of Notary Public
My commission Expires:		

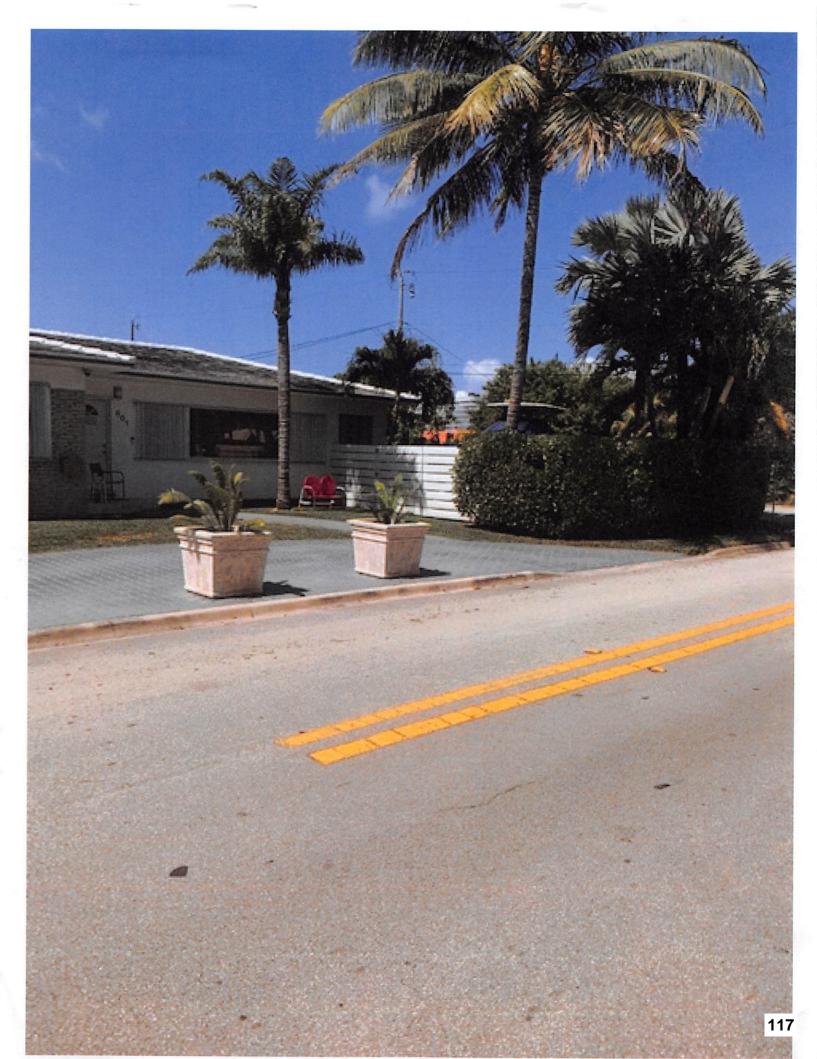
Note: Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interest of which are held in a limited partnership consisting of more than 5,000 separate interest and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.



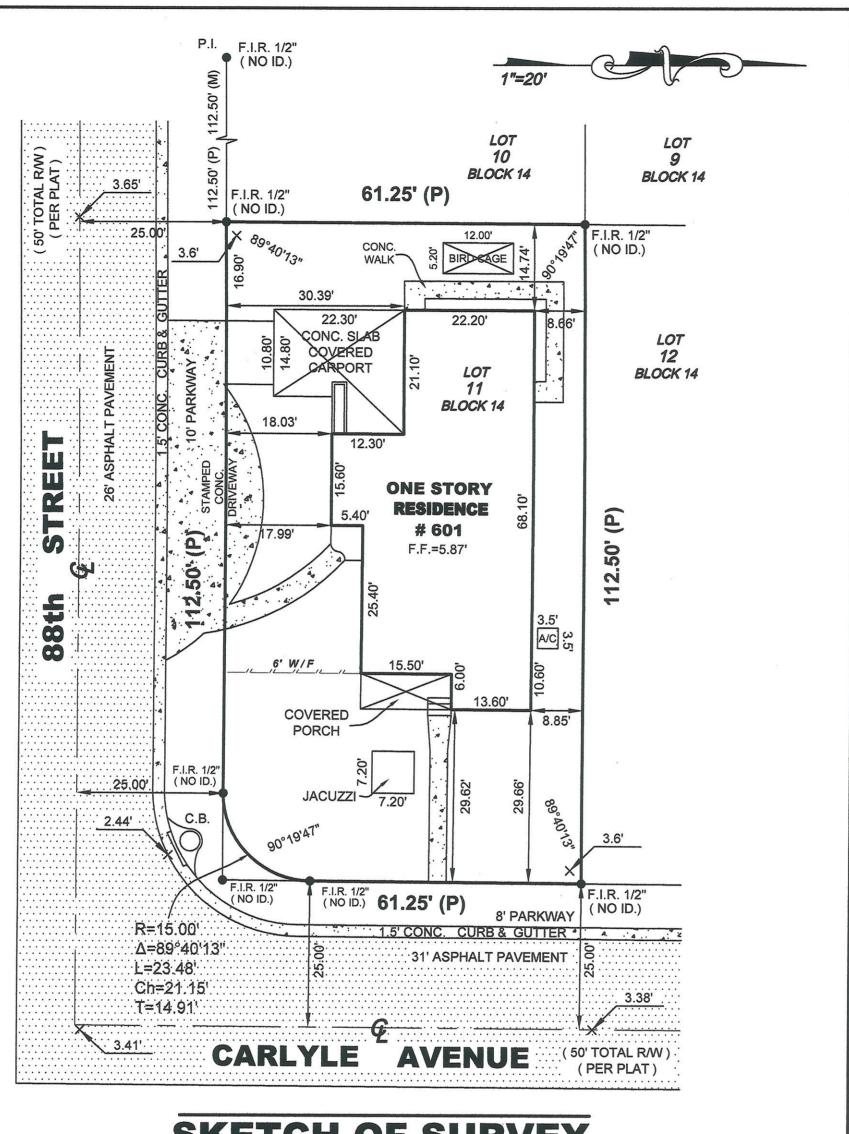












SKETCH OF SURVEY

SCALE: 1" = 20'

ABBREVIATIONS AND LEGEND

A/C = AIR CONDITIONING PAD
P.C.P. = PERMANENT CONTROL POINT
E.T.P. = ELECTRIC TRANSFORMER PAD
L.E. = LANDSCAPE EASEMENT
C.B.S. = CONC. BLOCK STRUCTURE
NO ID = NO IDENTIFICATION NUMBER
O.U.L. = OVERHEAD UTILITY LINES

NOTE: ONLY VALID WITH PAGE 1

F.N.D. = FOUND NAIL & DISK
U.E. = UTILITY EASEMENT
F.I.P.= FOUND IRON PIPE
F.I.R. = FOUND IRON BAR
---x--- = CHAIN LINK FENCE
CH = CHORD P = PLAT

P.I. = POINT OF INTERSECTION

S.I.R.= SET IRON BAR F.H. = FIRE HYDRANT RES. = RESIDENCE C.B. = CATCH BASIN R/W = RIGHT OF WAY M = MEASURED

£ = CENTER LINE
CL = CLEAR
STY. = STORY
S/W = SIDE WALK
L = ARC. LENGTH
CONC.= CONCRETE

=ELEVATION TAKE
R = RADIUS
ENC. = ENCROACHMENT
= WOOD FENCE
= C.B.S. WALL

 Δ = CENTRAL ANGLE

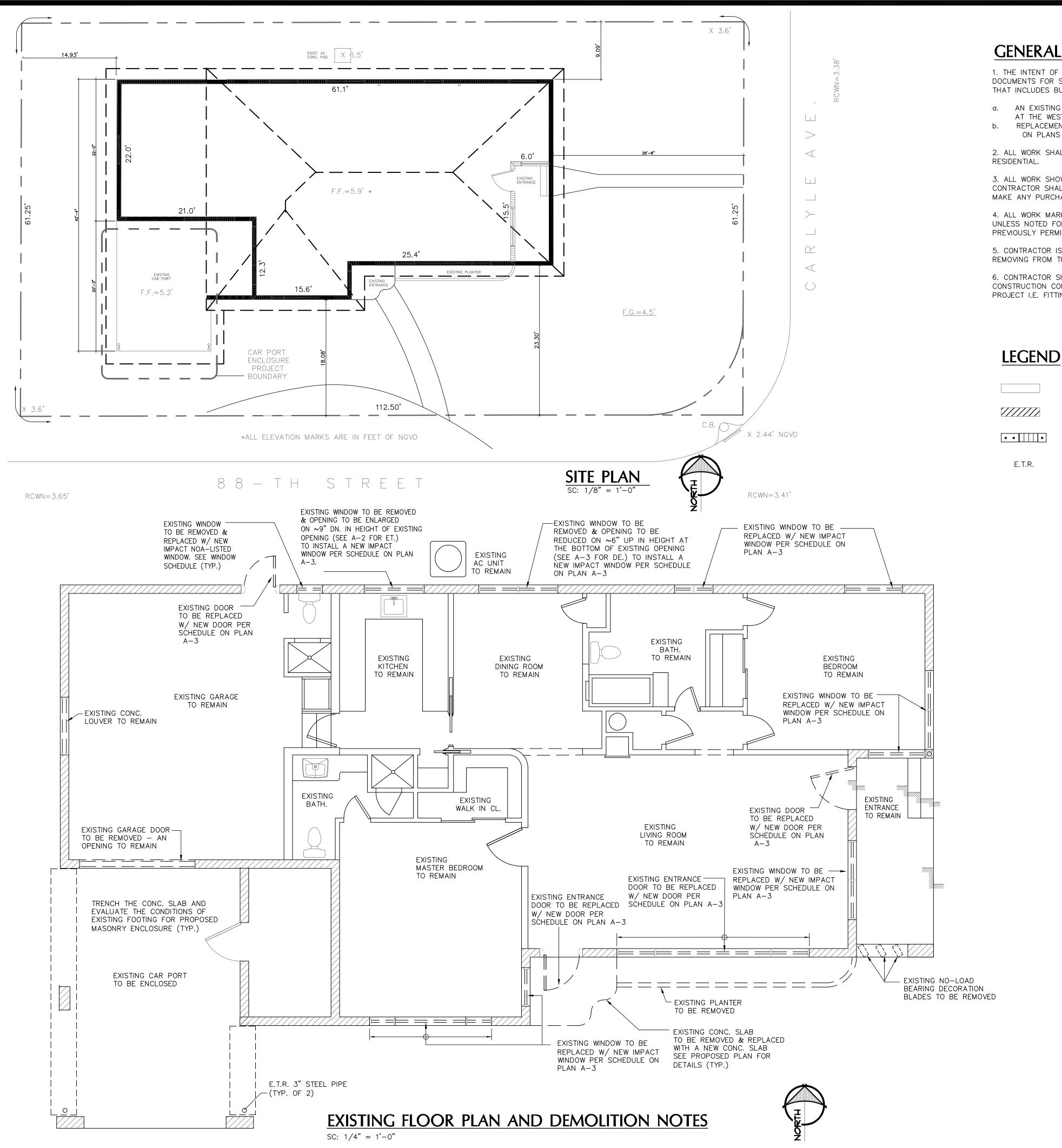
KARL F. KUHN

PROFESSIONAL SURVEYOR AND MAPPER No. 5953

1382 NE 178th STREET
N. MIAMI BEACH FL 33162
PH : 786-202 4039
786-306 5348

786-306 5348 lester.salicetti@gmail.com

TYPE OF PROJECT:	SCALE: AS SHOWN
BOUNDARY SURVEY	DATE: 09-24-21
PROJECT LOCATION: 601 88th STREET	DRAWN BY: M.S.L.
CITY, STATE & ZIP CODE:	PROJECT No:
SURFSIDE, FLORIDA 33154	21-09-06L
DATE OF FIELD WORK: 09-22-21	SHEET: 2 DF: 2



GENERAL NOTES:

1. THE INTENT OF THESE DRAWINGS IS TO PROVIDE CONSTRUCTION DOCUMENTS FOR SINGLE FAMILY RESIDENCE RENOVATION PROJECT THAT INCLUDES BUT NOT LIMITED:

a. AN EXISTING CAR PORT ENCLOSURE WITH A NEW GARAGE DOOR AT THE WEST END OF THE HOUSE.

b. REPLACEMENT OF EXISTING WINDOWS AND DOORS, AS SPECIFIED ON PLANS A-1, A-2 AND A-3

2. ALL WORK SHALL COMPLY WITH 2020 FLORIDA BUILDING CODE-

3. ALL WORK SHOWN ON DRAWING DIAGRAMMATICALLY AND CONTRACTOR SHALL VERIFY ON SITE EXISTING CONDITION PRIOR TO MAKE ANY PURCHASING ORDERS OR PREFABRICATIONS.

4. ALL WORK MARKED ON THE PLANS AS EXISTING IS TO REMAIN UNLESS NOTED FOR DEMOLITION. EXISTING-TO-REMAIN WORK WAS PREVIOUSLY PERMITTED AND APPROVED BY LOCAL AUTHORITIES.

5. CONTRACTOR IS RESPONSIBLE FOR THE TRASH AND DEBRIS REMOVING FROM THE CONSTRUCTION SITE AND ITS PROPER DISPOSAL.

6. CONTRACTOR SHALL PROVIDE EVERYTHING THAT REQUIRED FOR CONSTRUCTION COMPLETION, EVEN IF IT IS NOT SPECIFIED BY THIS PROJECT I.E. FITTINGS, HANGERS, FASTENERS ETC.

EXISTING PARTITIONS TO REMAIN

NEW MASONRY WALL

EXISTING TO REMAIN

EXISTING MASONRY WALLS TO REMAIN

7. ALL FINISHING MATERIALS, WINDOWS, DOORS AND HARDWARE SHALL BE APPROVED BY OWNER PRIOR TO ORDERING. OWNER KEEPS RIGHTS TO PURCHASE THOSE ITEMS WITHIN CONTRACTOR'S CONSTRUCTION

8 CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, INSPECTION SCHEDULING AND APPROVALS.

9. CONTRACTOR TO PROVIDE ONE-YEAR WARRANTY FOR LABOR AND MATERIALS.

10. FINISHING MATERIAL FOR INTERIOR (WALLS, PARTITIONS AND CEILING) MUST HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

11. ONLY PRESSURE TREATED (PT) LUMBER SHALL BE IN DIRECT CONTACT WITH A CONCRETE OR MASONRY. ALL FURRING STRIPS FOR WALL & CEILING MUST BE OF 1"X2" PT WOOD

12. PROFESSIONAL TERMITE PROTECTION SHALL BE PROVIDED TO SOIL AND CONSTRUCTION WOOD. UPON COMPLETION A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT.

LEGAL DESCRIPTION

SINGLE-FAMILY RESIDENCE

ADDRESS: 601 88 STREET SURFSIDE FL 33186

LOT 11 BLOCK 14 OF SECOND AMENDED PLAT

BOOK 16 PAGE 14 - TOTAL LOT AREA: 6,890 SQ. FT.

BEFORE RENOVATION:

TOTAL HOUSE AREA (UNDER ROOF): 2,125 SQ.F.T. LIVING/TOTAL AREA (UNDER AC): 1,270 SQ.F.T.

AFTER RENOVATION:

TOTAL HOUSE AREA (UNDER ROOF): 2,125 SQ.F.T. (36% OF LOT) LIVING/TOTAL AREA (UNDER AC): 1,270 SQ.FT.

2 BEDROOM / 2.5 BATH (BEFORE RENOVATION)

2 BEDROOM / 2.5 BATH (AFTER PROPOSED RENOVATION)

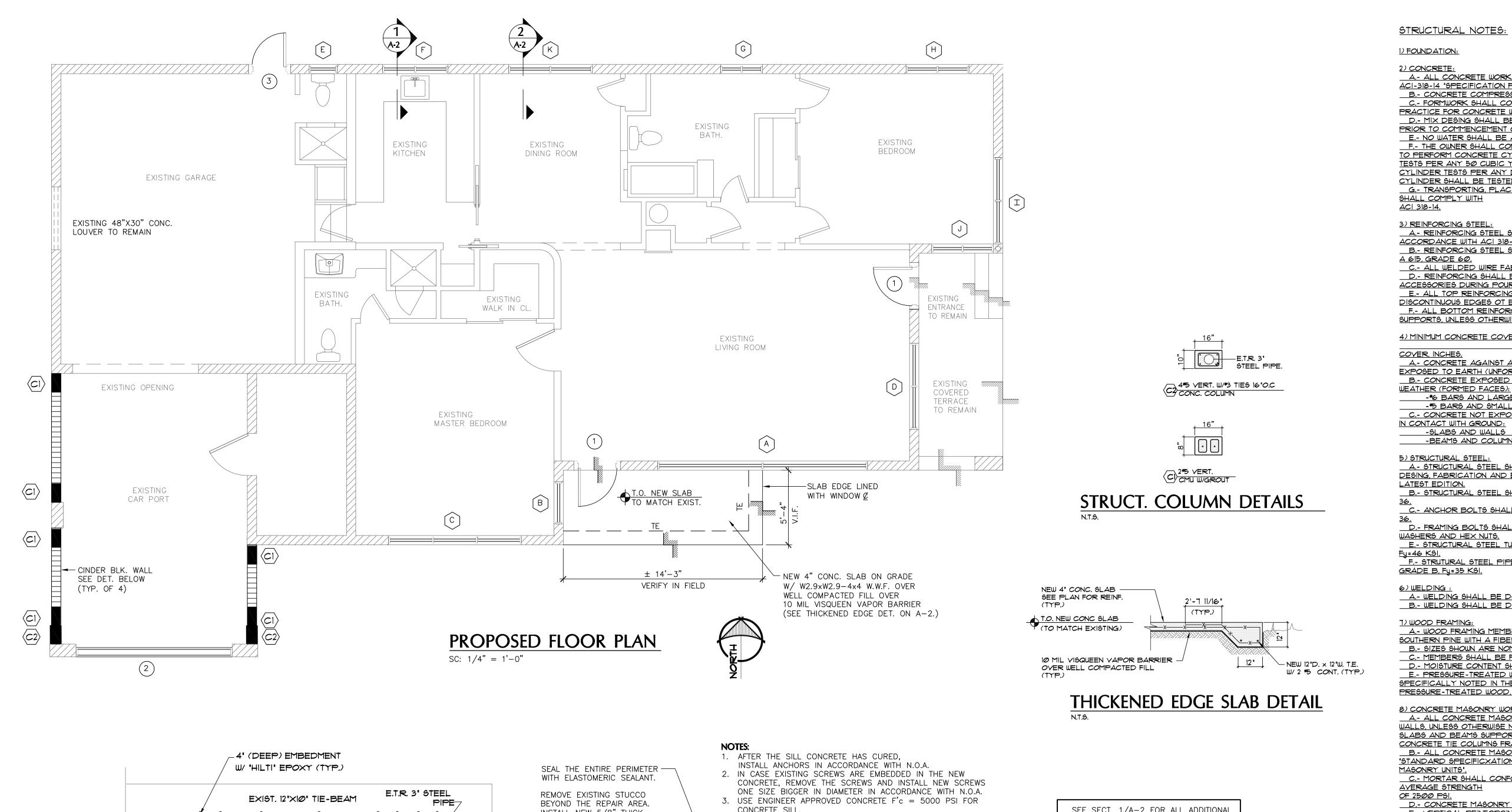
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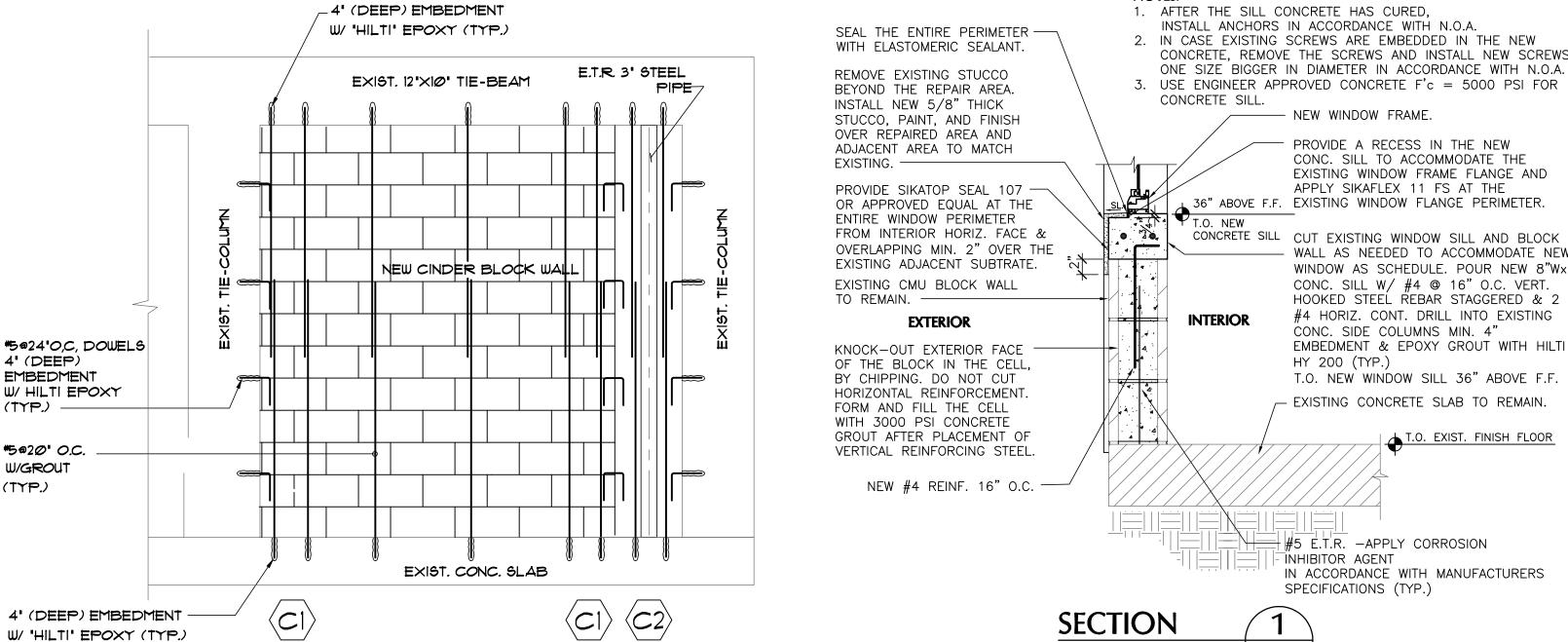
MR.

DATE: 01.27.23

SHEET NO.

A-1





SEE SECT. 1/A-2 FOR ALL ADDITIONAL INFORMATION (TYP.) 36" ABOVE F.F. NEW CONCRETE SILL CONCRETE SILL TO ACCOMMODATE WALL AS NEEDED TO ACCOMMODATE NEW NEW WINDOW AS ON TOP OF EXISTING SILL WINDOW AS SCHEDULE. POUR NEW 8"Wx SCHEDULE. POUR NEW 8"Wx CONC. SILL W/ #4 @ 16" O.C. VERT. EXISTING CONC. HOOKED STEEL REBAR SILL TO REMAIN. STAGGERED & 2 #4 HORIZ. CONT. DRILL INTO EXISTING CONC. SLAB **EXTERIOR** EMBEDMENT & EPOXY GROUT WITH HILTI MIN. 4" EMBEDMENT & EPOXY GROUT WITH HILTI HY 200 (TYP.) EXISTING CMU BLOCK-- EXISTING CONCRETE WALL TO REMAIN. SLAB TO REMAIN. T.O. EXIST.
FINISH FLOOR **SECTION**

A-2

STRUCTURAL NOTES:

1) FOUNDATION:

2) CONCRETE:

A.- ALL CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF <u> ACI-318-14 'SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS'.</u> B.- CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 4000 PSI. C.- FORMWORK SHALL COMPLY WITH ACI 347-88 "RECOMMENDED PRACTICE FOR CONCRETE WORK.

D.- MIX DESING SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY CONCERTE WORK E.- NO WATER SHALL BE ADDED TO THE CONCRETE AT THE JOB SITE. F.- THE OWNER SHALL CONTRACT AN INDEPENDENT TESTING LABORATORY TO PERFORM CONCRETE CYLINDER TEST AS FOLLOWS: FOUR CYLINDER TESTS PER ANY 50 CUBIC YARDS OF CONCRETE POURED, OR THREE

CYLINDER TESTS PER ANY DAY'S POUR LESS THAN 50 CUBIC YARDS. ONE CYLINDER SHALL BE TESTED AT I DAYS AND TWO AT 28 DAYS. G.- TRANSPORTING, PLACING, CURING AND DEPOSITING OG CONCRETE SHALL COMPLY WITH <u>ACI 318-14.</u>

3) REINFORCING STEEL:

A.- REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 318-14.

B.- REINFORCING STEEL SHALL BE DEFORMED BARSCONFORMING TO ASTM <u> A 615, GRADE 60.</u> C.- ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185. D.- REINFORCING SHALL BE HELD SECURELY IN PLACE WITH STANDARD

<u>ACCESSORIES DURING POURING OF CONCRETE.</u> E.- ALL TOP REINFORCING SHALL TERMINATE WITH STANDAR HOOKS AT DISCONTINUOUS EDGES OT ENDS. F.- ALL BOTTOM REINFORCING BARS SHALL BEAR A MINIMUM OG 6' OVER

<u>SUPPORTS, UNLESS OTHERWISE NOTED IN PLAN OR BEAM SCHEDULE.</u>

4) MINIMUM CONCRETE COVER OVER REINFORCING:

MIN. CLEAR COYER, INCHES. A.- CONCRETE AGAINST AND PERMANENTLY EXPOSED TO EARTH (UNFORMED FACES) B.- CONCRETE EXPOSED TO EARTH AND

-*6 BARS AND LARGER -*5 BARS AND SMALLER C .- CONCRETE NOT EXPOSED TO WEATHER OR

IN CONTACT WITH GROUND: -SLABS AND WALLS -BEAMS AND COLUMNS

5) STRUCTURAL STEEL: A.- STRUCTURAL STEEL SHALL COMPLY WITH AISC "SPECIFICATIONS FOR DESING, FABRICATION AND ERECTION FOR STRUCTURAL STEEL BUILDINGS', LATEST EDITION.

B.- STRUCTURAL STEEL SHAPES AND PLATES SHALL CONFORM TO ASTM A C.- ANCHOR BOLTS SHALL CONFORM TO EITHER ASTM A 307 OR ASTM A D.- FRAMING BOLTS SHALL CONFORM TO ASTM A 325, WITH HARDENED

JASHERS AND HEX NUTS. E.- STRUCTURAL STEEL TUBES SHALL CONFORM TO ASTM A 500, GRADE B, <u>Fy=46 KSI.</u> F.- STRUTURAL STEEL PIPES SHALL CONFORM TO ASTM A 53, TYPE S,

GRADE B, Fy=35 KSI. 6) WELDING : A.- WELDING SHALL BE DONE WITH E-10 ELECTRODES.

B.- WELDING SHALL BE DONE BY AWS-CERTIFIED WELDERS. A.- WOOD FRAMING MEMBERS OTHER THAN TRUSSES SHALL BE *2

SOUTHERN PINE WITH A FIBER STRESS OF 1200 PSI. <u>B.- SIZES SHOWN ARE NOMINAL</u> C.- MEMBERS SHALL BE FREEOF CRACKS AND KNOTS.

D.- MOISTURE CONTENT SHALL BE 19% OR LESS. E.- PRESSURE-TREATED WOOD SHALL BE USED ONLY WHERE SPECIFICALLY NOTED IN THE DRAWINGS. NO FRAMING MEMBER SHALL BE OF PRESSURE-TREATED WOOD, UNLESS OTHERWISE NOTED.

8) CONCRETE MASONRY WORK:

A.- ALL CONCRETE MASONRY WALLS ARE DESINED AS LOAD BEARING <u>UALLS, UNLESS OTHERWISE NOTED AND SHALL BE IN PLACE BEFORE THE</u> SLABS AND BEAMS SUPPORTED BY THEM ARE POURED AS WEL AS THE CONCRETE TIE COLUMNS FRAMING THEM.

B.- ALL CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90, <u>"STANDARD SPECIFICXATIONS FOR HOLLOW LOAD BEARING CONCRETE</u> MASONRY UNITS". C.- MORTAR SHALL CONFORM TO ASTM C 270, TYPE "M", WITH A MINIMUM

AVERAGE STRENGTH <u>OF 2500 PSI.</u> D.- CONCRETE MASONRY STRENGTH, fm, SHALL BE MINIMUM OF 2000 PSI.

E.- VERTICAL REINFORCING IN CMU CELLS SHALL BE SPLICES WITH 48 BAR DIAMETER LAP SPLICES. PROVIDE CLEAN OUT HOLES AT BASE OF FILLED CELLS FOR LAP INSPECTION AND VERIFYING THAT THE CELLS HAVE BEEN FILLED SOLID WITH GROUT.

F.- FILLED CELLS SHALL BE FILLED WITH 3000 PSI GROUT AS PER ACI 530-14 AND ACI 530.1-14. FILLING CELLS SHALL BE DONE IN FOUR FOOT LIFTS <u>WITH A MAXIMUM POUR OF 12 FEET, USE MECHANICAL VIBRATION TO ACHIEVE</u> GROUT-FILLED SOLID CELLS. GROUT SHALL CONFORM TO ASTMC 476. SLUMP SHALL BE BETWEEN 8" AND 11".

G.- ALL CMU WALLS SHALL BE HORIZONTALLY REINFORCED WITH STANDARD NO.8 LADDER-TYPE GALVANIZED STEEL REINFORCING EVERY SECOND COURSE. EXTEND REINFORCING A MINIMUM OF 4" INCHES INTO TIE COLUMNS.

3) THE CONTRATOR SHALL VERIFY ALL CONDITIONS OF EXISTING STRUCTURE AFFECTING THE NEW CONSTRUCTION PRIOR TO COMMENCING THE WORK. ANY VARIATIONS IN ACTUAL FIELD CONDITIONS/DIMENTIONS FROM THOSE SHOWN IN THE PERMITTED CONTRACT DRAWINGS SHALL BE REPORTED TO THE ARCHITEC/ENGINEER FOR DETERMINING THE NEED FOR RE-DESING PRIOR TO CONTRACTOR'S SUBMITTAL OF SHOP DRAWINGS FOR REVIEW.

10) SUBMITTALS: A.- REINFORCING STEELO SHOP DRAWINS. B.- PREFABRICATED TRUSSES SHOP DRAWINGS AND CALCULATIONS. C.- STRUCTURAL STEEL SHOP DRAWINGS.

II) ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES, INCLUDING THE SOUTH FLORIDA BUILDING CODE, 1994 EDITION.

12) SOIL CAPACITY: A. ALL CONVENTIONAL SPREAD FOOTINGS ARE DESIGNED FOR A NEW <u>ALLOWABLE BEARINGS PRESSURE OF 2500 POUND PER SQUARE FOOT FOR</u> B. SLABS ON GROUND SHALL BE PLACED ON SELECT GRANULAR FILL

13) ROOF SHEATHING ATTACHMENT: 1"X6" G&T BOARD SHALL BE NAILED WITH 8D COMMON NAILS NOT LESS <u> THAT TWO IN EACH BOARD AT EACH SUPPORT.</u>

COMPACTED TO 95% MODIFIED PROCTOR DRY DENCITY (ASTM D 1557)

EVGUENI SAVITSKY, P. LIC. #52760 FL

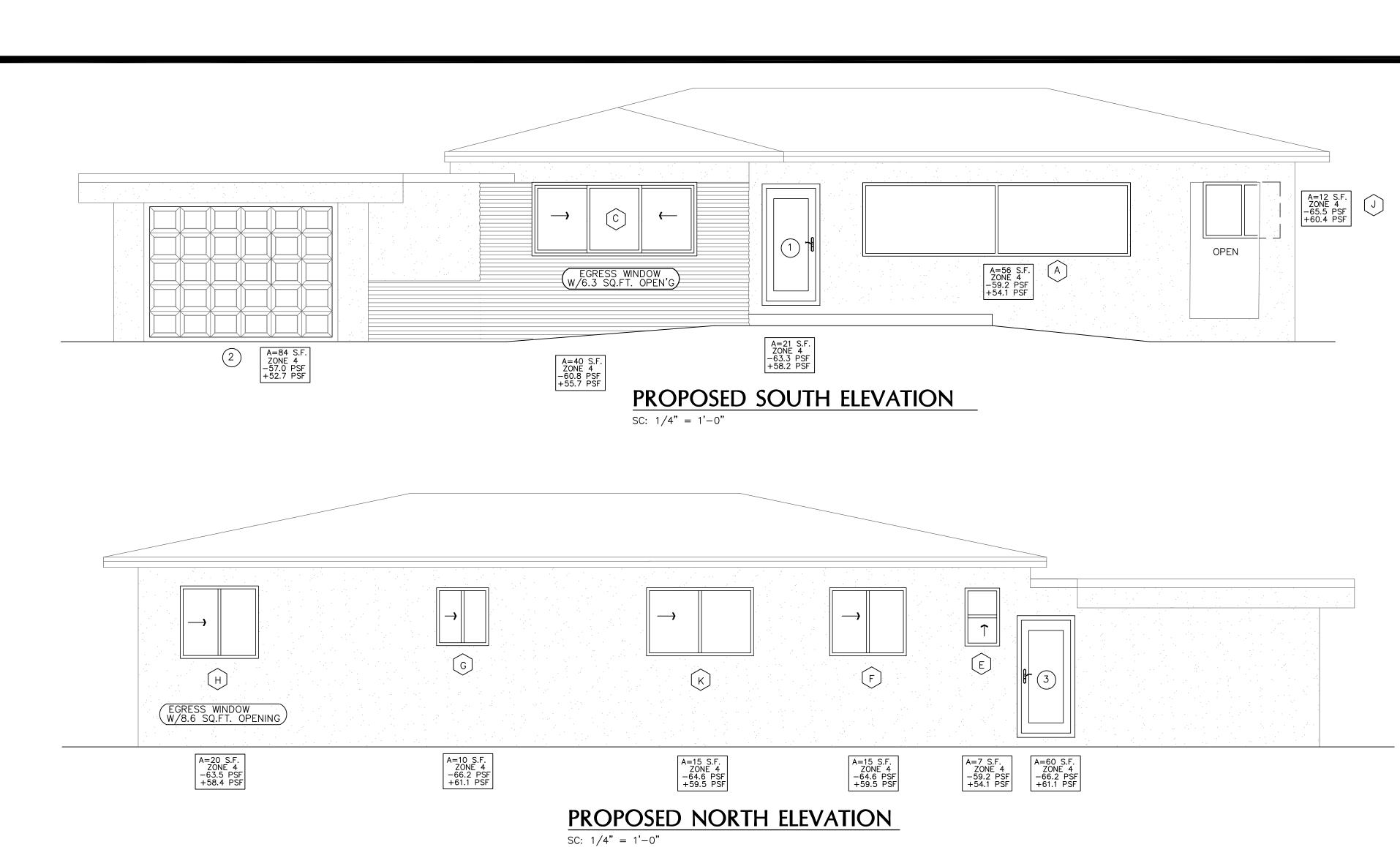
CONRADO MR. OF RENOVATION

)ATF: 01-19-2022

A-2

SHEET NO.

EXISTING PORCH OPENINGS BLOCK-OFF STRUCTURAL DETAILS



BLOCKED-OFF EXIST. OPENING W/CINDER BLOCK

> A=21 S.F. ZONE 4 -63.3 PSF +58.2 PSF

PROPOSED EAST SIDE ELEVATION

 \longrightarrow

PROPOSED WEST SIDE ELEVATION

 \longrightarrow

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

BLOCKED-OFF EXIST. OPENING W/CINDER BLOCK

EXIST. CONC. WALL LOUVER

BLOCKED-OFF EXIST. OPENING W/CINDER BLOCK SC: 1/4" = 1'-0"

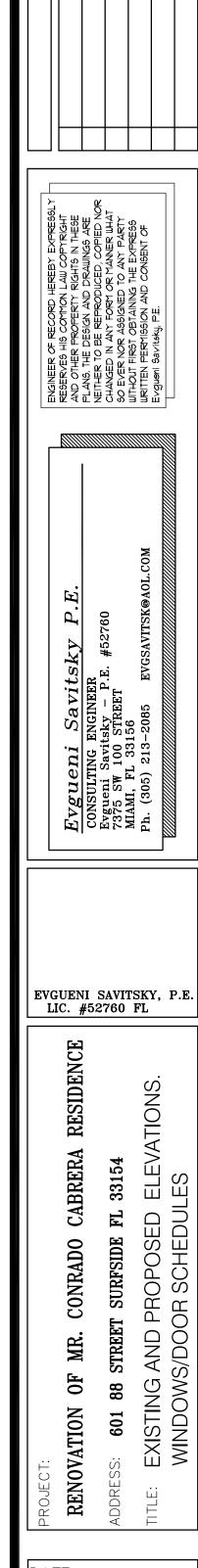
				WINDO	WS SCHEDU	LE		
MARK	QTY	SIZE	(R.O.)	TVDE	FLORIDA PRO	DUGT	GLASS	DATA
MARK	QIT	WIDTH	HEIHT	TYPE	APPROVAL #	REMARK	U FACTOR	SHGC
A	1	186"	50"	FIXED IMPACT GLASS	FL-37319 W.L. MAX +100/-100 PSF	IMPACT GLASS	0.55	0.45
(B)	1	36"	37"	FIXED IMPACT GLASS	FL-37319 W.L. MAX +100/-100 PSF	IMPACT GLASS	0.55	0.45
$\langle \odot \rangle$	1	114"	50"	HORIZ. SLIDING	FL-20359 -R3 W.L. MAX +90/-140 PSF	IMPACT GLASS	0.55	0.45
$\langle \Box \rangle$	1	74"	50"	HORIZ. SLIDING	FL-20359 -R3 W.L. MAX +90/-140 PSF	IMPACT GLASS	0.55	0.45
E	1	24"	39"	SINGLE HUNG	FL-20352.1 -R3 W.L. MAX +80/-140 PSF	IMPACT GLASS	0.55	0.45
(1	1	53"	47"	HORIZ. SLIDING	FL-20359 -R3 W.L. MAX +90/-140 PSF	IMPACT GLASS	0.55	0.45
ල ා	1	36"	32"	HORIZ. SLIDING	FL-20359 -R3 W.L. MAX +90/-140 PSF	IMPACT GLASS	0.55	0.45
$\langle \pm \rangle$	2	54"	50"	HORIZ. SLIDING	FL-20359 -R3 W.L. MAX +90/-140 PSF	IMPACT GLASS	0.55	0.45
(I)	1	74"	38"	HORIZ. SLIDING	FL-20359 -R3 W.L. MAX +90/-140 PSF	IMPACT GLASS	0.55	0.45
$\langle \overline{c} \rangle$	1	53"	38"	HORIZ. SLIDING	FL-20359 -R3 W.L. MAX +90/-140 PSF	IMPACT GLASS	0.55	0.45
K	1	74"	47"	HORIZ. SLIDING	FL-20359 -R3 W.L. MAX +90/-140 PSF	IMPACT GLASS	0.55	0.45

			DO	OC	RS SC	HEDUL	E	
MARK		SIZE		QTY	TYPE	MATERIAL	FINISH	REMARKS
MARK	WIDTH	HEIHT	THICK	W 1 1	1115	MATERIAL	1 1141311	IVEMANNS
1	3'-0"	6'-8"	1 3 "	2	SWING	ALUM./GLASS	ı	NOA 17-0504.01 EXP. 10.28.22
2	11'-2"	7'-0"	2"	1	ROLL-UP	METAL	PAINT	NOA 20-0901.22 EXP. 01.22.25
3	3'-0"	6'-8"	1 3 "	1	SWING	WOOD/METAL	PAINT	NOA 17-0504.01 EXP. 10.28.22

NOTES

- VERIFY THE WINDOW FRAMING SIZE TO MATCH EXISTING OPENING U.O.N
- VERIFY ROUGH OPENING DIMENSIONS WITH WINDOW MANUFACTURER PRIOR FABRICATION.
- 3. SEE PLAN FOR LOCATION OF WINDOW TYPES.
- 4. ALL WINDOWS TO BE WHITE ESP. FINISH WITH IMPACT GLASS.5. ALL WINDOWS TO BE IMPACT GLASS
- EXTERIOR GLASS DOORS SHALL BE CAT.II SAFETY GLAZING (FBC 2014 R308.4.1 & TABLE R308.3.1

FOR ALL WINDOW AND DOOR DESIGNED WIND LOAD SEE ATTACHED STRUCTURAL CALCULATIONS



DATE: 01-19-2022

REV#.

REV#.

SHEET NO.

A-3



MEMORANDUM

ITEM NO. 5.F

To: Planning & Zoning Board

From: Town Planner Judith Frankel

Date: February 23, 2023

Subject: 8951 Hawthorne Avenue - Garage Conversion and Wall Openings Changes

Suggested Action:

Staff finds the application meets the Code requirements and recommends approval subject to design approval from the Planning and Zoning Board and the following conditions:

- Provide calculations showing a minimum of 35% pervious area for the property.
- Provide plans including any rooftop mechanical to ensure that the equipment is no higher than 6 feet from the roof plane, fully screened and not visible from the public rightof way.
- 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.

Background: The subject property is located at 8951 Hawthorne Avenue in the H30B zoning district. The applicant is requesting to convert their garage to living space and to alter the wall openings for the home. The application also proposes a reduction in the paved area in the front yard, renovation of the rear wood deck and relocation of the A/C equipment to the roof of the home.

The property is 5,600 SF according to the Miami-Dade County Property Appraiser. The lot coverage the home is 2,196 SF and 39% The front yard is less than 50% paved with 420 SF of hardscape. A calculation for total pervious area for the property is not provided but the lot appears to be well over the 35% minimum.

The garage conversion will replace the garage door with three large windows. A strip of landscaping is provided at the base of the garage wall. There are two parking spaces existing at the site that will remain. Conversion of the garage to living area requires the finished floor to be raised to match the existing finished floor elevation of the residence. This condition is included in the proposed plans.

The application proposes the addition of 5 windows and enlargement of 3 windows for the front façade of the home. The rear of the home is proposed to have the first-floor window opening enlarged and two windows on the second floor removed. The sides of the home will have enlarged window openings as well. All windows are proposed to have the same matte black frame. The front door will be replaced with wood grain door.

The relocated A/C units ae not shown on the provided elevations but are present on the site plan. Rooftop mechanicals should be no higher than 6 feet from the roof plane, fully screened and not visible from the public right-of way.

Garage Conversion Governing Code:

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. These are provided for in the plans.

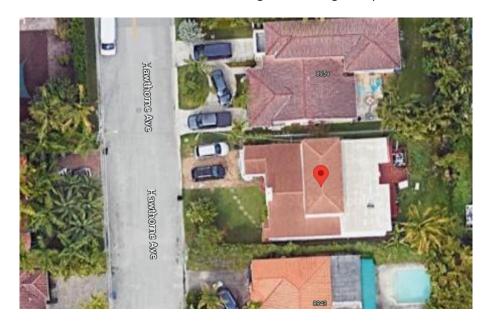
8951 Hawthorne Images and Table

8951 Hawthorne Ave Agenda Packet.pdf

Images and Tables



8951 Hawthorne Avenue / Image from Google Maps 2022



8951 Hawthorne Avenue / Aerial Image from Google Maps 2022

Zoning Code Comparison

Sec. 90-50.1 (7) Converted Garages Facades

Required	Proposed
One window	Three windows are proposed
Landscaping/ Planter at the	Landscaping is proposed
base of the wall	

Off-Street parking

Code section	Minimum Required	Proposed
Sec. 90-77	2 off-street parking Spaces	2 existing parking spaces have
		been provided
Sec. 90-61 (c)	If 2 curb cuts each cut may not	The proposed curb cut is 18 feet
	be more than 12 ft	

Design guidelines: Window and Trim

Required	Proposed
Window Styles should always be	All windows to be replaced with
consistent among all elevations	consistent materials
of a building.	
Frame Materials should never	Consistent
vary on a single building.	
Window, door and eave trim	Roof material and eaves to
should be consistent on all	remain the same. A wood grain
elevations of the house.	entry door is proposed.



DRB Meeting	 / 20
Application / Plans Due	/ 20

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

A complete submittal includes all documents on the "Single-Family and Two-Family Site Plan Application Submission Checklist" 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. A pre-application meeting with the Town Planner is required prior to submitting

PROPERTY ADDRESS: OWNER'S NAME:		ve., Surfside, FI 33154	
	305 336-7195	Email: schamyj@gmail.com	
AGENT'S NAME:	Isel Delgado		
ADDRESS:	3339 Virginia St. Unit 1		
PHONE:	305 790-4708	Email: permits@idbmiami.com	
ZONING CATEGORY:			
DESCRIPTION OF			
PROPOSED WORK:	Interior remodel and garage conversion		
Application Meeting Date:			
NTERNAL USE ONLY Date Submitted Report Completed		Project Number Date	
	•		
ee Paid	\$		
ZONING STANDARDS Plot Size	Required	Provided	
ZONING STANDARDS Plot Size		Provided	
ZONING STANDARDS Plot Size Setbacks (F/R/S)		Provided	
ZONING STANDARDS		Provided	

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TOWN OF SURFSIDE SINGLE-FAMILY and TWO-FAMILY 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.

Zoning compliant 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 or non-compliant plans and applications will not be processed. Please note that some applications require public notice (incl. new homes and substantial additions).

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.

Please advis	e the	name of the Owner and	l Representat	ive who w	Il attend the hearing on behalf	of this
Iselle	C.	Hernander	01/05	2023		
NAME OF RE	PRE	SENTATIVE		DATE		



BUILDING DEPARTMENT 9293 HARDING AVE • SURFSIDE, FL 33154 PHONE (305) 861-4863 huildingapp@townofsurfsidefl.gov

PROPERTY OWNER'S AUTHORIZED AGENT FORM

1 John Schamy	as owner of 8951 Hawt	horne Ave, Surfsi	de,FL do hereb	y authorize			
(print name of owner)		(property address)					
Iselle C Hernandez	to act as my Authorized	l Agent in submitti	ng/revising buil	ding permit			
(name of authorized agent) applie	cations to and receiving building	g permits issued by	the Town of Su	rfside.			
I hereby certify that I am the own	er of record of the above referer	nced property and I	am responsible	for the permit			
applications submitted by my auti	horized agent named herein. I fu	urther understand th	is authorization	will continue			
into time until withdrawn by me i	in writing to the Town of Surfsic	ie.					
The Owner's signature is to be	notarized.						
John Schamy							
Owner printed name							
(hal		01/03/2023					
Owner's Signature		Date:					
State of Florida County of Miami Dade							
The foregoing instrument was act	knowledged before me this	Janu day of	ary ,	2023			
John Schamy	who is personally known to		or has	provided the			
following identification, FL &	L#5500-460-91.	-322-0					
Sul al	ens	****	01/03/2023				
Notary Publie's Signature			Date:				
Notary Publi Commissi My Comm. E	L. DELGADO ic - State of Florida ion # GG 940097 xpires Dec 16, 2023 lational Notary Assn.						



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)	☐ Structur	al	☐ Mec	hani	cal 🔲	Elec	ctrical		Plumbing		her		Roof
JOB ADDRESS:8951 Hawthorne Ave, Surfside, FL 33154													
OWNER'S NAME: John Schamy and Summer Elyse Schamy													
OWNER'S ADDRES	_{S:} 8951 Ha	wthorn	e Ave										
CITY:Surfside			PHONE#FL				FAX#						
FEE SIMPLE TITLE	HOLDER'S	NAME:				ADE	RESS:89		Hawthorne	Ave,	Surfsi	de	
CONTACT PERSON	: Isel	Dela	ado				NE#305						
EMAIL ADDRESS:P		~ ~ /						-					
CONTRACTOR: IDB	Miami												
MAIL ADDRESS:33	39 VIRGIN	IIA ST	Unit 13	38									
CITY:Miami													
PHONE #305-213-	8741		FAX#						EMAIL :iseil			ni.co	m
CERT COMPETENC	Y:Certified	Gene	ral Conf	trac	tor	SI	TATE REG	SISTI	RATION:CG	C153	32314		
LOT ³	BLOCK ²¹				_{JSE:} Resi				PROPOSED USE: Residential				
FOLIO NUMBER: 14	-2235-005	-3220							PLAT OF				
NO. OF STORIES1		OFFIC	CES:N/A FAMILIES:1					DROOMS:3 BATHS:3					
TYPE OF WORK:	ADD 🗌		N	A	LTER		REPAI	R	☐ REPLACE ☐ OTH			ER 📰	
VALUE OF WORK: (Total all 22,000 SQ. FT: (TOTAL)2196 LINEAR FEET ^{N/a}						3							
DESCRIBE WORK: Partial interior demolition, kitchen, bathroom finishes, flooring													
ARCHITECT/ENGINEER'S NAMEFausto E Guerrero Professional Engineer P.E. #50465													
ADDRESS:19552 SW 133 Ave, Miami, FL 33177													
PHONE#786 443-1685 FAX# EMAIL													
MORTGAGE LENDER NAME:													

MORTGAGE LENDER'S ADDRESS:	
COUNTY and the TOWN OF SURFSIDE whether specified in this appeared in the surprise of the surp	installations as indicated. I certify that no work or installation has been formed to meet the standards of all laws regulating construction in DADE epilication and accompanying plans or not. I understand that a separate NLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. or issuance of a Certificate of Use. The City reserves the right to deny or of the City's Code of Ordinances.
nitial this Page:	
∽iiipiiance with all applicable laws regulating construction	ovided is accurate, and that all work will be performed in on and zoning. No work has been commenced prior to the all work will be done as indicated in the Application and all
NOTICE: In addition to the requirements of this permit, themay be found in the public records of the county, and therentities such as water management districts, state or federal	re may be additional restrictions applicable to this property that e may be additional permits required from other governmental al agencies.
WARNING TO OWNER: YOUR FAILURE TO RECORD PAYING TWICE FOR IMPROVEMENTS TO YOUR P RECORDED AND POSTED ON THE JOB SITE BEFOR	A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR ROPERTY. A NOTICE OF COMMENCEMENT MUST BE RE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN RNEY BEFORE COMMENCING WORK OR RECORDING A
CONTRACTOR: (Print Name): IscHe c. Hernandcz	OWNER: (Print Name): John Schamy
SIGNATURE Salle of Henry	SIGNATURE:
STATE OF FLORIDA	
COUNTY OF Miami-Dade	STATE OF FLORIDA COUNTY OF Miami-Dade
	Sworn to (or affirmed) and subscribed before
Sworn to (or affirmed) and subscribed before me	me
his 3rd day of January 2023	this 3rd day of January 2023
sy iselle o Herriandez	
VOTARY	NOTARY: Sechalyon
Notary Sublic - State of Florida	
SEAL: Commission # GG 940097	SEAL: ISEL L. DELGADO
Bonded through National Notary Assn.	Personally reach 5 Commission # GG 940097
OR Produced IdentificationH655-403-87-846-0	OR Produced Identification National Notary Assn.
Type of Identification Produced <u>FL DL</u>	Type of Identification Froduced FL DL #5500-460-91-3220
The Permit is not valid until signed by an authorized represi ees are paid.	entative of the TOWN OF SURFSIDE BUILDING DEPT. and all
ACCEPTED BY	AUTHORIZED BY

ACCEPTED BY



Notice to Permit Applicants:

- 1. Applications requiring structural review will be forwarded to a Professional Engineer/Miami-Dade Structural Plans Examiner. The engineer fee is \$100 per hour and the fee will be due and payable at the time of permit issuance. This is applicable to the structural portion of the review only.
- 2. If the work exceeds \$2500 (or heating/air conditioning repair/replacement of \$7500 or more) a certified copy of the recorded Notice of Commencement must be filed with the Building Department. Receipt of the notice will not affect the issuance of the permit but inspections may not be performed until and unless a certified copy of the recorded notice has been provided.

For additional information regarding the Notice of Commencement, please see Florida Statutes Chapter 713 Part One.

Name of Permit Applicant (owner or contractor)	
Signature of Permit Applicant	
Date 01 04 22	



Sec. 14-30. BOND REQUIRED OF PERMIT APPLICANTS.

Prior to the issuance of any permit provided in this article, a cash or surety bond shall be deposited by the applicant for a permit with the town clerk as a guarantee that all town property damaged by the applicant or any contractor, materials suppliers or subcontractors under his supervision will be repaired to its original condition, and that the premises will be properly cleaned up and left in a sightly condition after the work has been completed.

The town manager, at his sole discretion, may require or waive the requirement of such bond; provided, however, that the amount of such bond shall not exceed five percent of the cost of the construction or demolition except that on work under \$10,000.00 in cost, a bond of up to \$500.00 may be required.

On application, any cash bond shall be refunded, or surety bond returned, when final inspection by the building inspector certifies that the conditions of the bond have been complied with; otherwise, as much of the principal amount of the bond as may be necessary shall be retained by the town and used to defray the expenses of cleaning up the premises or for repairs to damaged town property, which shall be done by the town.

In any event, if application for refund of a cash bond is not made within six months of the date of the final building inspection, the bond will be forfeited to the town. (Code 1960, § 6-7)

EDITED BY THE BUILDING OFFICIAL FOR CLARIFICATION

Bonds are required for the following types of projects:

- Roofing

- Remodeling

- Driveways

- Alterations

- Concrete restoration

- Demolitions

- Additions

- As deemed required by the Building Official-



TOWN of SUFSIDE Building Department

Checklist for Flood Damage Control Review

This checklist must be attached to all Permit Applications for all New Construction and improvements, Renovations, Modifications, Remodels, and/or Additions to all Residential and Commercial Properties.

Project Name: _	NTERIOR AND EXTERIOR PARTIAL RENOVATION FOR J
	8951 HAWTHORNE AVE., SURFSIDE, FL
Permit Number:	

REQUIRED DOCUMENTS

Must Be Submitted At Time of Permit Application

Building Elevation

- 1. Flood Zone Determination and FEMA Flood Elevation Certificate must be submitted with Plans.
- 2. Remodel of post-FIRM uninhabited space into habitable space below the BFE is prohibited. The remodeling project will be required to have the finished floor (if other than storage space) elevated to or above the BFE. Commercial structures may be flood-proofed one (1) foot above the BFE; design/details to be signed/sealed by a design professional.
- 3. Finished Floor Elevation is at the BFE for all new construction and substantial improvements.
- 4. The elevation of the top of the lowest floor is shown.
- 5. The elevation of the top of the slab in the attached garage is shown.
- 6. Flood resistant materials are identified and used for all areas below the BFE.
- 7. Lowest adjacent finished and natural grade is shown.
- 8. Highest adjacent finished and natural grade is shown.

- 9. Total area of all permanent openings (flood vents) identified and within one (1) foot above adjacent grade are shown, and minimum of two (2) openings on separate walls shown unless otherwise designed by a design professional.
- 10. Lowest elevation of machinery and/or equipment servicing the building (for example, A.C. pad) identified as being at or above BFE. GFI must be used for electrical or mechanical equipment below the BFE.

Substantial Improvement

- 1. If the value of improvement is equal to or exceeds 50% of the value of the structure, then the entire structure is to be elevated to or above the BFE.
- 2. Does the value of improvements within the preceding 5-year period equal or exceed 50% or greater of the value of the structure? If so, the entire structure is to be elevated.

Flood-proofing Certification

- 1. Commercial structures with a finished floor below the BFE to be engineered to be flood-proofed one (1) foot greater than the BFE.
- 2. Flood protection to be clearly identified on the plans, and flood-proofing certificate is required with the plans submitted for approval.
- Flood-proofing operation procedures are required and are to be submitted with the plans to be reviewed.

Accessory Structures

- Structure is for storage only, is not climate-controlled, and is not intended for any type of habitation.
- 2. Flood resistant materials are used for areas below the base flood elevation.
- 3. Structure is anchored to resist flotation and lateral movement.
- 4. Permanent openings (flood vents) are designed and will be installed.



INTERIOR & PARTIAL EXTERIOR RENOVATION FOR JOHN SCHAMY & SUMMER GALITZ SCHAMY 8951 HAWTHORNE AVE SURFSIDE, FL 33154-3331

INDEX

CS TITLE SHEET, PROJECT INFORMATION, AND GENERAL NOTES

A-0 SITE PLAN

A-1 EXISTING ELEVATIONS

A-2 PROPOSED ELEVATIONS

A-3 EXISTING FLOOR PLAN A-4 PROPOSED FLOOR PLAN

SCOPE OF WORK:

GENERAL

1. NEW MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS.

2. FULL INTERIOR REMODELING

NEW INTERIOR FINISHES, CABINETRY, APPLIANCES, FIXTURES, ETC.

4. GARAGE CONVERSION (LEGALIZATION)

5. NEW IMPACT WINDOWS AND DOORS IN

MODIFIED OPENINGS

PROJECT INFORMATION:

PROPERTY ADDRESS: 8951 HAWTHORNE AVE SURFSIDE, FL 33154-3331

FOLIO#: 14-2235-005-3220

LEGAL DESCRIPTION: NORMANDY BEACH 2ND AMD PL PB 16-44 LOT 3 BLK 21 LOT SIZE IRREGULAR OR 15105-2828 15747-4726 0791 1 COC 21609-0945 08 2003 1

PROPERTY INFORMATION EXISTING BED/BATH/HALF: 3/3/0 PROPOSED BED/BATH/HALF: 3/3/1 LIVING AREA: 2,196 Sq.Ft YEAR BUILT: 1937

ZONING JURISDICTION PA Primary Zone 0800 SGL FAMILY - 1701-1900 SQ Primary Land Use 0101 RESIDENTIAL - SINGLE FAMILY: 1 UNIT

APPLICABLE CODES AND STANDARDS: FLORIDA BUILDING CODE 7th EDITION (2020) BUILD. FLORIDA BUILDING CODE 7th EDITION (2020) EXISTING BUILD. NEC 2017

CLASSIFICATION OF WORK (FBC 504.1): ALTERATION LEVEL 2 - RECONFIGURATION OF SPACES, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM,

OR THE INSTALLATION OF ADDITIONAL SYSTEM.



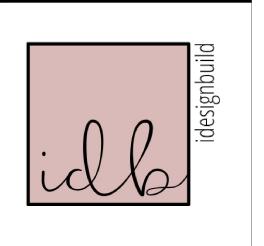
AND SEALED BY FAUSTO GUERRERO P.

THE SHA AUTHENTICATION CODE MUST BE

DATE: 1/4/2023

SCHAMY RESIDENCE 8951 Hawthorne Ave Surfside, FL, United States

PROJECT: 2242 DATE: 1/4/2023



REVISIONS

COVER SHEET

ARCH. REVIEW BOARD

LEGEND

ABBREVIATIONS:

A = ARC DISTANCE AC = AIR CONDITIONER PAD AC = AIR CONDITIONER FAD

BCR = BROWARD COUNTY RECORDS

BLDG = BUILDING

BM = BENCH MARK

BOB = BASIS OF BEARINGS CBS = CONCRETE BLOCK & STUCCO (C) = CALCULATED C&G = CURB & GUTTER CLF = CHAIN LINK FENCE

COL = COLUMN D.E. = DRAINAGE EASEMENT D.M.E. = DRAINAGE & MAINTENANCE EASEMENT

D/W = DRIVEWAY
EB = ELECTRIC BOX
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FFE = FINISHED FLOOR ELEVATION
EDGE = FOUND BORDE (ALG. ID) FIP = FOUND IRON PIPE (NO ID) FIR = FOUND IRON ROD (NO ID)

D/W = DRIVEWAY

FN = FOUND NAIL (NO ID)
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD L.E. = LANDSCAPE EASEMENT L.M.E. = LAKE MAINTENANCE EASEMENT

(M) = MEASURED MDCR = MIAMI-DADE COUNTY RECORDS

ML = MONUMENT LINE

ML = MUNUMENT LINE
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE PI = POINT OF INTERSECTION

PI = POINT OF INTERSECTION
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE
MONUMENT
PT = POINT OF TANCER
PL = PADULE DISTANCE R = RADIUS DISTANCE (R) = RECORD R/W = RIGHT-OF-WAY

SIP = SIP LB#8023SND = SET NAIL & DISK LB#8023 STL = SURVEY TIE LINE SWK = SIDEWALK

(TYP) = TYPICAL
UB = UTILITY BOX
U.E. = UTILITY EASEMENT W/F = WOOD FENCE

SYMBOLS:

X = WATER METER

X 0.00 = FIFVATION

(00') = ORIGINAL LOT DISTANCE

 Δ = CENTRAL ANGLE

= WATER VALVE

= CURB INLET

💢 = FIRE HYDRANT T = LIGHT POLE

- CATCH BASIN = UTILITY POLE (D) = DRAINAGE MANHOLE

(S) = SEWER MANHOLE — = METAL FENCE

= WOOD FENCE × × × = CHAIN LINK FENCE — — = FASEMENT BOUNDARY LINE — = OVERHEAD UTILITY LINE

---- = ORIGINAL LOT LINE ASPHALT CONCRETE PAVERS/ TILES COVERED

GRAPHIC SCALE

1"=20'

MAP OF BOUNDARY SURVEY

LOCATION SKETCH:

NOT TO SCALE 18 12 17 8 2 2 11 16 3 /3/ 10 4 4 15 9 5 Z 14 5 6 13 6

> BLOCK CORNER LOT - 2 BLOCK - 21 6' C.L.F. ้ทด ACCESS 112.50' 0.03' NO CAP —6' С.L.F. LOT - 16 WTHORNE AVENUE BLOCK - 21 JOTAL RIGHT-OF TWO STORY C.B.S. RES. #8951 LOT - 3 BLOCK - 21 31.66 0.01 S.M.H 29.8' ACCESS 112.50' 6' WOOD **FENCE** LB8023 LOT - 4 BLOCK - 21

> > NICOLAS DEL VENTO PROFESSIONAL SURVEYOR & MAPPER

STATE OF FLORIDA LIC. # 6945

CERTIFICATE OF AUTHORIZATION # LB-8023

Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155 Tel: 305.767.6802 www.survey-pros.com

PROPERTY ADDRESS:

8951 HAWTHORNE AVENUE, SURESIDE, EL 33154

LEGAL DESCRIPTION:

LOT 3, BLOCK 21, OF SECOND AMENDED PLAT OF NORMANDY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION 8

COMMUNITY NAME & NUMBER TOWN OF SURFSIDE 120659

MAP & PANEL NUMBER 12086C0144 SUFFIX L

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929)

2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.

UTILITIES UNLESS OTHERWISE NOTED.

3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS,

RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF

HERELON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.

5. THE INTENT OF THIS SURVEY AS COMMUNICATED BY THE CERTIFIED PARTIES IS FOR REAL—ESTATE TRANSACTION OR MORTGAGE REFINANCING, THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE OR PARTY(IES) WITHOUT THE WRITTEN

AUTHORIZATION OF THIS FIRM.

6. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN, PERMITTING NOR CONSTRUCTION PURPOSES.

7. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.

8. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.

9. FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.

10. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).

THE SIGNING PARTY(LES).

11. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR
INFORMATIONAL PURPOSES ONLY.

12. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT.

THE CENTERLINE OF HAWTHORNE AVENUE BEARS NO3°06'59"W.

ENCROACHMENT NOTES:

THERE ARE NO VISIBLE ABOVE GROUND ENCROACHMENTS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUE.

CERTIFIED TO:

SOUTH FLORIDA LAW, PLLC

FIRST AMERICAN TITLE INSURANCE CO. ANGEL OAK MORTGAGE SOLUTIONS, LLC

JOHN SCHAMY LLC, A FLORIDA LIMITED LIABILITY COMPANY



DATE OF ORIGINAL FIELD WORK: 08/31/2022

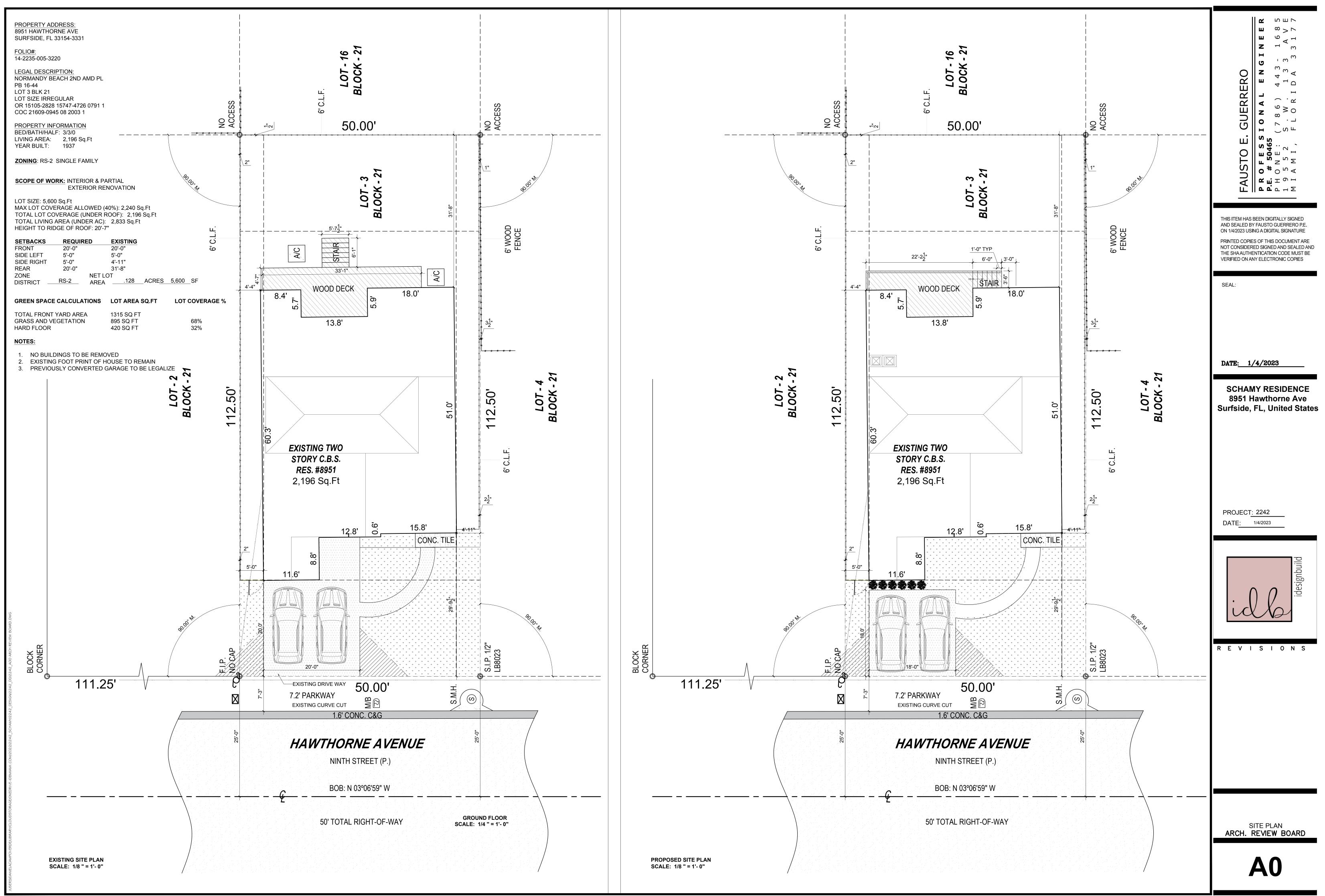
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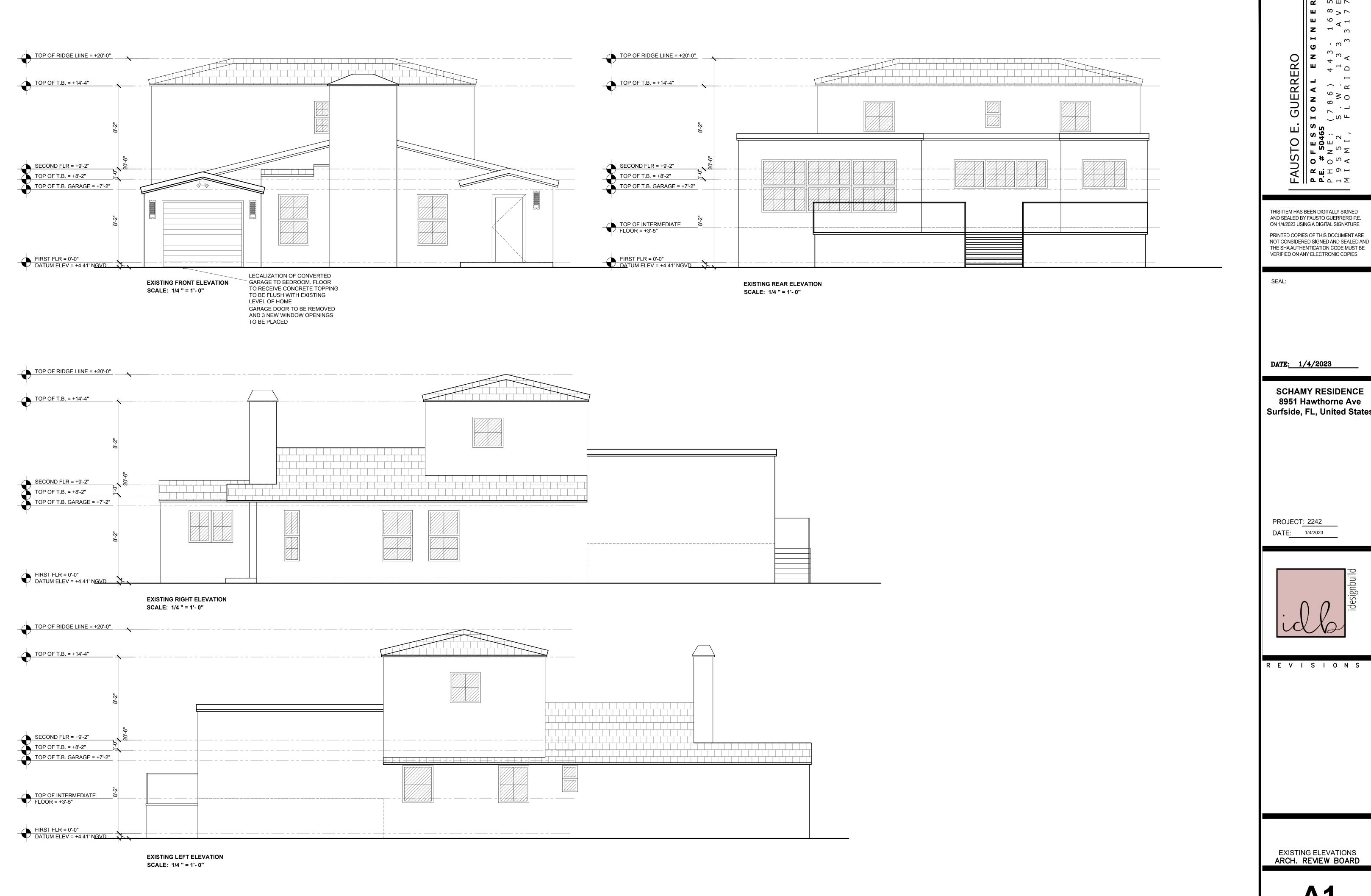
DRAWN BY: ADRIEL

CAD FILE: JOHN SCHAMY

SHEET 1 OF 1

REVISION(S):



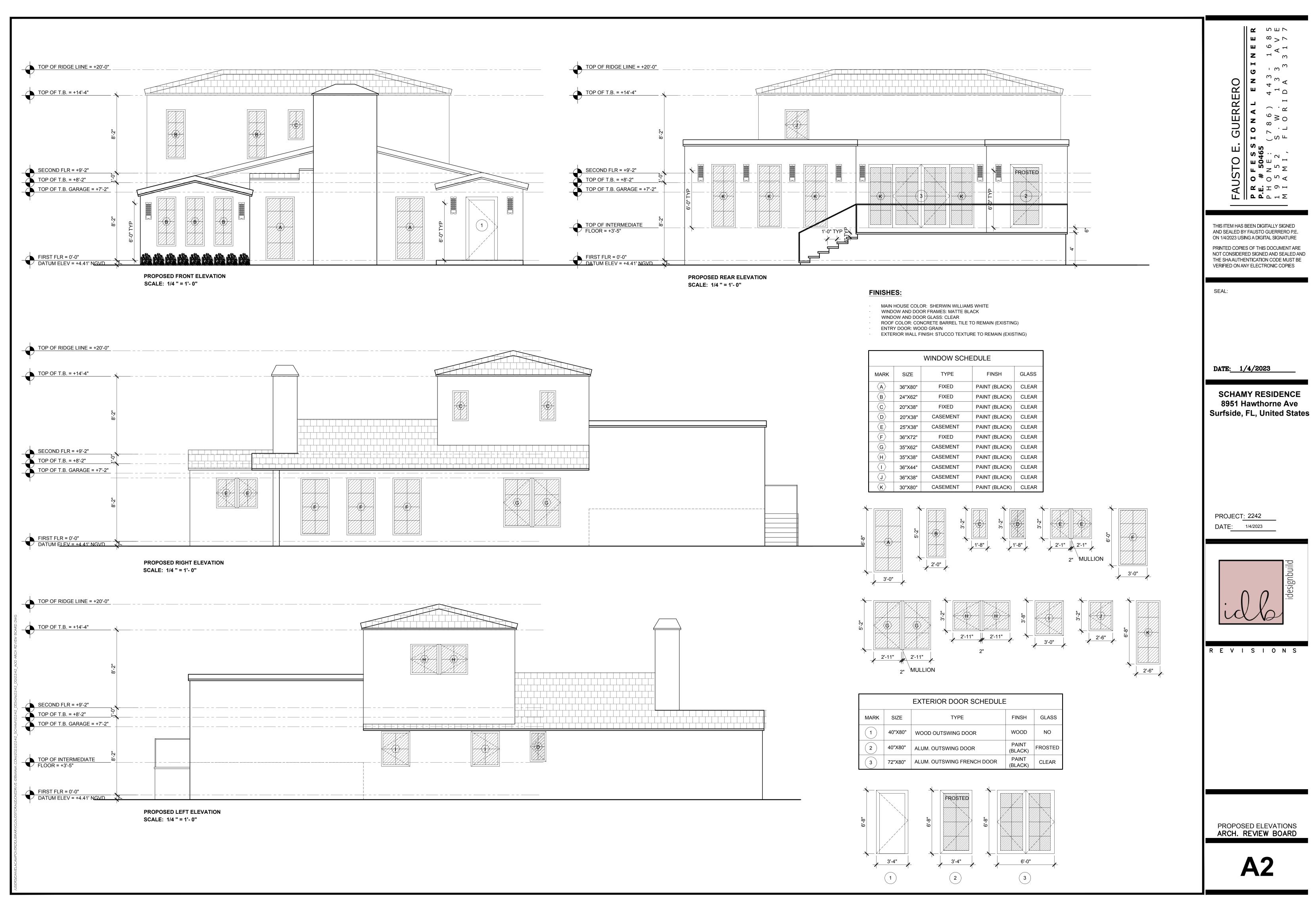


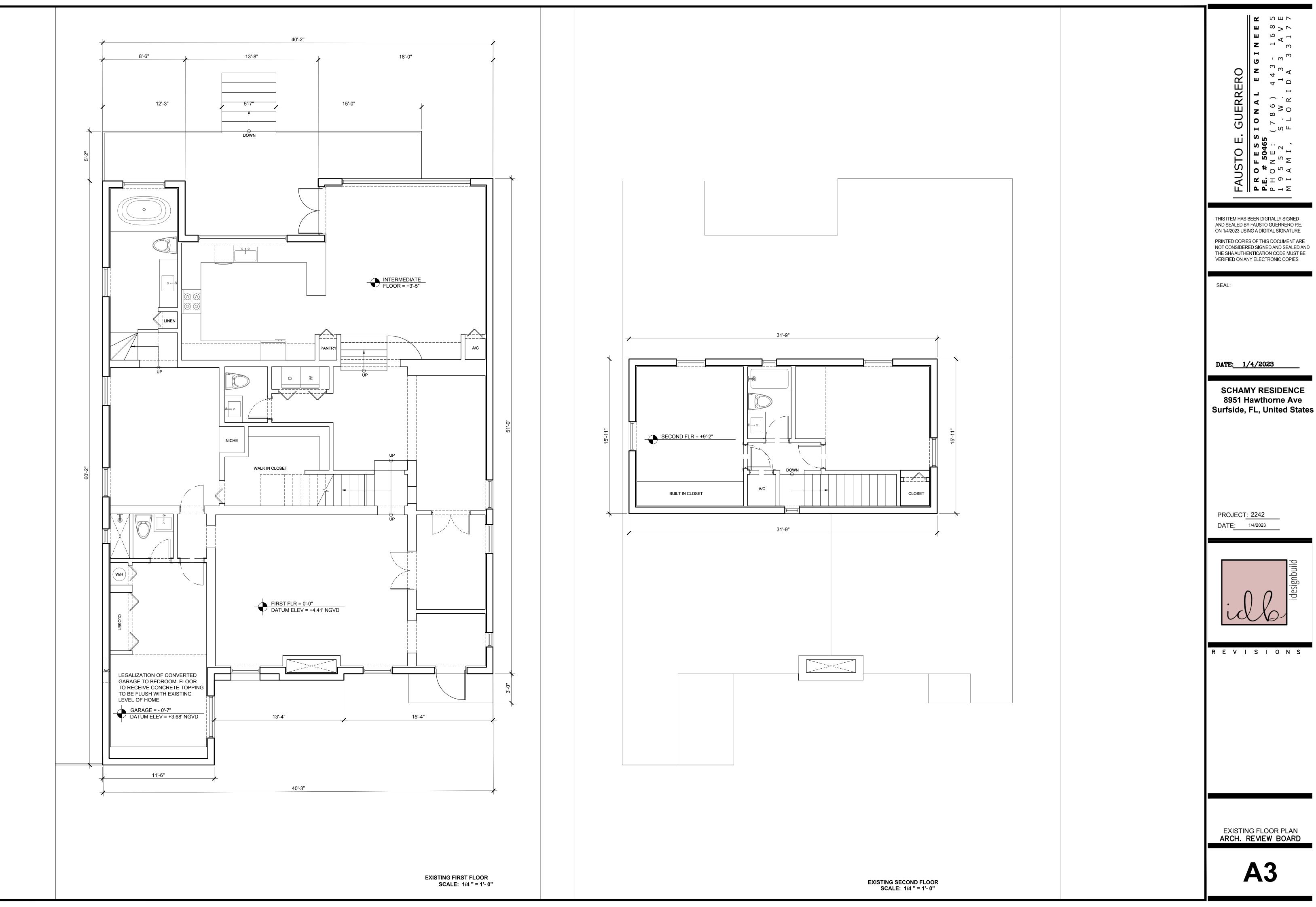
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FAUSTO GUERRERO P.E. ON 1/4/2023 USING A DIGITAL SIGNATURE PRINTED COPIES OF THIS DOCUMENT ARE

SCHAMY RESIDENCE 8951 Hawthorne Ave Surfside, FL, United States

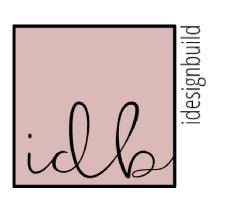
PROJECT: 2242

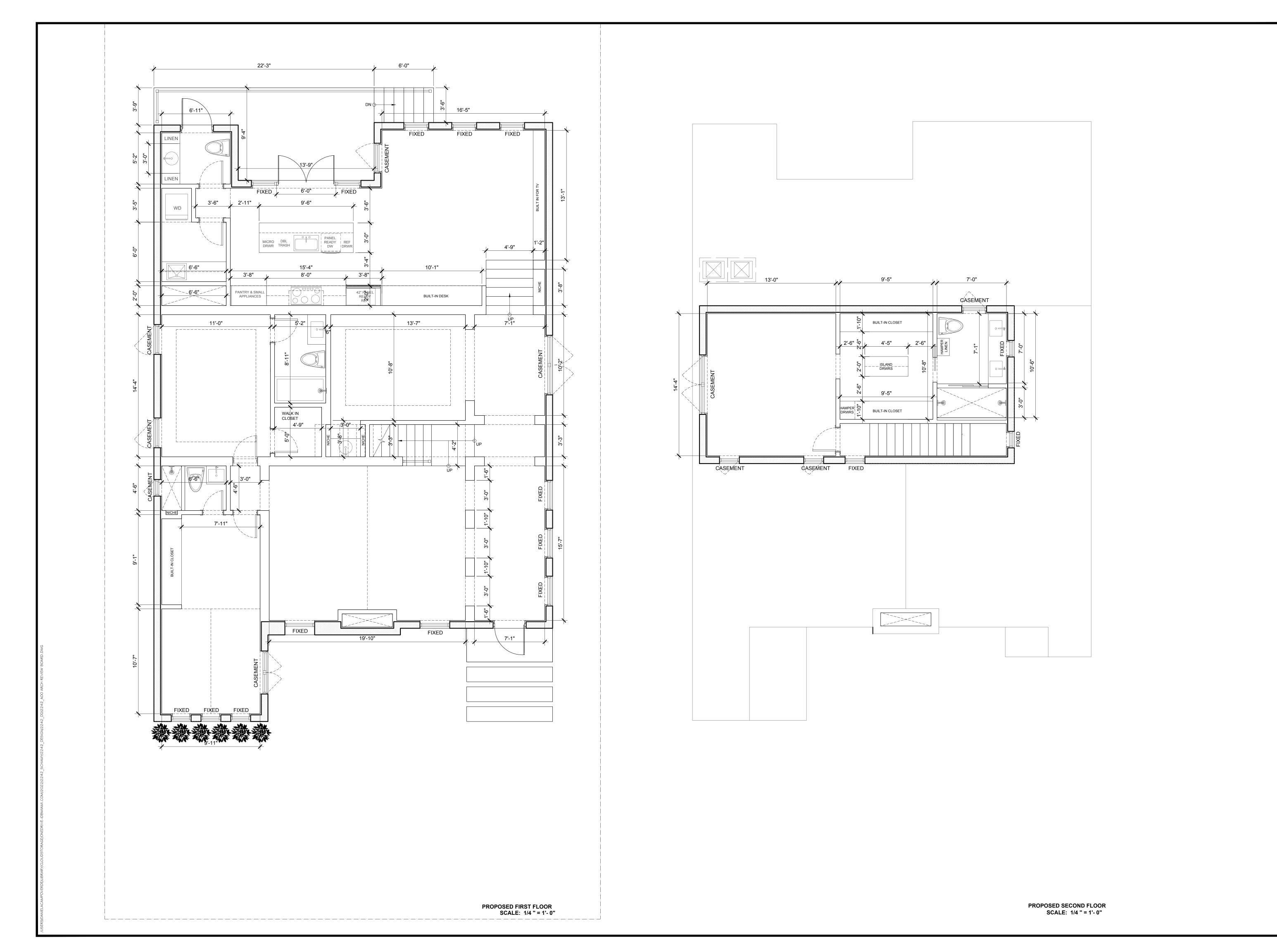






8951 Hawthorne Ave





THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FAUSTO GUERRERO P.E. ON 1/4/2023 USING A DIGITAL SIGNATURE

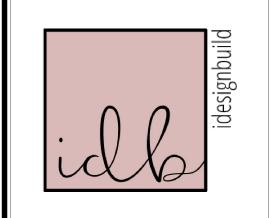
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

SEAL:

DATE: 1/4/2023

SCHAMY RESIDENCE 8951 Hawthorne Ave Surfside, FL, United States

PROJECT: 2242



REVISIONS

PROPOSED FLOOR PLAN ARCH. REVIEW BOARD

OMB No. 1660-0008 Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

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

SECTION A - PROPERTY INFORMATION	FOR INSURANCE COMPANY USE							
A1. Building Owner's Name	Policy Number:							
John Schamy LLC, a Florida limited liability company								
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Company NAIC Number:								
8951 HAWTHORNE AVENUE								
City State ZIP Code SURFSIDE Florida 33154								
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 3, BLOCK 21, PLAT BOOK 16, PAGE 44 SUBDIVISION NAME: NORMANDY BEACH 2ND AMD PL*MDCR								
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL								
A5. Latitude/Longitude: Lat. N25.8754814° Long. W80.1288792° Horizontal Datu	m: NAD 1927 × NAD 1983							
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insu	rance.							
A7. Building Diagram Number 1B								
A8. For a building with a crawlspace or enclosure(s):								
a) Square footage of crawlspace or enclosure(s) N/A sq ft								
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above	e adjacent grade N/A							
c) Total net area of flood openings in A8.b N/A sq in								
d) Engineered flood openings?								
A9. For a building with an attached garage:								
a) Square footage of attached garage sq ft								
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent	grade N/A							
c) Total net area of flood openings in A9.b N/A sq in								
d) Engineered flood openings?								
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORM	ATION							
B1. NFIP Community Name & Community Number B2. County Name TOWN OF SURFSIDE 120659 MIAMI-DADE	B3. State Florida							
TOWN OF SURFSIDE 120009 IMIAMI-DADE	Florida							
Number Date Effective/ Zone(s)	Base Flood Elevation(s) (Zone AO, use Base Flood Depth)							
12086C0144 L 09-11-2009 Revised Date 09-11-2009 AE 8								
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:								
☐ FIS Profile ⊠ FIRM ☐ Community Determined ☐ Other/Source:								
B11. Indicate elevation datum used for BFE in Item B9: 🗵 NGVD 1929 🔲 NAVD 1988 🔲 Other/Source:								
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? 🗌 Yes 🗵 No								
Designation Date: CBRS ☐ OPA								

ELEVATION CERTIFICATE

OMB No. 1660-0008 Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information t	FOR INSURANCE COMPANY USE							
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or I 8951 HAWTHORNE AVENUE	Policy Number:							
City State SURFSIDE Florida	ZIP Code 33154	Company NAIC Number						
SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)								
C1. Building elevations are based on: Construction Drawings*	☐ Building Under Constru	uction* X Finished Construction						
*A new Elevation Certificate will be required when construction of t								
C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.								
	I Datum: NGVD-1929							
Indicate elevation datum used for the elevations in items a) through	n n) below.							
■ NGVD 1929 NAVD 1988 Other/Source: Datum used for building elevations must be the same as that used	for the BFE.							
		Check the measurement used.						
a) Top of bottom floor (including basement, crawlspace, or enclos	ure floor)	4.41 × feet meters						
b) Top of the next higher floor		7.95 X feet meters						
c) Bottom of the lowest horizontal structural member (V Zones on		N/A X feet meters						
d) Attached garage (top of slab)		3.68 X feet meters						
e) Lowest elevation of machinery or equipment servicing the build (Describe type of equipment and location in Comments)	ling 	6.56 × feet meters						
f) Lowest adjacent (finished) grade next to building (LAG)		3.5 × feet meters						
g) Highest adjacent (finished) grade next to building (HAG)		3.6 × feet meters						
h) Lowest adjacent grade at lowest elevation of deck or stairs, inc structural support	luding	N/A X feet meters						
SECTION D - SURVEYOR, ENGINEER,	OR ARCHITECT CERTIF	ICATION						
This certification is to be signed and sealed by a land surveyor, engined I certify that the information on this Certificate represents my best effort statement may be punishable by fine or imprisonment under 18 U.S. Co	ts to interpret the data availa	y law to certify elevation information. able. I understand that any false						
Were latitude and longitude in Section A provided by a licensed land รเ	ırveyor? ⊠Yes □ No	Check here if attachments.						
Certifier's Name License Nun NICOLAS DEL VENTO 6945	nber	COLAS DEL VENV						
Title SURVEYOR								
Company Name SURVEY PROS, INC.	NO.6945 R STATE OF CORION							
Address 4348 SW 74TH AVENUE								
City State MIAMI	ZIP Code 33155	***************************************						
Signature Date 09-07-2022	Telephone (305) 767-6802	Ext.						
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.								
Comments (including type of equipment and location, per C2(e), if applicable) GPS COORDINATES OBTAINED USING GPS DEVICE *MIAMI-DADE COUNTY RECORDS LOWEST MACHINERY = A/C PAD. A/C PAD IS LOCATED ON THE REAR SIDE OF THE HOUSE. HIGHEST CROWN OF ROAD ELEVATION = 3.47								

ELEVATION CERTIFICATE

OMB No. 1660-0008 Expiration Date: November 30, 2022

				Едричион	Bate. Nevember ee, 2022
MP	ORTANT: In these spaces, copy the corresp	FOR INSU	JRANCE COMPANY USE		
	lding Street Address (including Apt., Unit, Suite, 51 HAWTHORNE AVENUE	, and/or Bldg. No.) or	P.O. Route and Box	No. Policy Nur	nber:
City		State	ZIP Code	Company	NAIC Number
SU	RFSIDE	Florida	33154		
	SECTION E – BUILDING FOR Z	S ELEVATION INFO ONE AO AND ZON			D)
con	Zones AO and A (without BFE), complete Items nplete Sections A, B,and C. For Items E1–E4, u er meters.	s E1–E5. If the Certif se natural grade, if a	icate is intended to so vailable. Check the n	upport a LOMA or L neasurement used.	.OMR-F request, In Puerto Rico only,
E1.	Provide elevation information for the following the highest adjacent grade (HAG) and the low a) Top of bottom floor (including basement,			whether the elevat	ion is above or below
	crawlspace, or enclosure) is b) Top of bottom floor (including basement,		feet [meters abo	ve or
	crawlspace, or enclosure) is		feet [ve or $\ \square$ below the LAG.
E2.	For Building Diagrams 6–9 with permanent flow the next higher floor (elevation C2.b in the diagrams) of the building is	od openings provided	d in Section A Items 8		es 1–2 of Instructions), ve or below the HAG.
E3.	Attached garage (top of slab) is				ve or below the HAG.
E4.	Top of platform of machinery and/or equipmen servicing the building is	nt		meters abo	ve or
E5.	Zone AO only: If no flood depth number is ava floodplain management ordinance? Yes				ith the community's nformation in Section G.
	SECTION F - PROPERTY	OWNER (OR OWNE	R'S REPRESENTAT	IVE) CERTIFICAT	ION
The	e property owner or owner's authorized represer nmunity-issued BFE) or Zone AO must sign her	ntative who complete e. The statements in	s Sections A, B, and Sections A, B, and E	E for Zone A (without are correct to the b	ut a FEMA-issued or best of my knowledge.
Pro	perty Owner or Owner's Authorized Representa	ative's Name			
Add	dress	(City	State	ZIP Code
Sig	nature		Date	Telephone	
Cor	mments				
				☐ Ch	neck here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008 Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corr		FOR INSURANCE COMPANY USE		
Building Street Address (including Apt., Unit, S 8951 HAWTHORNE AVENUE	uite, and/or Bldg. N	lo.) or P.O. Route and Bo	x No.	Policy Number:
City SURFSIDE	State Florida	ZIP Code 33154		Company NAIC Number
SECTION	ON G - COMMUNIT	TY INFORMATION (OPT	IONAL)	
The local official who is authorized by law or or Sections A, B, C (or E), and G of this Elevation used in Items G8–G10. In Puerto Rico only, er	Certificate. Comple			
G1. The information in Section C was takengineer, or architect who is authorized that in the Comments area below.)				
G2. A community official completed Sect or Zone AO.	ion E for a building	located in Zone A (withou	ut a FEMA	A-issued or community-issued BFE)
G3. The following information (Items G4-	-G10) is provided fo	or community floodplain m	nanageme	ent purposes.
G4. Permit Number	G5. Date Permit	Issued		Date Certificate of ompliance/Occupancy Issued
G7. This permit has been issued for:	New Construction	n 🗌 Substantial Improve	ment	
G8. Elevation of as-built lowest floor (includin of the building:	g basement) –		feet	meters Datum
G9. BFE or (in Zone AO) depth of flooding at	the building site: _		feet	meters Datum
G10. Community's design flood elevation:	_		feet	meters Datum
Local Official's Name		Title		
Community Name		Telephone		
Signature		Date		
Comments (including type of equipment and lo	cation, per C2(e), if	applicable)		
				☐ Check here if attachments.

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, co	FOR INSURANCE COMPANY USE		
Building Street Address (including 8951 HAWTHORNE AVENUE	Policy Number:		
City SURFSIDE	State Florida	ZIP Code 33154	Company NAIC Number

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



Photo One

Photo One Caption FRONT VIEW

Clear Photo One



Photo Two

Photo Two Caption REAR VIEW

Clear Photo Two

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, cop	FOR INSURANCE COMPANY USE		
Building Street Address (including A 8951 HAWTHORNE AVENUE	Policy Number:		
City	State	ZIP Code	Company NAIC Number
SURFSIDE	Florida	33154	

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



Photo Three

Photo Three Caption RIGHT SIDE VIEW

Clear Photo Three



Photo Four

Photo Four Caption LEFT SIDE VIEW

Clear Photo Four



MEMORANDUM

ITEM NO. 5.G

To: Planning & Zoning Board

From: Town Planner Judith Frankel

Date: February 23, 2023

Subject: 9433 Byron Avenue - New Two-Story Home

Staff finds this application to meet Zoning Code subject to the following comments:

- **Per Sec. 90-47.1,** roof eaves and ornamental features may project not more than 24 inches into any required yard.
- **Per Sec. 90-95 (3) d**, street trees are required. These may be close to the property line in the right-of-way area. The two silver buttonwood trees proposed for the front of home could be moved to the property line to satisfy this requirement.
- Per Sec. 90-97, a treed removed or relocated will require a tree removal permit from Miami-Dade County
- Grass/Turf species must be provided.

Background: This application is a request to demolish a one-story single-family house and construct a new two-story single-family house on an interior lot in the H30B Zoning District. The application includes a concrete driveway, a covered front terrace, a rear terrace with trellis and new landscaping. Various architectural enhancements are proposed for the home. These features include Mediterranean-style barrel tiled roof, exterior sconce lighting, brown wood-like garage door and balustrade railings. Multiple hip roofs will be visible from the right-of-way giving the appearance of a reduced massing. The front face of the home contains a covered terrace on the first floor and a small Juliette balcony centered on the second floor.

The design of this house appears to be the same as the home at 9408 Bryon Avenue which has the same owner. 9408 Byron Avenue is across the street and three houses south of the application house.

The lot depth is 112 feet with a width of 50 feet. The site survey indicates the lot size is 5,600 SF. The proposed total area for the home is 4,032 SF. The first floor is 2,240 SF and the second floor is 1,792 SF or 80% of the first floor. The calculations provided by the applicant exclude the areas under the rear trellis and the front covered terrace.

The setback requirements for the H30B Zoning District are 20-foot front, 20-foot rear, and 5 feet for the interior side yard for the first floor. The applicant is proposing a 20-foot front setback, a 5-foot interior side setback. For the second floor of the home must have an average setback of 30 feet at the front and 10 feet at the sides. This application proposes a 30-foot average front setback and 11.25- and 11-foot side setbacks.

The total lot pervious area is 2,446 SF or 43% where 35% is required. The front yard setback pervious area is 509 SF or 501% where 30% is required. The rear yard setback pervious area is 1,000 SF or 100% where 20% is required. The maximum allowed roof height is 30 feet, whereas 27.58 feet from the crown-of-road to the Tie Beam is proposed.

The applicant is proposing two silver buttonwood trees, one crepe myrtle, three sabal palms in the driveway island and several cocoplum shrubs at the front of the property. Two street trees are required. The trees should be located close to the property line to be considered street trees, In the rear yard there is one silver buttonwood tree and cocoplum shrubs screening the AC and generator equipment. Plans do not note the grass species.

Applicant Package: A package of drawings and an application was submitted by the Applicant on 11/14/22 and then revised on 11/28/2022.

Attached Tables:

Table 1 – Site Characteristics and Zoning Requirements

Table 2 - Architectural Design Requirements

Table 3 - Town of Surfside Adopted Residential Design Guidelines

9433 Byron Avenue Tables 1 2 and 3.pdf

9433 Byron Ave Agenda Packet.pdf

9433 Byron Avenue- New 2-Story Single Family Residence

Table 1 – Site Characteristics and Zoning Requirements

Address 9433 Byron Avenue General Location Center Area of Town

Property Size 5,600 SF **Zoning District** H30B

Lowest Floor Elevation Base Flood Elevation 10' NGVD (8.00 + 2.00)

Lot Coverage Total Lot Exempt Accessory Uses 2 nd Story Lot Coverage	Required 40% Max. (2,240 SF) 15% or Less 32% of the Lot or 80% of First Floor	Proposed 40% Max. (2,240 SF) N/A N/A 80% (1,792 SF)
Pervious Area Total Lot Pervious Area Front Yd Maximum Paved Frt Yard Pervious Area Rear Yd	35% w/40% FL Friendly 30% 50% 20%	43% (2,446 SF) 51% (509 SF) 49% 100% (1000 SF)
Height – Flat Roof Height – Pitched Roof Modification of Height	30 Ft: Avg Datum/Crown-High Pt. 30 Ft: Avg Datum/Crown-Tie Beam. 1% of Height to 3 Ft Max	N/A N/A N/A
1 st Floor Setbacks Primary Frontage Secondary Corner Interior Side N Interior Side S Rear	20 Feet Min. 10 Feet Min. 5 Feet Min. 5 Feet Min. 20 Feet Min.	20 Feet N/A 5 feet 5 Feet 20 feet
2 nd Floor Setbacks Primary Frontage Interior Side N Interior Side S	30 Feet Min. 10 Feet Min. 10 feet	30 Feet 11 feet 11.25 Feet



_											_
E	n	r	r	n	2	^	h	m	Δ	n	ts

Eaves All Other Ornamentals	24 Inches Max 6 inches Max	M issing Info N/A
Accessory Buildings		
Maximum Height	12 Feet Max	N/A
Max. Aggregated Area	500 SF Max.	N/A
Pools & Decks		Not Provided
Primary Front and	10 Feet Min	N/A
Secondary Corner	10 Feet Min	N/A
Uncovered Patio	Side – 5 Feet	5 feet South



Existing Condition at 9433 Byron Avenue / Image Courtesy of Google Maps

Table 2 - Architectural Design Requirements

Sec. 90.50 Architecture

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.	Provided (Nearly identical to home across and down the street)
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	N/A
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.	Terracotta colored clay barrel tiles



Table 3 - Town of Surfside Adopted Residential Design Guidelines

Table 3 - Town of Surfside Adopted Residential Design Guidelines				
Design Element	Required	Proposed		
Building Massing	Building forms should be varied	Building form is different from		
	enough to avoid monotony and	immediate neighbors		
	to avoid pyramidal massing and			
	should be compatible with			
	surrounding houses			
Decorative Features	Decorative features should be	Needs P&Z Board determination		
	stylistically consistent			
	throughout the entire building.			
Overall Architectural Style	The overall style of each house	Needs P&Z Board determination		
	should be consistent on all sides	(Some elements are		
	of the building, as well as	Mediterranean; other		
	among all portions of the rood.	contemporary)		
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.			



Pre-Application Mtg.	// 20
Application / Plans Due	// 20

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

A complete submittal includes all documents on the "Single-Family and Two-Family Site Plan Application Submission Checklist" 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. A pre-application meeting with the Town Planner is required prior to submitting this application.

Town Planner, Judith Frankel jfrankel@townofsurfsidefl.gov

PROJECT INFORMATION	$rac{ extsf{N}}{ extsf{N}}$ ALL INFORMATION IS REQUIRED		
PROPERTY ADDRESS:	9433 BYRON AVE		
OWNER'S NAME:	STEVEN SCHRAGA	STATDEUZCES	COM
PHONE:	305-343-2725	Email: SSCHRAGA@STATEDEVICE.COM	
AGENT'S NAME:	ARCON ENGINEERING GROU	UP	
ADDRESS:	1175 NE 125TH ST NORTH M	IIAMI, FL 33161	
PHONE:	305-899-9465	Email: ARCONENGINEERING@COMCAST	Γ.NET
ZONING CATEGORY:	H30B		
DESCRIPTION OF	DEMOLITION OF EXISTING S	SINGLE FAMILY AND BUILDING A NEW SINGL	_E
PROPOSED WORK :	FAMILY RESIDENCE		
Application Meeting Date:			
INTERNAL USE ONLY			
Date Submitted		Project Number 23-3071	
Report Completed		Date	
Fee Paid	\$		
1 00 T did	Ψ		
ZONING STANDARDS	Required	Provided	
Plot Size	5,600 SQ.FT.	5,600 SQ.FT	
Setbacks (F/R/S)	20 FT 20 FT 5	FT 20 FT 20.33 FT 5FT	
Lot Coverage	2,240 SQ.FT (40% MA	X) 2,240 SQ.FT (40%)	
Height	30 FT (ABOVE C.O.R.)	27.58 FT (ABOVE C.O.R.)	
Pervious Area	1,960 SQ.FT (35% MII	N.) 2,446 SQ.FT (44%)	
		7	
	?	Wale	1/16
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 shall generally meet the last Thursday of each month at 6:00 p.m. at Town Hall in the Commission Chambers.

Zoning compliant 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 or non-compliant plans and applications will not be processed. Please note that some applications require public notice (incl. new homes and substantial additions). Note the application will not be scheduled unless a complete application, including the Submission Checklist, and plans that meet all zoning requirements is submitted 30 days before the meeting.

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.

Signature of Agent or Owner DATE

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

Name of Representative DATE Name of Owner DATE



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

P	oject Address 9433 BYRON AVE Project Number
su	MITTAL REQUIREMENTS FOR REVIEW:
	Pre-Application Meeting
	Completed "Single-Family and Two-Family Site Plan Application" form
9	Application fee: \$_\$ 200 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 ot(s) are vacant then the next adjacent home(s) shall be utilized.
	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 for all floors. If there is a 2nd floor average side setback must be shown. 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, erosion control features, pools and accessory buildings Locations and dimensions of parking spaces and driveways and lot layout Driveway entrance width and setbacks from property line Mechanical equipment (A/C; pool) must be identified on site plan with dimension to the nearest house
	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 plan including mechanical equipment and screening if applicable

Cont.

Page 1 of 2



- Roof slopes with materials and color
- □ Detail of doors, windows, garage doors
- Lighting locations and details
- □ Dimensions of structure(s) height, width, and length
 - · Building Height as measured from the Crown of the Road
 - Finished Floor Elevation in NGVD
- Deck, railing, stair details including materials, colors, finishes, and decorative details
- Exposed foundation treatment
- Gutters and eaves
- Abutting structure heights
- ☐ Landscape Plan (Minimum scale of 1" = 20').

Please show / provide the following:

- □ Tabulations of total property pervious square footage, Front Yard pervious, Rear Yard pervious
- □ Tabulations of the required number and location of lot trees, streets trees and shrubs
- □ Size of Trees and Shrubs
- Tabulations of the required Florida Friendly landscaping
- □ Location of all existing and proposed trees, vegetation, palms and note tree species
- ☐ Provide descriptions and images of colors and/or materials to be used
- ☐ Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan

All above documents must be provided in the following format after the pre-application meeting:

- One (1) USB Flash Drive, (must contain exactly what is being provided in the physical sets and physical sets cannot be signature protected or password protected). The site plans must be in PDF format. Plans must be digitally signed and sealed
- Provided prior to Planning & Zoning Board Meeting <u>Two (2) reduced sized sets</u> (11" x 17" sheets) of the complete design development drawings. Plans must be digitally signed and sealed.

For ask questions or to schedule a pre-application meeting please contact:

Judith Frankel
Town Planner
Town of Surfside
9293 Harding Avenue
Surfside, FL 33154
Main: 305-861-4863 ext 497
jfrankel@townofsurfsidefl.gov

Ownership Affidavit

I Steven Schraga, give permission for Arcon Engineering Group to represent me at the Planning and Zoning Board meeting for a new single family at property address 9433 Byron Ave surfside, Fl 33154.

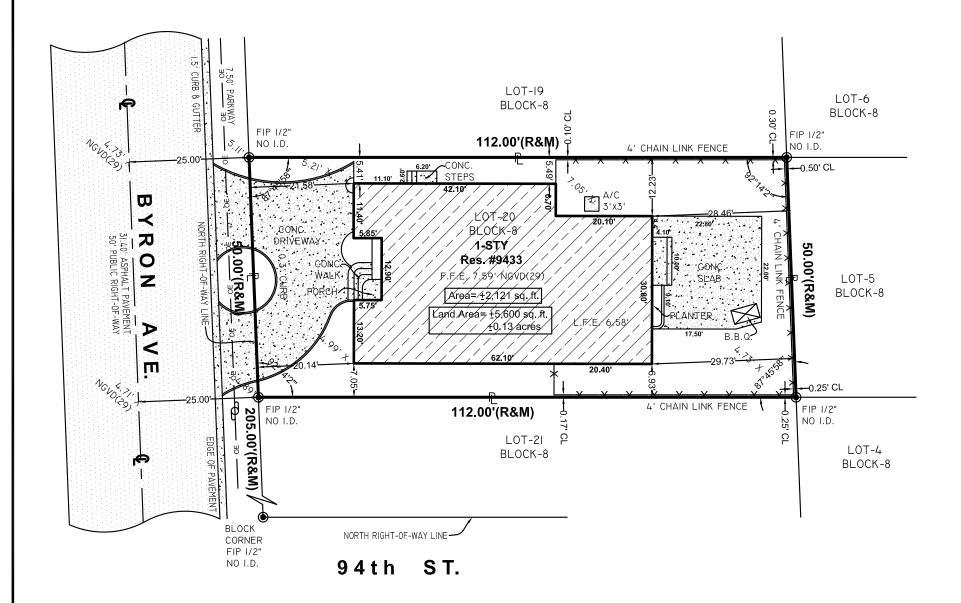
Signature of owner

Date

SKETCH O F u r v



Scale 1"=20'





FRONT SIDE VIEW







PROPERTY ADDRESS: 9433 BYRON AVENUE

SURFSIDE, Fl. 33154 (FOLIO No. 14-2235-007-1480)

DESCRIPTION Lot 20, Block 8, of "ALTOS DEL MAR No. 6 according to the Plat thereof as recorded In Plat Book 8, at Page 106, of the Public Records of Miami-Dade County, Florida.

There may be legal restrictions on the subject property that are not shown on the Map of Survey that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.

The Map of Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

This Survey was conducted for the purpose of a BOUNDARY SURVEY only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission LOCATION MAP (NOT TO SCALE) or other entity.

Legal description was furnished by the client. The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 If shown elevations are referred to NGVD of 1929 foot for natural ground surfaces and 1/100 foot for The surveyor makes no representation as to hardscape surfaces, including pavements, curbs and other man-made features as may exist.

Well-identified features as depicted on this survey Subsurface improvements and/or encroachments and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal Description subject to any dedications, limitations, restrictions, reservations or recorded easements.

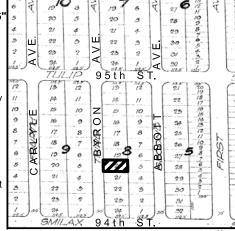
Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

LIST OF POSSIBLE ENCROACHMENT: N/A

converted to NGVD 1929

BM #S-243. Elev.= 11.77'

BENCH MARK USED



ownership, possession or occupation of the subject property by any entity or individual.

within, upon, across, abutting or adjacent to the subject property were not located and are not

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this Map of Survey by other than the signing party are prohibited without the written consent of the signing party.

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed

MINNIE SCARAGA ESTATE OF

SURVEYOR'S CERTIFICATION:

HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

04-21-2021

AERIAL MAP (NOT TO SCALE)

FLOOD ZONE INFORMATION:

Community No. 120659

Flood Zone: AE + 8'

Panel No. 0163

Suffix: L

ARTURO TOIRAC PROFESSIONAL LAND SURVEYOR No. 3102 STATE OF FLORIDA

VIZCAYA SURVEYING AND MAPPING, INC. Land Surveyors & Mapper LB #8000 CARLOS@CBSSERVICESMIAMI.COM

J.V.D. DRAWN SHEET No. <u>1/1</u>

ORIGINAL FIELD DATE:

REVISIONS:

Survey is not covered by

Proffesional Liability

Insurance.

04-21-202

JOB No.: 2220806

04-21-21 FRONT LEFT VIEW

04-21-21 A/C LEFT VIEW

04-21-21 REAR SIDE VIEW

04-21-21

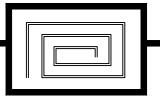
FIRM Date: 09-11-2009

13217 SW 46 LANE, MIAMI, FL. 33157 (786) 290-4184



1175 N.E. 125TH STREET - SUITE 213 NORTH MIAMI, FL 33161

TEL.: (305) 899-9465 - FAX: (305) 899-9580



NEW SINGLE FAMILY HOME PROJECT NAME:

SCHRAGA RESIDENCE PROJECT FOR:

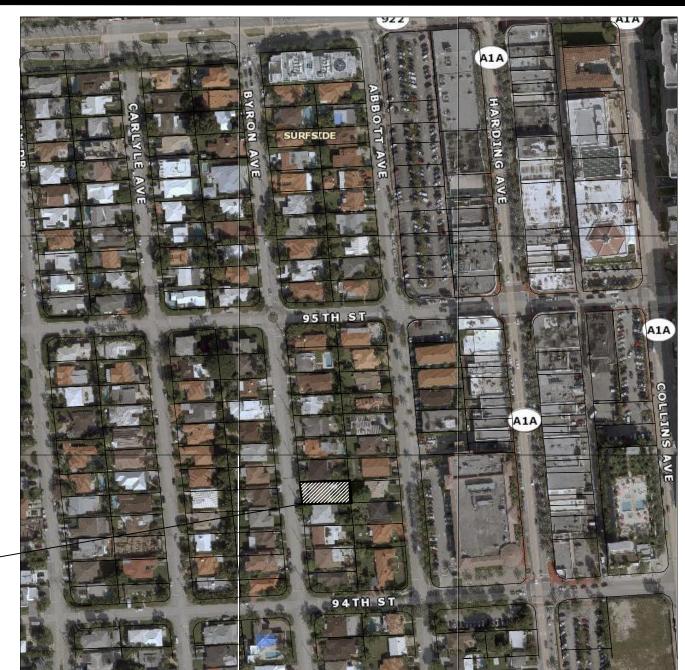
PROJECT LOCATION: 9433 BYRON AVE

SURFSIDE, FL 33154

TEL: (305) 331-8518

TITLE: owner

LOCATION



LOCATION MAP

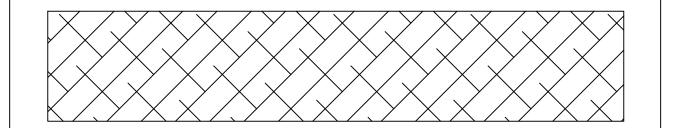
ZONING INFORMATION NET LOT AREA: 5,600 SF/ 0.129 ACRES BUILDING SET BACKS FIRST FLOOR: FRONT SET BACK SOUTH SET BACK NORTH SET BACK REAR SET BACK REQUIRED PROPOSED SECOND FLOOR: 65%-80% OF FIRST FLOOR FRONT SET BACK SOUTH SET BACK NORTH SET BACK REAR SET BACK **ALLOWED PROPOSED** 30'-0" 2 STORIES 30'-0" MAXIMUM BUILDING HEIGHT NUMBER OF STORIES 2 STORIES PROPOSED ALLOWED 40% (2,240 SQ FT) LOT COVERAGE (5,600.0 SQ FT) 40%(2,240 SQ FT) BUILDING AREA FIRST FLOOR 2,240 SF 1,792 SF SECOND FLOOR 4,032 SF TOTAL BUILDING AREA: IMPERVIOUS AREA BUILDING AREA COVERED PORCH REAR OPEN TERRACE FRONT ENTRY 2,240 SF 126 SF 203 SF 86 SF DRIVEWAY TOTAL IMPERVIOUS AREA LANDSCAPING AREA/ PERVIOUS AREA PROPOSED PROPOSED DRIVEWAY ISLAND AREA ALLOWED MIN 60 SQ.FT. 70 SQ.FT. FRONT YARD CALCULATIONS TOTAL FRONT YARD AREA PROPOSED DRIVEWAY PROPOSED LANDSCAPE AREA 1,000 SF 491 SF (49%) MAX 50% 509 SF (51%) MIN 30%

DRAWING INDEX

IND	=X:
COVER	R SHEET
A-1	EXISTING/PROPOSED SITE
A-2	ROOF/ SECOND FLOOR SITE PLAN
A-3	LANDSCAPING PLAN
A-4	ELEVATION PLAN
A-5	ELEVATION PLAN
A-6	MATERIALS
A-7	MATERIALS

SCOPE OF WORK:

NEW CONSTRUCTION OF



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GEN	ERAL CONTE	RACTOR NO)TES	
ARE PAR VERIFY A FAILURE TO FOLLO ITS SPEC ADDITION COORDIN	RAWINGS ANT OF THE CLL THE DET BY THE GEI DW THE DRA EIFICATIONS AL WORK ATION OF T SUBCONTRA	CONTRACT TAILS WRIT NERAL CON AWING PLA SHALL NO BY THE EN HE WORK,	DOCUMENT TEN ON EA NTRACTOR NS AND T BE CAUS NGINEER. AND THE RESPO	ACH SHEET. SE FOR

DATE

DESCRIPTION



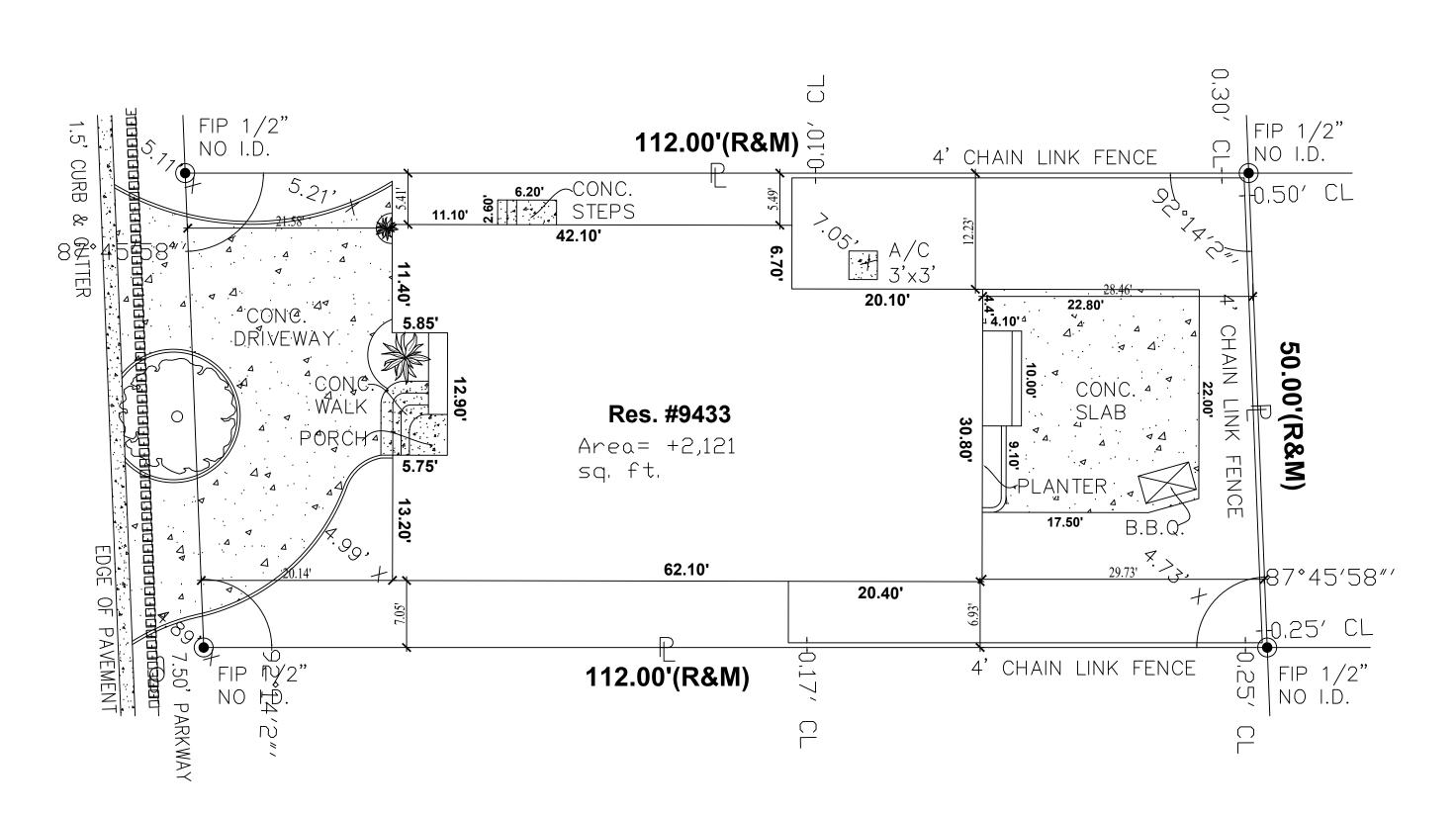


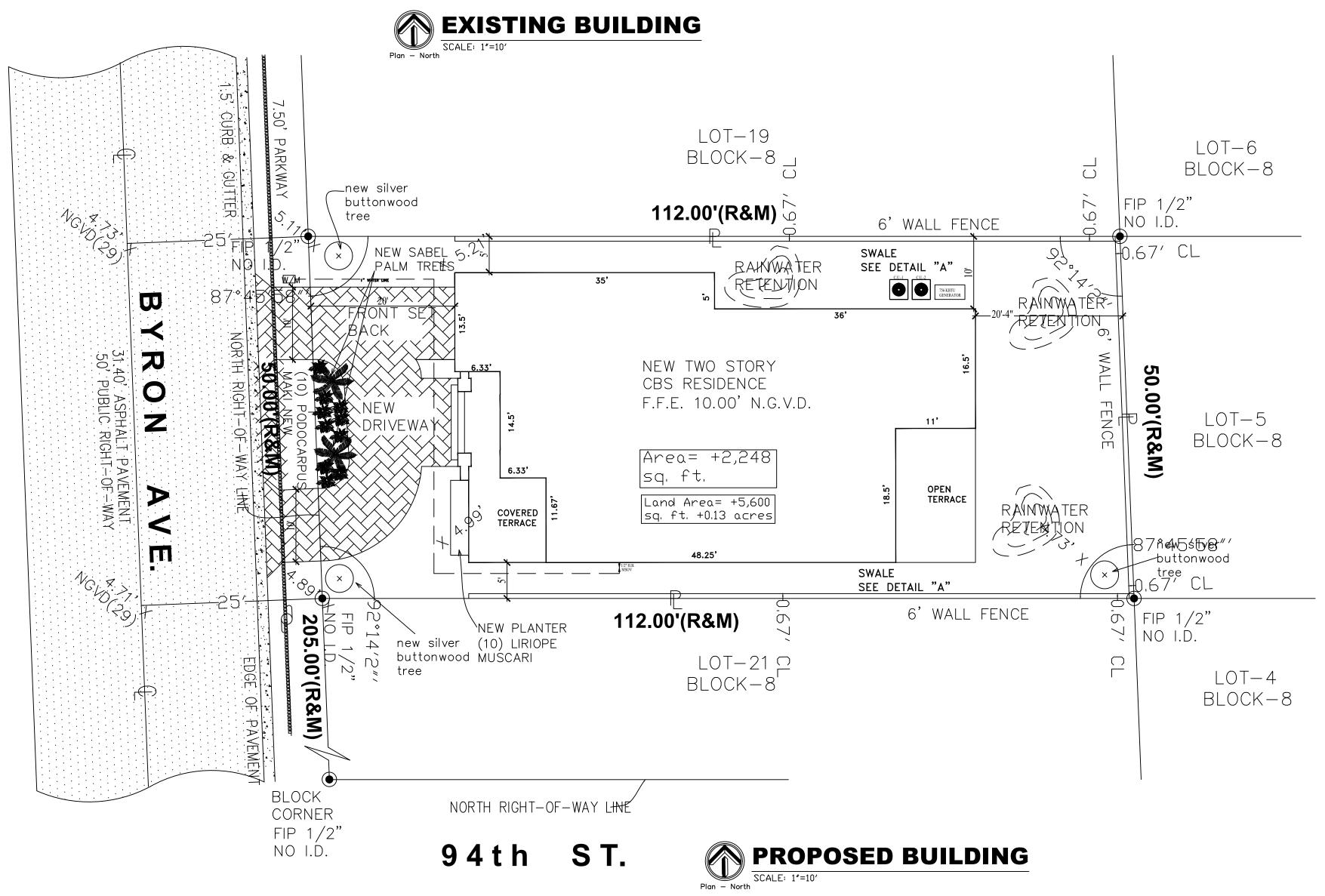
NEW SINGLE FAMILY HOME
FOR: SCHRAGA RESIDENCE
9433 BYRON AVE
SURFSIDE, FL 33154
EL:

DATE: 5/20/2021	
SCALE: 1/4" =1'-0"	
CHECKED BY: AL	
DRAWN BY: AL	
PROJECT #: 2021-01	
SHEET NO.	COVER
ENGINEER OF	RECORD
ARSHAD VIQAR, P.E.	

1175 N.E. 125TH STREET SUITE 213 TEL.: (305) 899-9465

CODE COMPLIANCE: THIS DESIGN IS BASED ON FBCR-2020 7th EDITION





PROPERTY ADDRESS: 9433 BYRON AVE SURFSIDE, FL. 33154 (FOLIO NO.: 14-2235-007-1480)

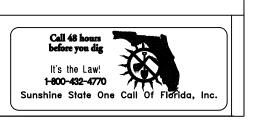
DESCRIPTION:

Lot 20, Block 8, of "ALTOS DEL MAR No. 6" according to the Plat thereof as recorded in Plat Book 8, at Page 106, of the Public Records of Miami-Dade County, Florida.

	REVISION	
NO.	DATE	DESCRIPTION
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GENERAL CONTRACTOR NOTES

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OF THE GENERAL CONTRACTOR.





NORTH MIAMI, FL. 33161 PHONE:(305) 899-9465 (305) 899-9674 FAX:(305) 899-9580 E.B. LIC.# 9101

NEW CONSTRUCTION, REMODELING, ENGINEERING, & DESIGN.

NEW SINGLE FAMILY HOME

FOR: STEVEN SCHRAGA

9433 BYRON AVE

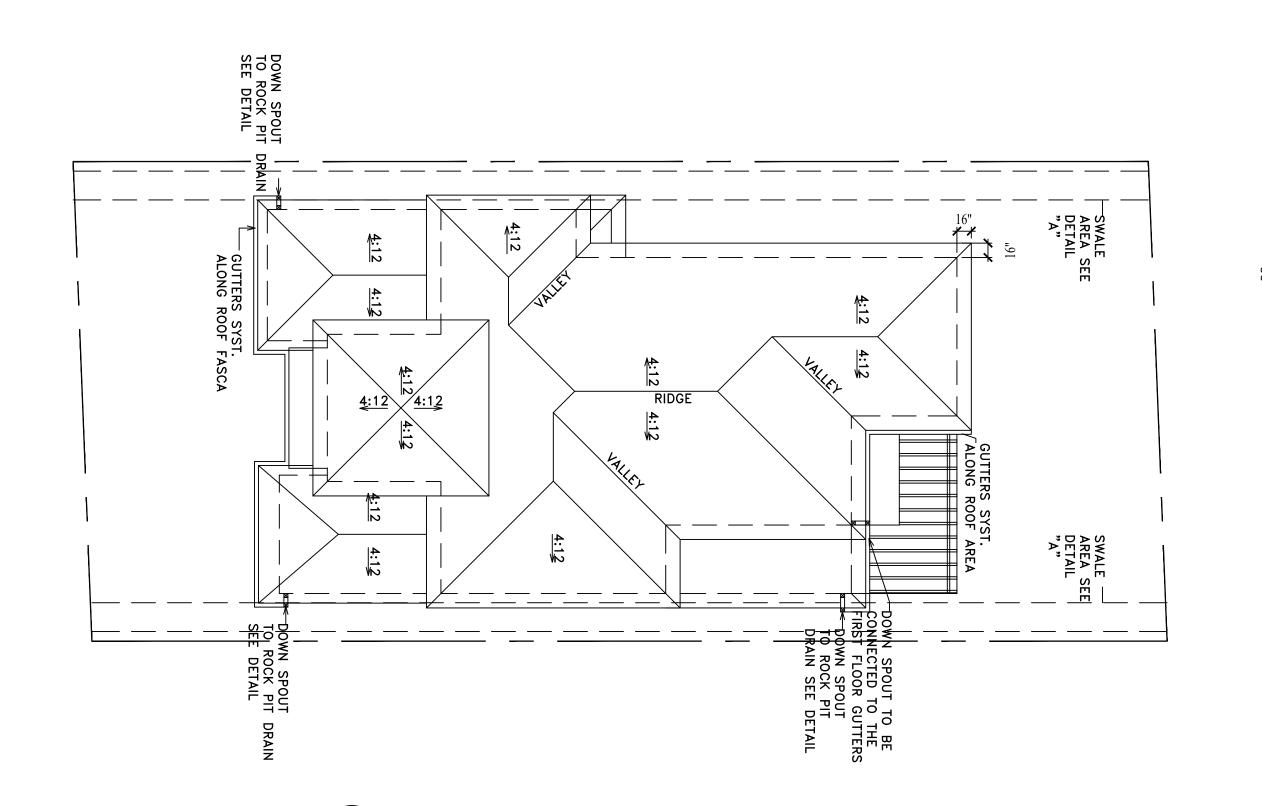
SURFSIDE, FL 33154

TEL:

SHEET NO.	A -
PROJECT # 2021-01	
DRAWN BY: A.C.	
CHECKED BY: AL	
SCALE: 1/4" =1'-0"	
DATE: 5/20/2021	

ENGINEER OF RECORD

ARSHAD VIQAR, P.E.
FLORIDA LIC.# 38863
1175 N.E. 125TH STREET SUITE 213
TEL.: (305) 899-9465



PROPERTY ADDRESS: 9433 BYRON AVE SURFSIDE, FL. 33154 (FOLIO NO.: 14-2235-007-1480)

DESCRIPTION:

✓ PROPERTY

Lot 20, Block 8, of "ALTOS DEL MAR No. 6" according to the Plat thereof as recorded in Plat Book 8, at Page 106, of the Public Records of Miami-Dade County, Florida.

DESCRIPTION DATE

REVISION

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ARCON ENGINEERING GROUP, INC. 1175 N.E. 125TH STREET SUITE 213

NORTH MIAMI, FL. 33161 PHONE:(305) 899-9465 (305) 899-9674 FAX:(305) 899-9580 E.B. LIC.# 9101

NEW CONSTRUCTION, REMODELING, ENGINEERING, & DESIGN.

SCHRAG/ FAMILY STEVEN 9433 BYRON AVE

DATE: 5/20/2021 SCALE: 1/4" =1'-0" CHECKED BY: AL DRAWN BY: A.C. PROJECT # 2021-01 SHEET NO. **A-2** ENGINEER OF RECORD

ARSHAD VIQAR, P.E. FLORIDA LIC.# 38863
1175 N.E. 125TH STREET SUITE 213

TEL.: (305) 899-9465

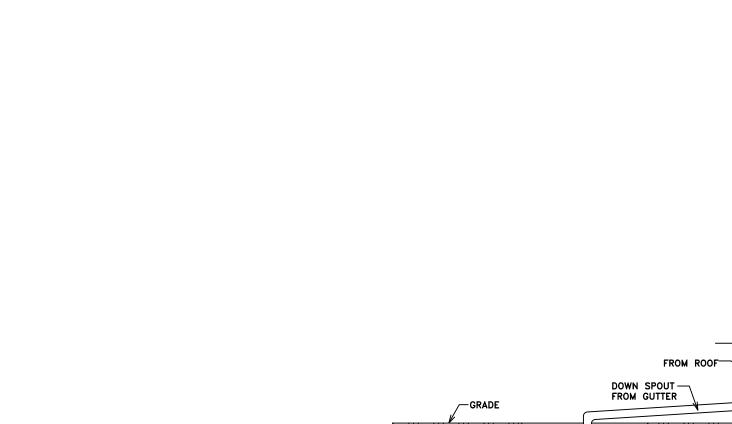
C.U.-1 C.U.-2 756 KBTU GENERATOR 87°45′58″ 50.00'(R&M) 50.00'(R&M) | 2F GROSS AREA= 1,792 sq. ft. 87°45′58″′ 112.00'(R&M) 2F GROSS AREA = 1,792 sq. ft.

112.00'(R&M)

LEVEL 2 LOT COVERAGE SCALE: 1'=10'

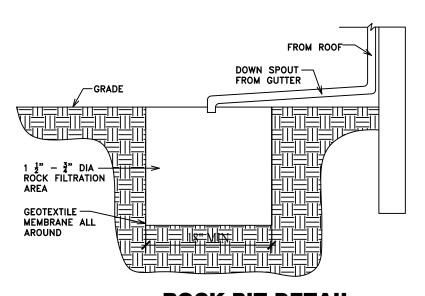
N.T.S

SWALE AREA SECTION "A"

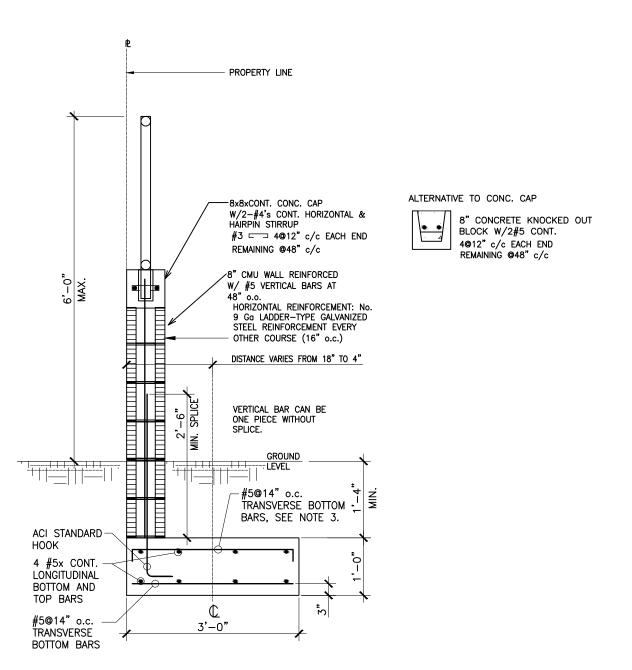


1. WIND DESIGN EXPOSURE "C" ONLY.
2. CONCRETE BLOCK UNITS TO BE TYPE II— NON—MOISTURE
CONTROLLED, CONFORMING TO ASTM C90, WITH S MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI, (AVE OF THREE). PRISM STRENGTH OF CMU WALL F'M=1500 PSI. TOP REINFORCEMENT (TRANSVERSE AND LONGITUDINAL) CAN BE OMITTED WHEN CENTER LINE OF FENCE WALL COINCIDES WITH CENTER

LINE OF FOOTING OR OFFSET TO A MAXIMUM OF 4".



ROCK PIT DETAIL



GENERAL LANDSCAPE NOTES

The plan takes precedence over the plant list.

2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. For City of Fort Lauderdale Utilities call 1-954-828-8000. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations..

General site and berm grading to +/-1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.

All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be

All planting beds shall be free of all rocks $\frac{1}{2}$ " or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be tilled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5-2" topsoil comes furnished.

Sec. 90-85 Landscaping Requirements

Total Landscaped/Pervious Min. of 35%

Florida Friendly Landscaping Min. 40% of Total Pervious

TYPICAL SHRUB SPACING DETAIL

- 3" Mulch Layer

— Sidewalk or Curb

2" Top Soil

Pavement

Banding Wire Around 5 Layers Burlap (Min.)

Into Trunk

TREE/PALM BRACING DETAIL

Do Not Nail Wood Battens

3" Mulch Layer

SHRUB INSTALLATION DETAIL

SOD INSTALLATION DETAIL

Hardscape Property Total (incl.

Pool, Patio, Deck, driveway,

House Lot Coverage

open stairs)

Rear Yard Pervious

vines not included

A: 14" for all 1

gal., 24" for all 3

gal. or greater.

Minimum Required

Max of 50% for 1st 20 feet

Min. of 30% for 1st 20 feet

5 interior lot-6 corner lot (2

must be street shade trees

25 interior lot-35 corner lot

No max

Max. 40% 2-story & 50% 1-story 2,240 SQ.FT (40%)

2.446 SQ.FT. (44%)

11.27 SQ.FT. (1.12%)

988.7 SQ.FT (98.8%)

□ and 1 gal., 24" between

) \pmb all 1 gal. and 3 gal., 36"

gal. or greater.

— Curb or edge

of pavement

between all 3 gal. and 3

5 TREES (4 NATIVE 80% NATIV

25 SHRUBS (25 NATIVE 100%

Lot Size: 5,600 SQ.FT.

Min. or 20% for rear 20 feet 1000 SQ.FT. (1,000 SQ.FT)

All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.

All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be gal., 30" for all 3 gal. or greater, +++++

B: 18" between all 1 gal. rejected. Please refer to the planting details

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.

No fertilizers are required.

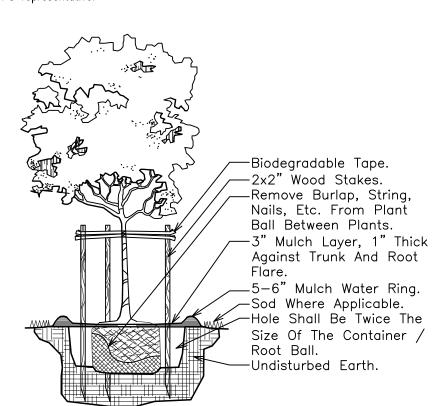
All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4' diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.

All open areas not covered by trees, palms, shrubs, vines or ground covers shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' sod, whether labeled on the plans or not, unless a different species is indicated on the planting plan. All noted s.f. shall be approximate; it is the contractor's responsibility to do his or her take off and sod all open areas. It shall be the responsibility of the contractor to include in the bid, the repair of any existing sod which may be damaged during construction.

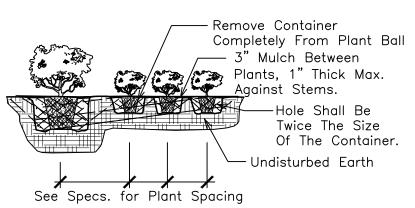
Please refer to the planting details for a graphic representation of the above notes.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of the Thomas White, ASLA—ISA.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.



SMALL TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

PROPERTY ADDRESS: 9433 BYRON AVE SURFSIDE, FL. 33154 (FOLIO NO.: 14-2235-007-1480)

DESCRIPTION:

Lot 20, Block 8, of "ALTOS DEL MAR No. 6" according to the Plat thereof as recorded in Plat Book 8, at Page 106, of the Public Records of Miami-Dade County, Florida.

SYMBOL	TYPE	NEW	EXIST.	SCIENTIFIC	COMMON	DROUGHT TOLERANCE	NATI√E SPECIES YES/N□	HEIGHT AT PLANTING	CANDPY	MIN. CALIPER	SHADE TREES	TREE/SHRUBS QUANTITIES
	SHRUB	YES		Chrysobalanus icaco	Cocoplum	MEDIUM	YES	24"			NΠ	25
	PALM TREE	YES		Cabbage palm	Sabal palmetto	HIGH	YES	8′	12′	3′	NΠ	3 PALMS
Anna Sanda	SHADE TREE	YES		CONOCARPUS ERECTUS	BUTTONWOOD	HIGH	YES	10′-12′	15′	3*	YES	3
	TREE	YES		Lagerstroemia indica	Crape Myrtle	HIGH	NΠ	10′-12′	15′	3*	NΠ	1
	- L	1								TOTAL S	ITE TREES	5
										TOTAL NAT	IVE TREES	4 (80%)

FLORIDA FRIENDLY LANDSCAPING 40% REQUIRED OF TOTAL LOT: TOTAL LOT = 5,600.0 SF. * 40% = 2,240.0 SQ.FT REQUIRED 2,240.0 SQ.FT PROVIDE

GENERAL CONTRACTOR NOTES

REVISION

DATE

DESCRIPTION

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NEW CONSTRUCTION, REMODELING, ENGINEERING, & DESIGN.

HOM CHRAG/ :AMILY VEN SINGL BYRON, 9433

DATE: 5/20/2021 SCALE: 1/4" =1'-0" CHECKED BY: AL DRAWN BY: A.C. PROJECT # 2021-01 SHEET NO. **A-3**

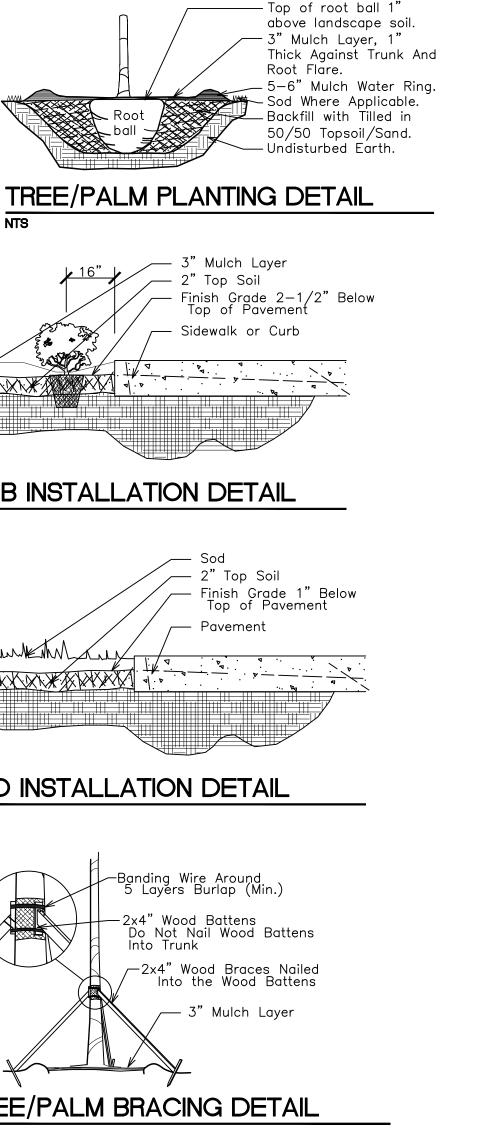
ENGINEER OF RECORD

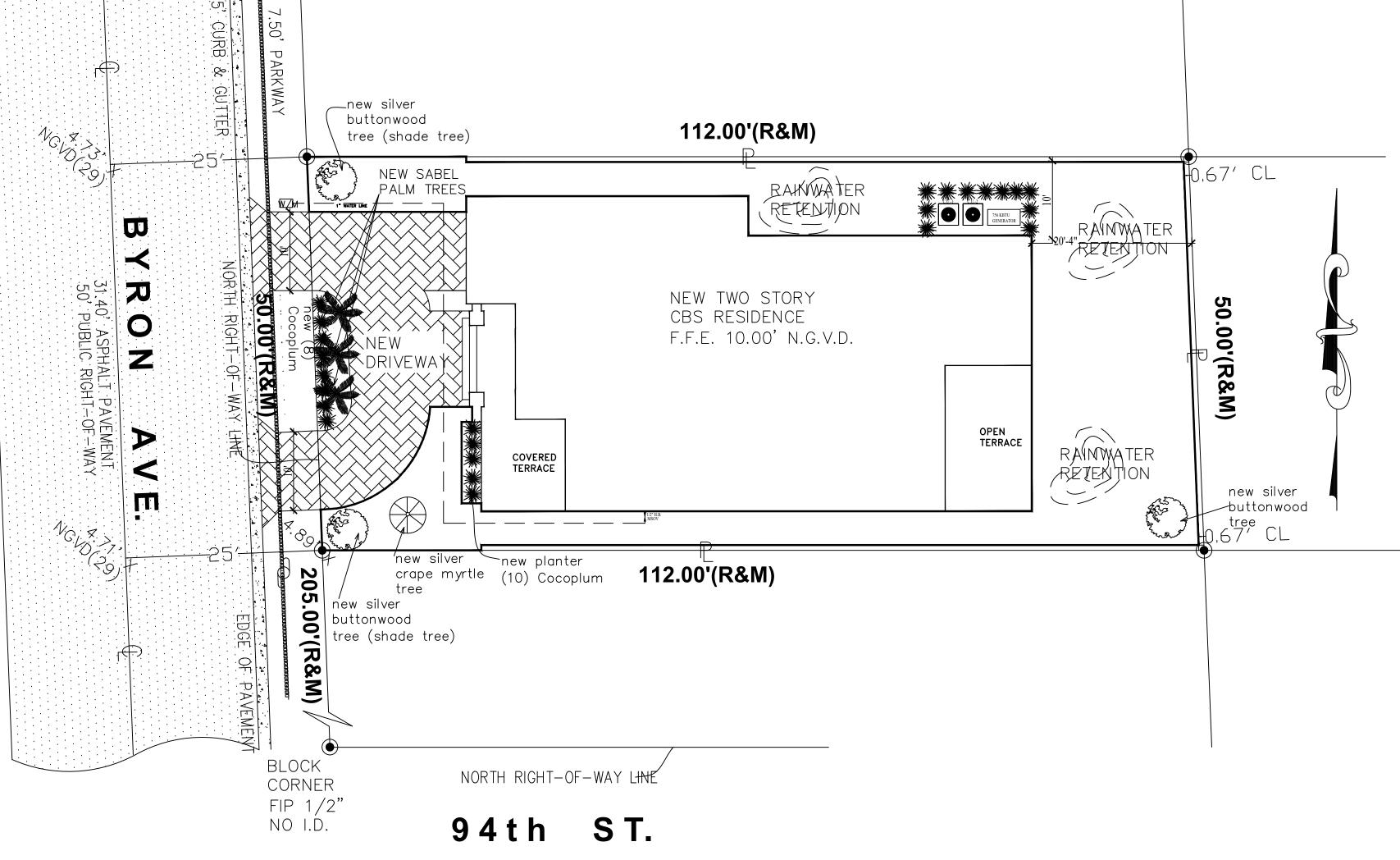
ARSHAD VIQAR, P.E. FLORIDA LIC.# 38863 1175 N.E. 125TH STREET SUITE 213 TEL.: (305) 899-9465

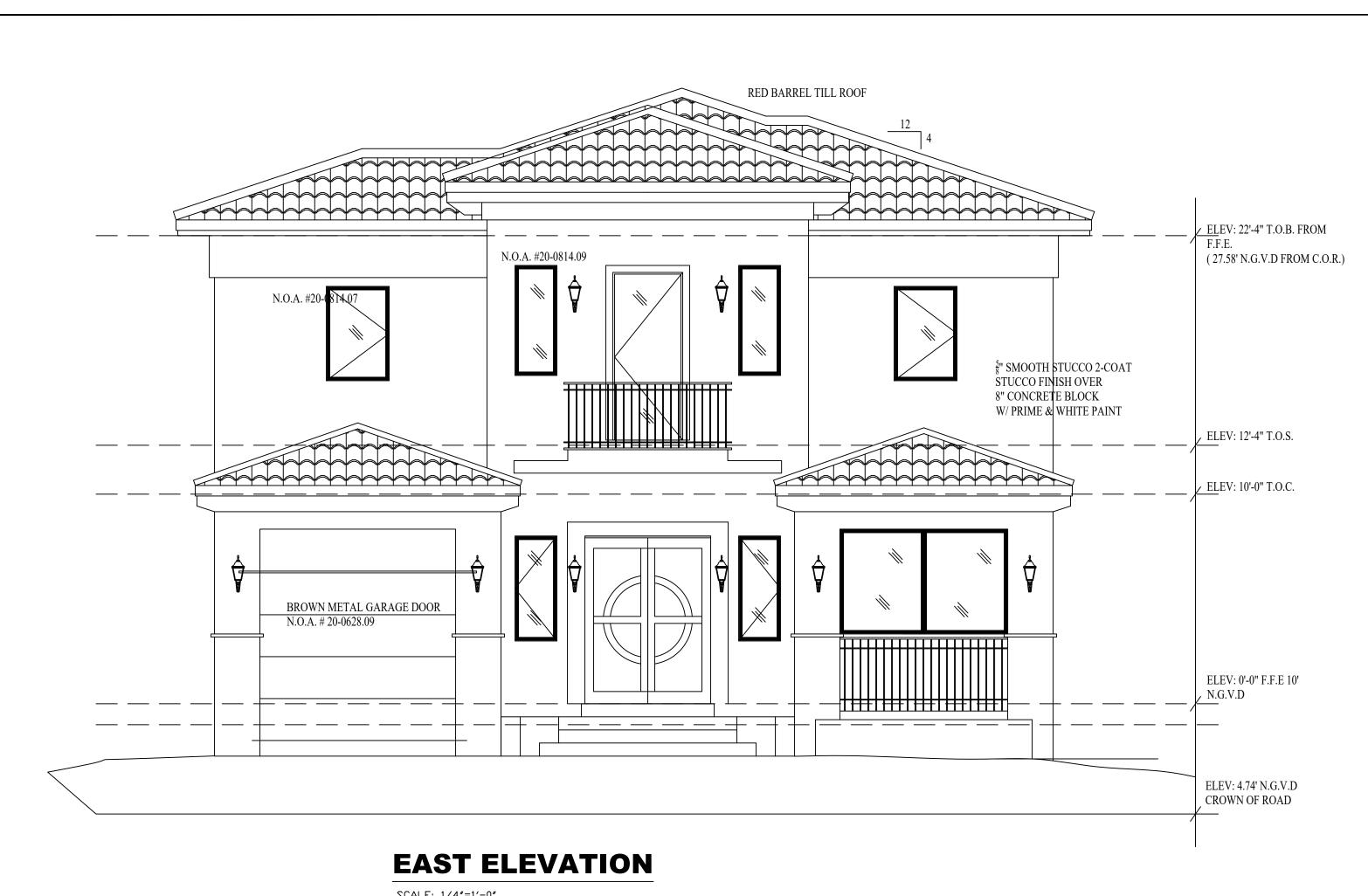
_new silver buttonwood 112.00'(R&M) tree (shade tree) 0.67′ CL NEW SABEL RAKWATER PALM TREES RETENTION 刀 NEW TWO STORY CBS RESIDENCE F.F.E. 10.00' N.G.V.D. Z TERRACE RAIMWATER COVERED < TERRACE new silver П -buttonwood 'new silver new planter crap tree new silver buttonwood tree (shade crape myrtle (10) Cocoplum 112.00'(R&M) tree (shade tree) BLOCK NORTH RIGHT-OF-WAY LINE CORNER

PROPOSED LANDSCAPING PLAN

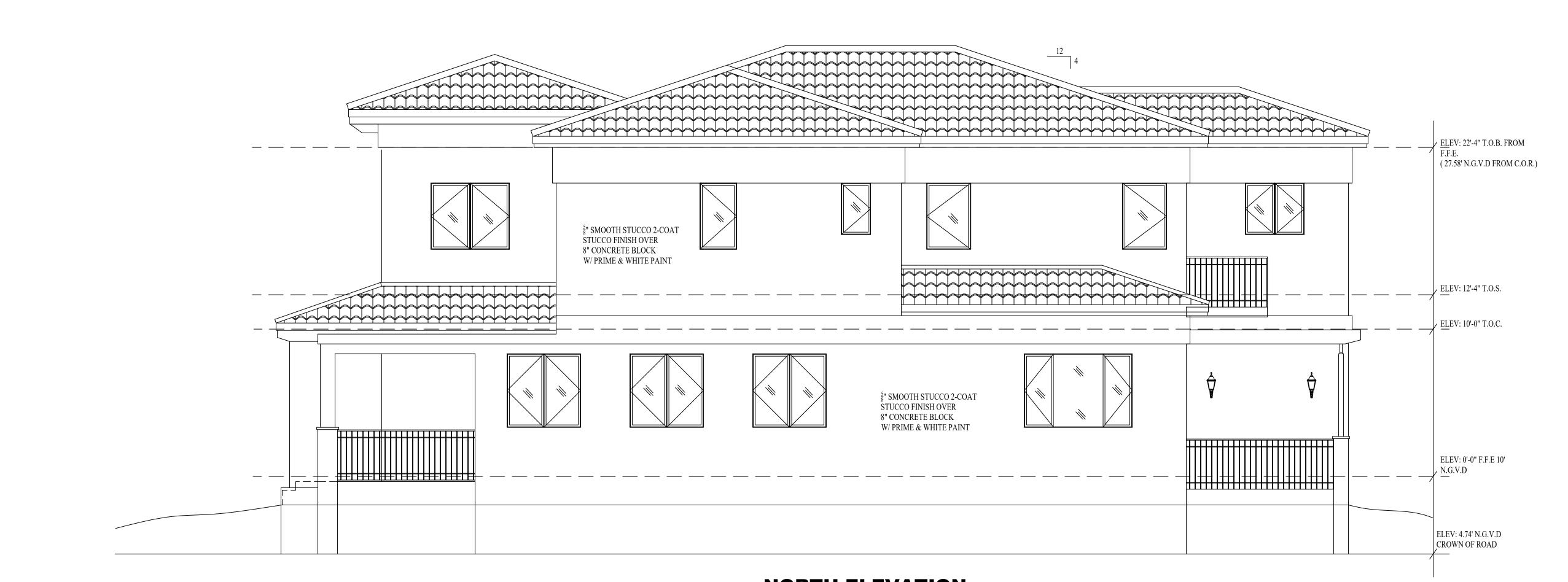
Plan — North







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

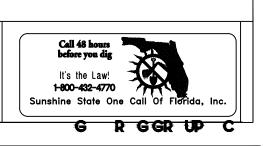


NORTH ELEVATION

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

REVISION					
NO.	DATE	DESCRIPTION			
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NEW CONSTRUCTION, REMODELING, ENGINEERING, & DESIGN.

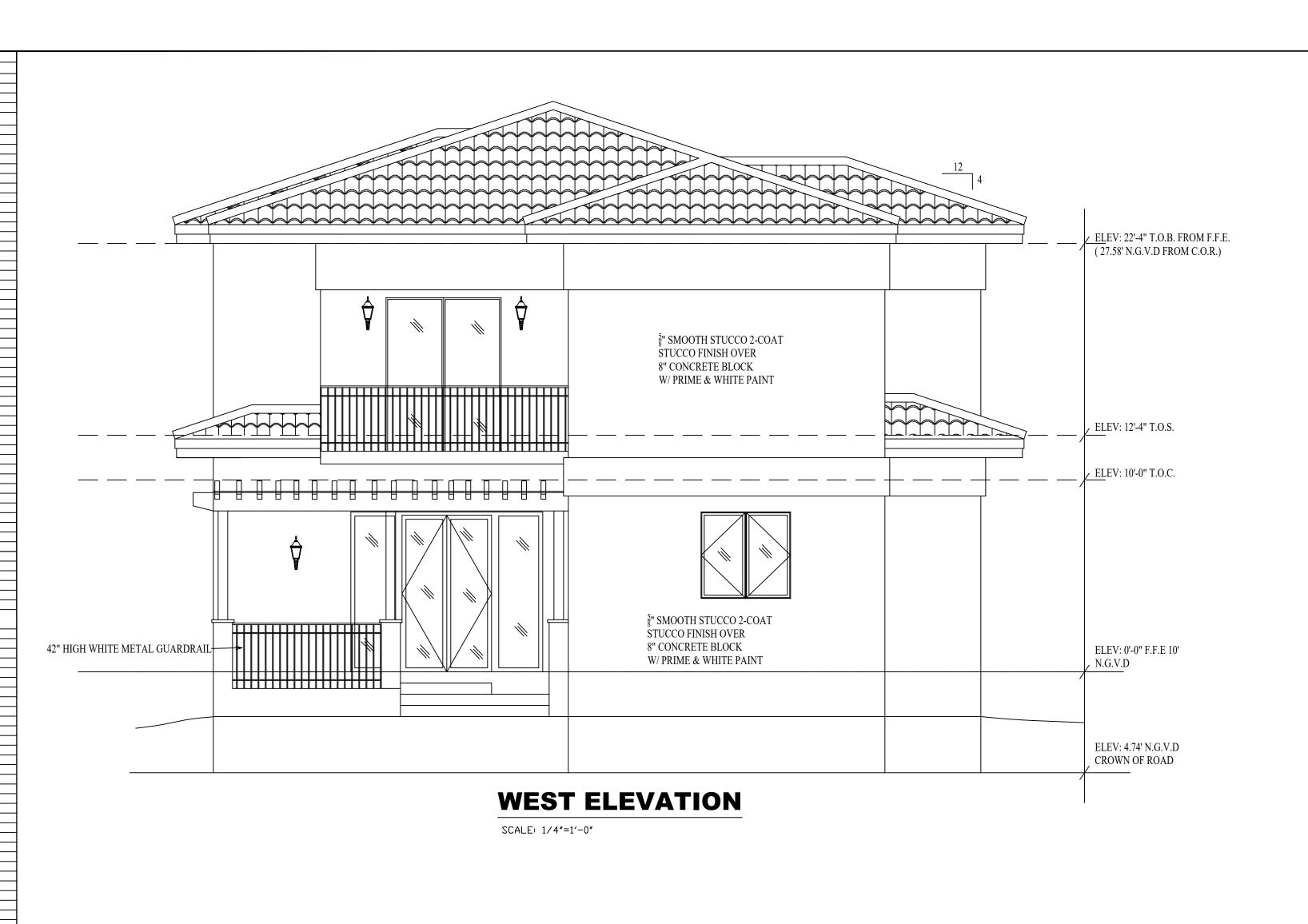
NEW SINGLE FAMILY HOME FOR: STEVEN SCHRAGA 9433 BYRON AVE
SURFSIDE, FL 33154
TEL:

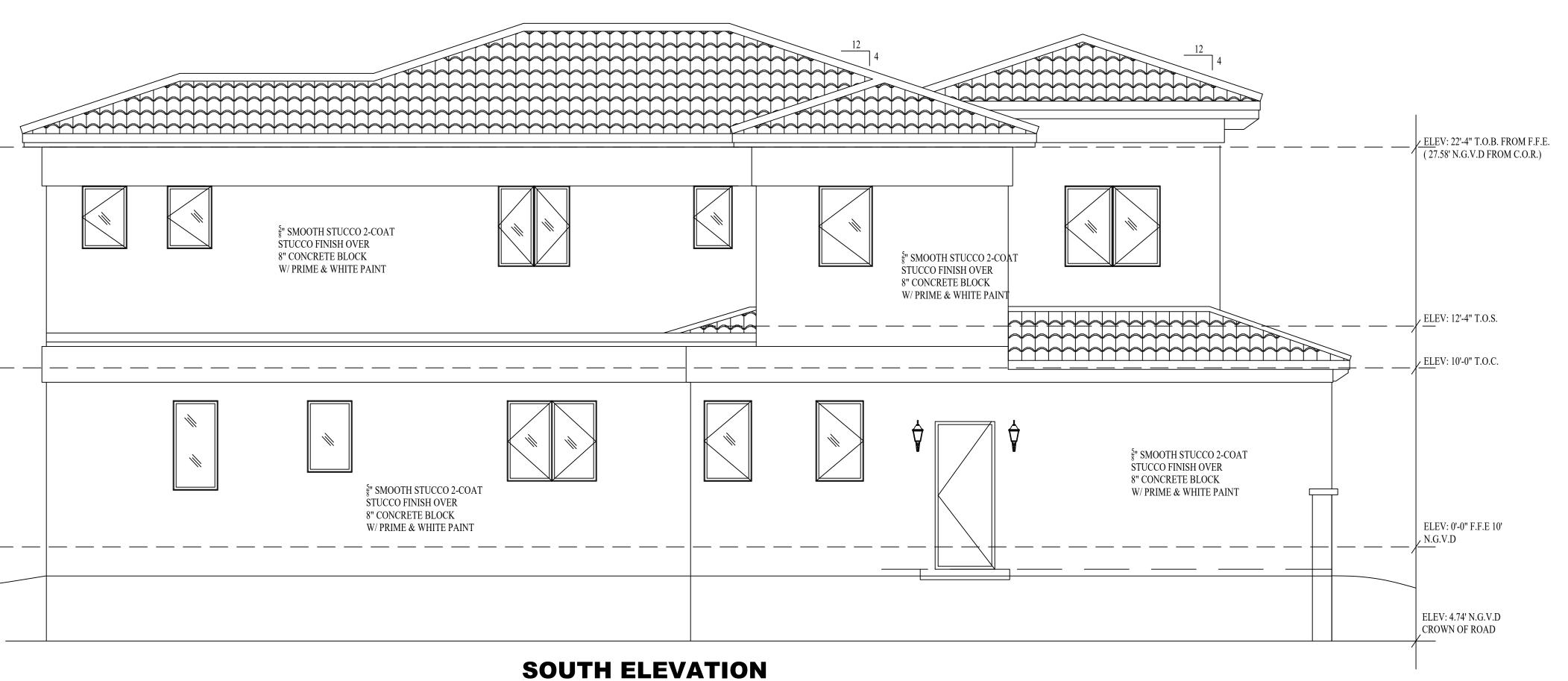
DATE: 5/20/2021 SCALE: 1/4" =1'-0" CHECKED BY: AL DRAWN BY: A.C. PROJECT # 2021-01 SHEET NO. **A-4**

ENGINEER OF RECORD

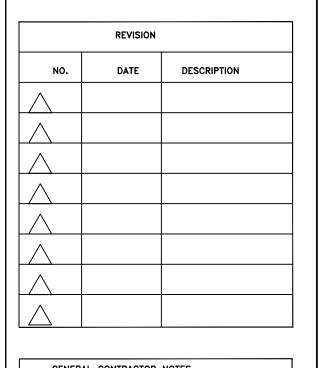
ARSHAD VIQAR, P.E. FLORIDA LIC.# 38863 1175 N.E. 125TH STREET SUITE 213 TEL.: (305) 899-9465



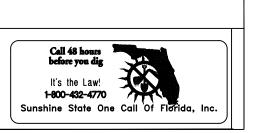




SCALE: 1/4"=1'-0"



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ARCON ENGINEERING GROUP, INC. 1175 N.E. 125TH STREET SUITE 213 NORTH MIAMI, FL. 33161 PHONE:(305) 899-9465 (305) 899-9674 FAX:(305) 899-9580

E.B. LIC.# 9101

NEW CONSTRUCTION, REMODELING, ENGINEERING, & DESIGN.

FOR: STEVEN SCHRAGA	9433 BYRON AVE	SURFSIDE, FL 33154	TEL:	
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DATE: 5/20/2021 SCALE: 1/4" =1'-0" CHECKED BY: AL DRAWN BY: A.C. PROJECT # 2021-01 SHEET NO. **A-5**

ENGINEER OF RECORD

ARSHAD VIQAR, P.E. FLORIDA LIC.# 38863 1175 N.E. 125TH STREET SUITE 213 TEL.: (305) 899-9465



RAILING



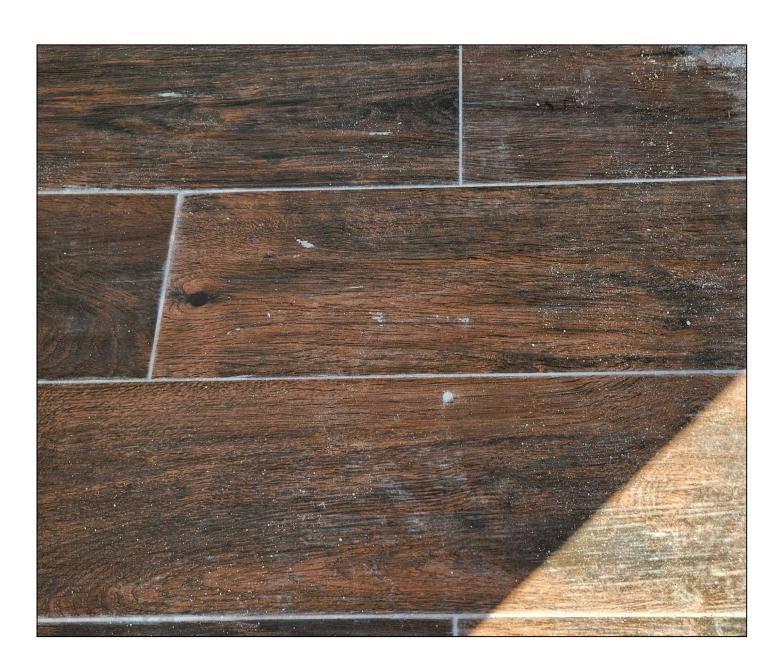
BARREL TILE



FRONT DOOR



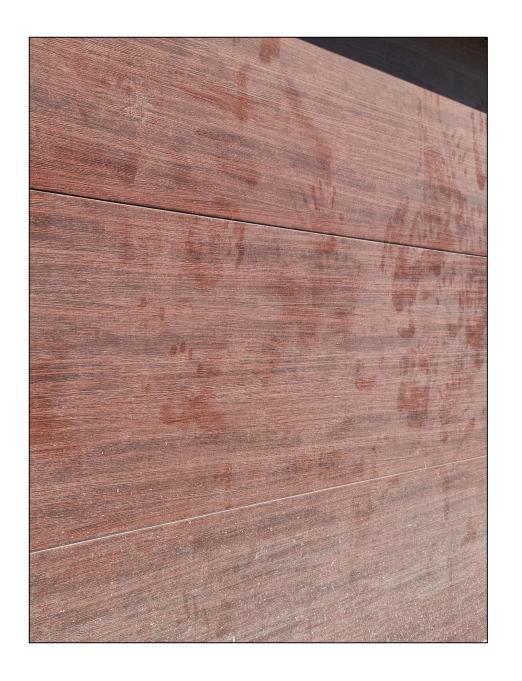
DRIVEWAY PAVERS



COVERED TERRACE FLOOR



EXTERIOR LIGHT FIXTURE



GARAGE DOOR



WALL FINISH



FENCE DETAIL

	REVISION		
NO.	DATE	DESCRIPTION	
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EW SINGLE FAMILY HOME

DR: STEVEN SCHRAGA

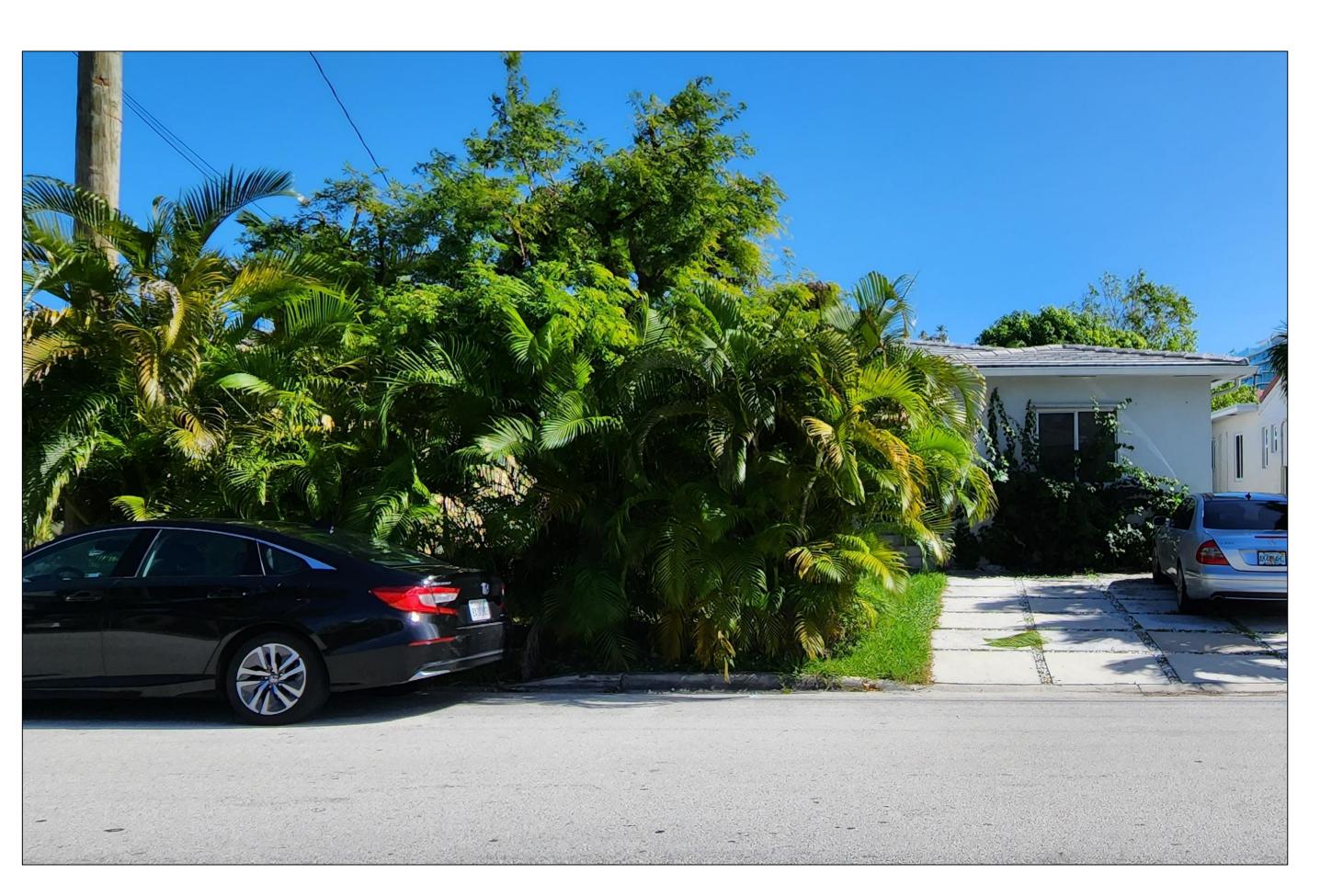
33 BYRON AVE

RFSIDE, FL 33154

	SHEET NO.	A-6
	PROJECT # 2021-01	
	DRAWN BY: A.C.	
	CHECKED BY: AL	
	SCALE: 1/4" =1'-0"	
	DATE: 5/20/2021	

ENGINEER OF RECORD

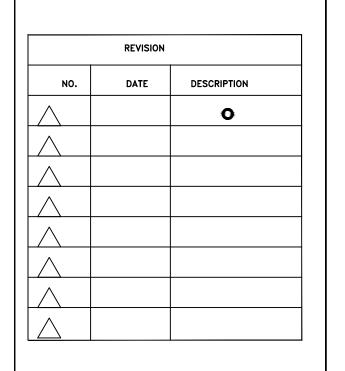
ARSHAD VIQAR, P.E. FLORIDA LIC.# 38863 1175 N.E. 125TH STREET SUITE 213 TEL.: (305) 899-9465



9425 BYRON AVE



9441 BYRON AVE



GENERAL CONTRACTOR NOTES

THESE DRAWINGS AND SPECIFICATIONS
ARE PART OF THE CONTRACT DOCUMENT, PLEASE
VERIFY ALL THE DETAILS WRITTEN ON EACH SHEET.
FAILURE BY THE GENERAL CONTRACTOR
TO FOLLOW THE DRAWING PLANS AND
ITS SPECIFICATIONS SHALL NOT BE CAUSE FOR
ADDITIONAL WORK BY THE ENGINEER.
COORDINATION OF THE WORK, AND
OF THE SUBCONTRACTORS IS THE RESPONSIBILITY
OF THE GENERAL CONTRACTOR.



ARCON ENGINEERING GROUP, INC. 1175 N.E. 125TH STREET SUITE 213 NORTH MIAMI, FL. 33161 PHONE:(305) 899-9465

(305) 899-9674 FAX:(305) 899-9580 E.B. LIC.# 9101

NEW CONSTRUCTION, REMODELING, ENGINEERING, & DESIGN.

ENGINEET III G, & BESIGN.

NEW SINGLE FAMILY HOME
FOR: STEVEN SCHRAGA
9433 BYRON AVE
SURFSIDE, FL 33154
· IHL

DATE: 5/20/2021

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

CHECKED BY: AL

DRAWN BY: A.C.

PROJECT # 2021-01

SHEET NO.

A-7

ENGINEER OF RECORD

ARSHAD VIQAR, P.E. FLORIDA LIC.# 38863 1175 N.E. 125TH STREET SUITE 213 TEL.: (305) 899-9465



MEMORANDUM

ITEM NO. 5.H

To: Planning & Zoning Board

From: Judith Frankel, Town Planner

Date: February 23, 2023

Subject: 501 95th Street - New Two-Story Single-Family House

Suggested Action: Staff finds that this application generally complies with the Zoning Code. The Board must determine the appropriateness of the pool location and the fence design. Staff recommends approval subject to the following conditions:

- **Per Sec. 90-56.4,** All wall and fence surfaces above 2 feet must maintain a maximum opacity of 50%. The maximum height for a fence at this location is 4 feet high.
- **Per Sec. 90-54.8**, All front yard swimming pools require approval by the Planning and Zoning Board.
- **Per Ordinance No. 22-1729**, 40% of the required landscaping areas must be comprised of Florida Friendly Landscaping materials as determine by the University of Florida. Grass/Turf species must be also provided.
- **Per Sec. 90-95 (3) d**, shade providing street trees are required. These may be close to the property line in the right-of-way area. The foxtail palms will not contribute to shade for pedestrians, so a different species would be more appropriate. The addition or relocation of at least two trees would satisfy this requirement.
- Per Sec. 90-97, a tree removed or relocated will require a tree removal permit from Miami-Dade County
- **Per 90-47.3**, pool equipment may not be located in the 5-foot North setback area. All mechanical equipment must be fully screened as to not be visible from the right-of-way.
- Per Sec. 90-45, Second floor setbacks must be verified. It appears that the setbacks on the north and south sides of the home are being met when the full buildable space is accounted for, due to the large setbacks on the front and rear of the property.

Background: This application is a request to demolish a one-story single-family house and construct a new two-story single-family house on an interior lot in the H30B Zoning District. The application includes a concrete driveway, a covered terrace, a front yard pool and deck. The second-floor features wrap-around covered terraces.

The lot depth is 112.5 feet with a width of 55 feet. The site plan indicates the lot size is 6,160 SF. The proposed total area for the home is 3,463 SF. The first floor is 1,925 SF or 31.25% lot coverage and the second floor is 1,538 or 79.8% of the first floor. There is a 4.5-foot eave at the second floor on the secondary frontage side of the home on 95th Street.

The setback requirements for the H30B Zoning District are 20-foot front, 20-foot rear, 10-feet for the secondary frontage and 5 feet for the interior side yard. The applicant is proposing a mainly 33-foot 7-inch front setback with a 10-foot setback to the swimming pool, a 5.5-foot interior side setback at the north, a 14.5-foot setback at the secondary frontage, and a 26-foot 8-inch rear setback. There are open covered terraces on 3-sides of the home. These open spaces are not included in the lot coverage calculation. The maximum interior space of a home at a property this size is over 4,400 SF. This home as proposed has 3,463 SF. The design of this home maximizes outdoor spaces for the homeowners.

The front yard setback pervious area is 633 SF or 62% where 30% is required. The rear yard setback pervious area calculation is not provided but based on the site plans appears to exceed the 20% required. There is 2,418 SF or 39.25% of pervious landscaping where 35% is required. The maximum allowed roof height is 30 feet, whereas 27 feet from COR to the Tie-Beam is proposed.

Various architectural enhancements are proposed for all faces of the home. These enhancements include standing seam metal roof, bronze framing, blue wood louvers, bronze aluminum railings and accoya wood white siding. There are several open terraces that define the design of the home as viewed from the public right-of-way.

This application includes a front yard pool and property fence. The pool will be reviewed under a separate permit, but the Planning and Zoning Board should provide direction on the appropriateness of the location. The combined wall and fence surrounding the property appears greater than 50 opaque above 2-feet. The Planning and Zoning Board should provide direction on the design of the fence.

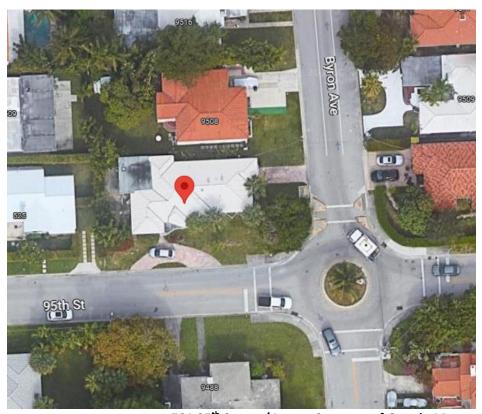
The applicant is proposing three Pitch Apple trees, three foxtail palms and one Live Oak tree at the front of the property, along Byron Avenue. Eighteen Fishtail palms and another Live Oak are proposed for the western property line at the rear of the home. Two street trees are required. The trees should be located close to the property line to be considered street trees; 44 green buttonwoods are proposed along the northern property line. Plans do not note the grass species. Additional information on landscape is required to determine if the minimum of 40% Florida Friendly Landscaping has been met.

Applicant Package: A package of drawings and an application was submitted by the Applicant on 1/24/2023.

501 95th Street Tables and Images.pdf

501 95th Street Agenda Packet.pdf

Images and Tables



501 95th Street / Image Courtesy of Google Maps



501 95th Street; view from 95th Street / Image Courtesy of Google Maps



501 95th Street; view from Byron Avenue/ Image Courtesy of Google Maps



Table 1 – Site Characteristics and Zoning Requirements

Address 501 95th Street

General LocationNorthern Area of TownProperty Size6,160 SF per MDCPA

Zoning District H30B

Lowest Floor Elevation Base Flood Elevation 10' NGVD (8.00 + 2.00)

Lot Coverage Total Lot Exempt Accessory Uses 2 nd Story Lot Coverage	Required 40% Max. (2,464 SF) 15% or Less 32% of the Lot or 80% of First Floor	Proposed 31.3% (1,925) N/A 25% of the lot 79.8% (1,538 SF) 62% of Buildable 1 st floor
Pervious Area Total Lot Florida Friendly Landscape Pervious Area Front Yd Maximum Paved Frt Yard Pervious Area Rear Yd	35% 40% 30% 50% 20%	39.6% (2,418 SF) FFL Not Provided 62% (633 SF) 38% Not Provided
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	N/A 27 Feet to Tie-Beam N/A N/A
1 st Floor Setbacks Primary Frontage Secondary Corner Interior Side N Rear	20 Feet Min. 10 Feet Min. 5 Feet Min. 20 Feet Min.	33 feet 7 Inches 14.5 feet 5.5 feet 26 feet 8 inches

2nd Floor Setbacks for 50% to 64% of 1st floor

Primary Frontage	25 Feet Avg.	35 Feet 8 inches
Secondary Frontage	15 Feet Avg.	14.6 Feet (w/o unbuilt area)
Interior Side N	7.5 Feet Avg.	5.5 Feet (w/o unbuilt area)
Rear	20 Feet min.	26 Feet 8 Inches

Accessory Buildings

Maximum Height12 Feet MaxN/AMax. Aggregated Area500 SF Max.N/A

Pools & Decks 1,332 SF (21.6%)

Primary Front and 10 Feet Min N/A Secondary Corner 10 Feet Min N/A

Table 2 - Architectural Design Requirements

Sec. 90.50 Architecture

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.	Provided
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	N/A
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.	Standing Seam Metal Roof



Table 3 - Town of Surfside Adopted Residential Design Guidelines

Table 3 - Town of Surfside Adopted Residential Design Guidelines			
Design Element	Required	Proposed	
Building Massing	Building forms should be varied	Building form is different from	
	enough to avoid monotony and	neighbors	
	to avoid pyramidal massing and		
	should be compatible with		
	surrounding houses		
Decorative Features	Decorative features should be	Consistent features	
	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.		



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

A complete submittal includes all documents on the "Single-Family and Two-Family Site Plan Application Submission Checklist" 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. A pre-application meeting with the Town Planner is required prior to submitting Town Planner, Judith Frankel jfrankel@townofsurfsidefl.gov this application.

DPO IECT INCORMATION

	- ROSECT INFORMATIO	N ALL INFORMATION IS REQUIRED
	PROPERTY ADDRESS:	501 95th St. Surfide, FL 33154
	OWNER'S NAME:	Yaakou & Miriam Pollak
	PHONE:	216-402-4625 Email: Miriampollak 86@gmail, con
	AGENT'S NAME:	Sklar Architecture
	ADDRESS:	2310 Hollywood Blud. Hollywood, FL 33020
	PHONE:	154-925-9292 xdo/Email: adinal skiarchitecticon
	ZUNING CATEGORY:	Dingle tamily Residential HZOR
	DESCRIPTION OF	HEW TWO STORY RESIDENCE
	PROPOSED WORK:	
	Application Meeting Date:	
Г		
	INTERNAL USE ONLY	
	Date Submitted	Project Number
	Report Completed	Date
	Fee Paid	\$
Г		
- 1	ZONING STANDARDS	Required Provided
	Plot Size	(0,160 SF
	Setbacks (F/R/S)	20' 20' 55' 24' 23' 5.5'
1	ot Coverage	2,464 SF 2,410 SF
1	leight	30 FT 27'
F	ervious Area	21156 FT 2,418 SF
	_	
_/.	Spec Pul	1-31-23
Si	NATURE OF OWNER	DATE SIGNATURE OF ACENT

DATE

SIGNATURE OF AGENT



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

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

Zoning compliant 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 or non-compliant plans and applications will not be processed. Please note that some applications require public notice (incl. new homes and substantial additions).

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.

Please advise the name of the Owner an	d Representative who will a		
application:		· Yaakou	Pollak
Yanky Endruiser	1-31-23		
NAME OF REPRESENTATIVE	DATE	owner	1-31-23



BUILDING DEPARTMENT 9293 HARDING AVE • SURFSIDE, FL 33154 PHONE (305) 861-4863

buildingapp@townofsurfsidefl.gov

PROPERTY OWNER'S AUTHORIZED AGENT FORM

I Yaakov (print name	Pollar	as owner of 501	95th st.	do hereby authorize
○(print name	or owner)	(þi	roperty address)	
Sklar	Architecht	to act as my Author	ized Agent in submitt	ing/revising building permit
(name of author	rized agent) application	ns to and receiving buil	ding permits issued by	y the Town of Surfside.
I hereby certify	that I am the owner of	record of the above ref	ferenced property and	I am responsible for the perm
applications sub	omitted by my authorize	ed agent named herein.	I further understand t	this authorization will continu
into time until v	withdrawn by me in writ	ting to the Town of Su	rfside.	
The Owner's s	ignature is to be notar	rized.		
Yaakov (20119K			
Owner printed	name			
Owner's Signa	Eulli		1-31-23	
Owner's Signa	ture		Date:	
State of Florida				
County of				
The foregoing is	nstrument was acknowle	edged before me this_	3 day of	JAN. , 20 23
by YAAKOU	PollAK w	ho is personally know	n to me	or has provided the
following identi	fication OHW	100	RLOS GONZALEZ nission # HH 265160	1/31/2023
Notary Public's	s Signature	FIF OF FLORID EXP	ires May 15, 2026	Date:

POLLAK RESIDENCE 501 95TH ST SURFSIDE, FL 33154

PROJECT TEAM



ARCHITECT OF RECORD:

SKLARchitecture

2310 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020 www.sklarchitect.com Office (954) 925-9292 Fax (954) 925-6292 AA 0002849 IB 0000894 NCARB CERTIFIED

LANDSCAPE ARCHITECT: KIM MOYER RLA LANDSCAPE ARCHITECTURE TEL. (954) 492-9609

YAAKOV & MIRIAM POLLAK 501 95 ST SURFSIDE, FL 33154

SCOPE OF WORK

NEW 2 STORY RESIDENCE

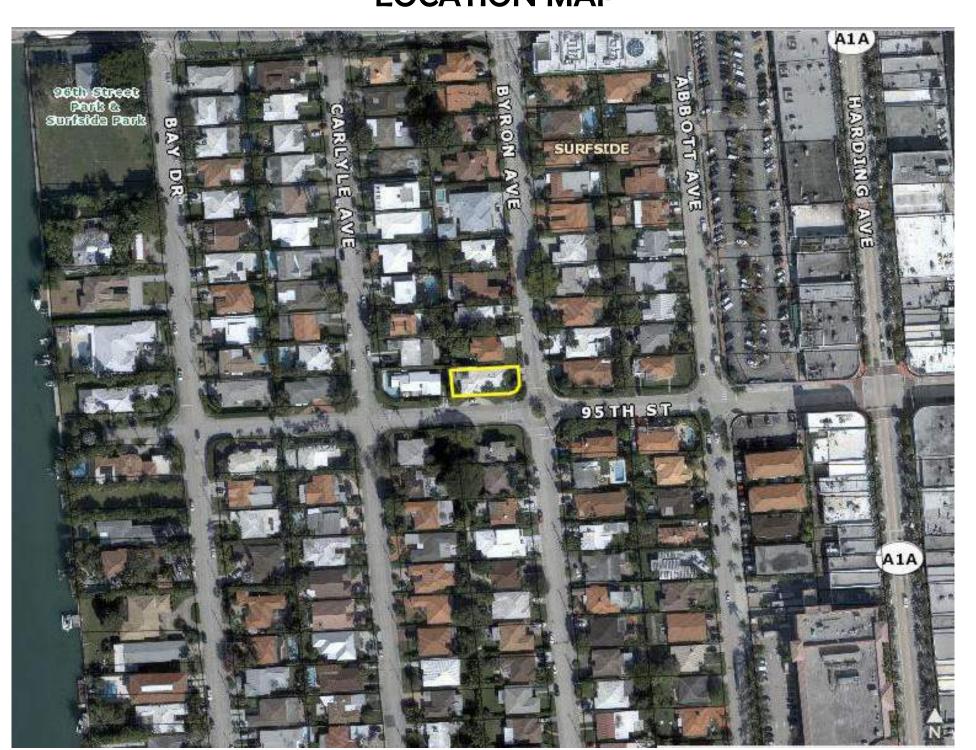
LEGAL DESCRIPTION

FOLIO: 14-2235-007-1770 ALTOS DEL MAR NO 6 PB 8-106 LOT 1 BLK 10 LOT SIZE 55.000 X 112 OR 16076-3853 0793 4 COC 22041-1999 10 2003 5

PROJECT RENDERING



LOCATION MAP



INDEX OF DRAWINGS

ZONING CHART AND AREA PLANS PROPOSED SITE PLAN DIAGRAM SETBACK DIAGRAM **SOUTH EAST VIEW SOUTH WEST VIEW**

EXISTING SUBJECT PROPERTY AND ADJACENT HOMES SITE PLAN

GROUND FLOOR

2ND FLOOR ENLARGED 2ND FLOOR NORTH AND WEST ELEVATIONS **SOUTH AND EAST ELEVATIONS** SECTIONS **EXISTING HOUSE DEMO PLAN**

CODE INFORMATION

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE ARCHITECTURAL PLANS AND SPECIFICATIONS CONTAIN IN THIS SET COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

THE DESIGN AND THE CONSTRUCTION DOCUMENTATION ARE IN ACCORDANCE WITH THE FOLLOWING CODES.

2020 FLORIDA BUILDING CODE, 7TH EDITION

2020 FLORIDA BUILDING CODE, RESIDENTIAL 7TH EDITION 2020 FLORIDA ACCESSIBILITY CODE, 7TH EDITION

ELECTRICAL NATIONAL ELECTRICAL CODE (NEC) NFPA 70, 2020 EDITION

FLORIDA PLUMBING CODE 7TH EDITION (2020) PLUMBING

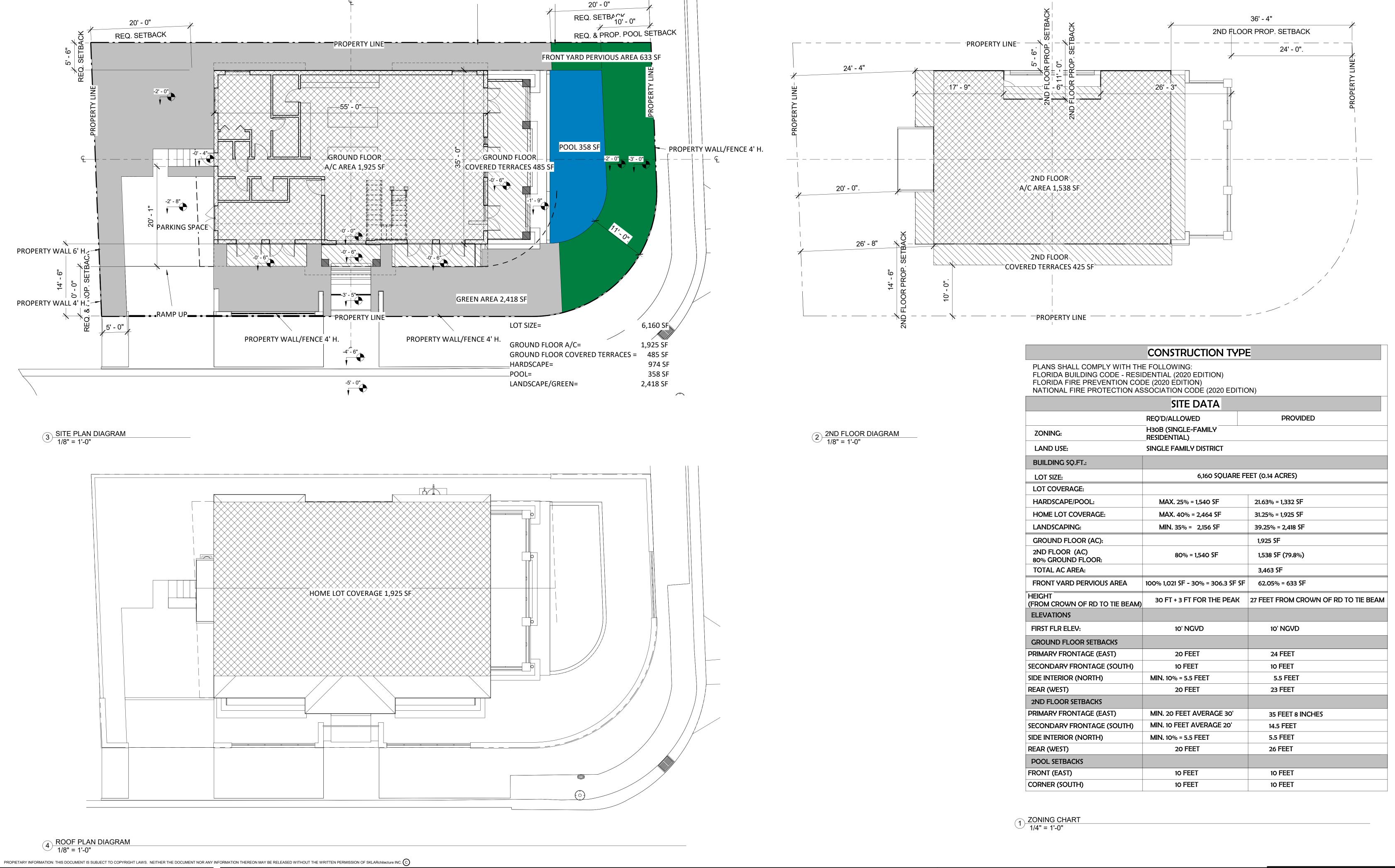
POLLAK RESIDENCE

501 95TH ST SURFSIDE FL

Project #22-013



COVER



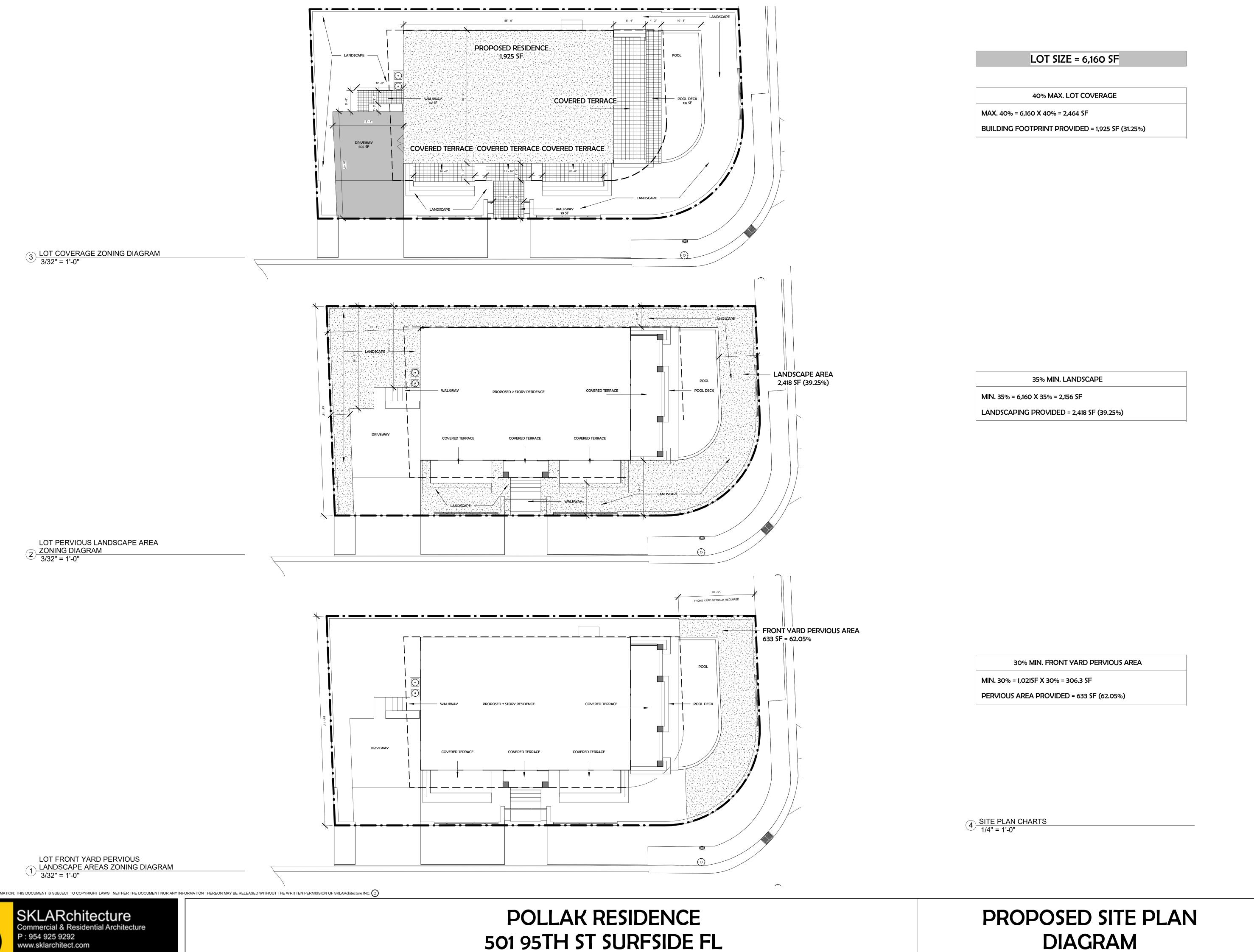
PROPERTY WALL 6' H. PROPERTY WALL 4' H.

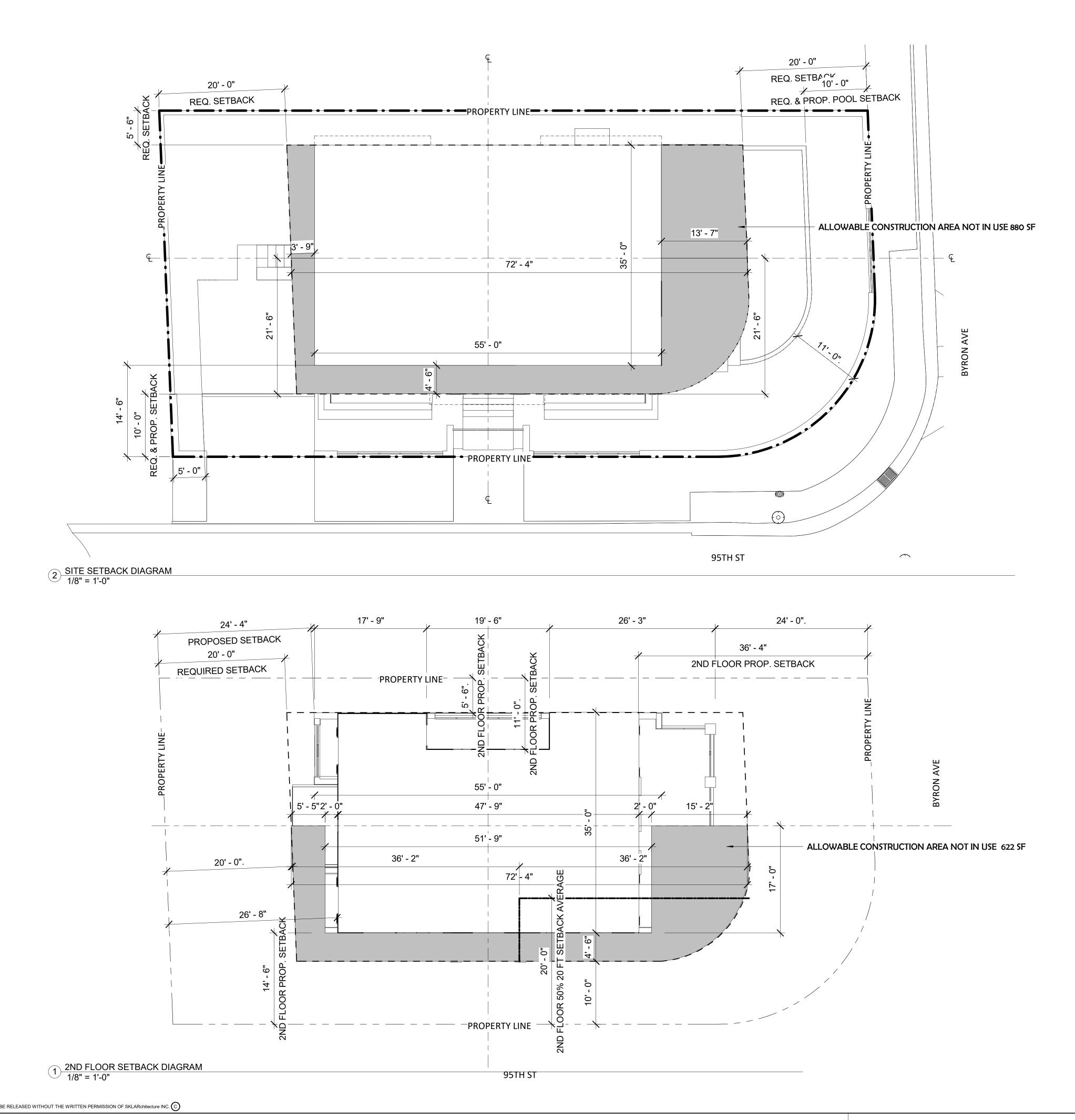
SKLARchitecture
Commercial & Residential Architecture
P: 954 925 9292
www.sklarchitect.com

POLLAK RESIDENCE 501 95TH ST SURFSIDE FL ZONING CHART AND AREA PLANS

Project #22-013

AO.1





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POLLAK RESIDENCE 501 95TH ST SURFSIDE FL

SETBACK DIAGRAM





SOUTH EAST VIEW





SOUTH WEST VIEW

Project #22-013

AO





SOUTH VIEW



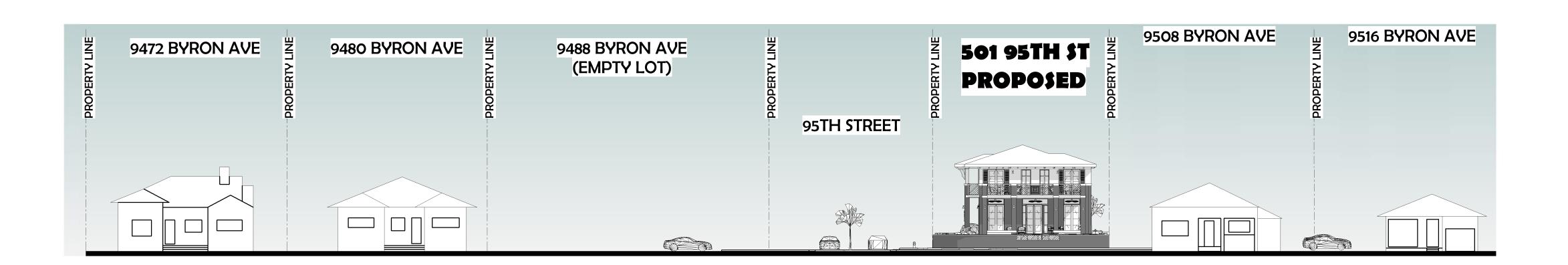


EAST VIEW

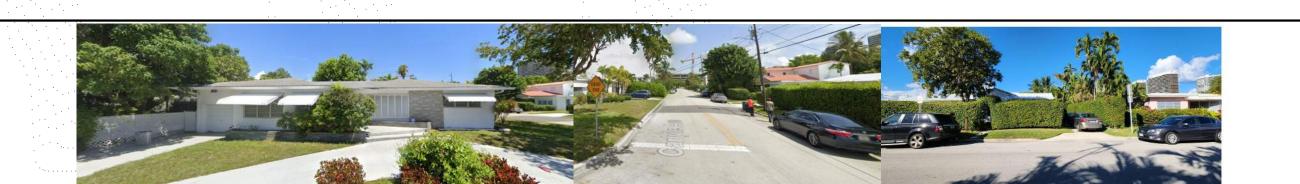
Project #22-013
AO.6







1 BYRON AVE STREET PROFILE 1" = 20'-0"













2 95TH STREET PROFILE 1" = 20'-0"

POLLAK RESIDENCE 501 95TH ST SURFSIDE FL

STREETS PROFILES



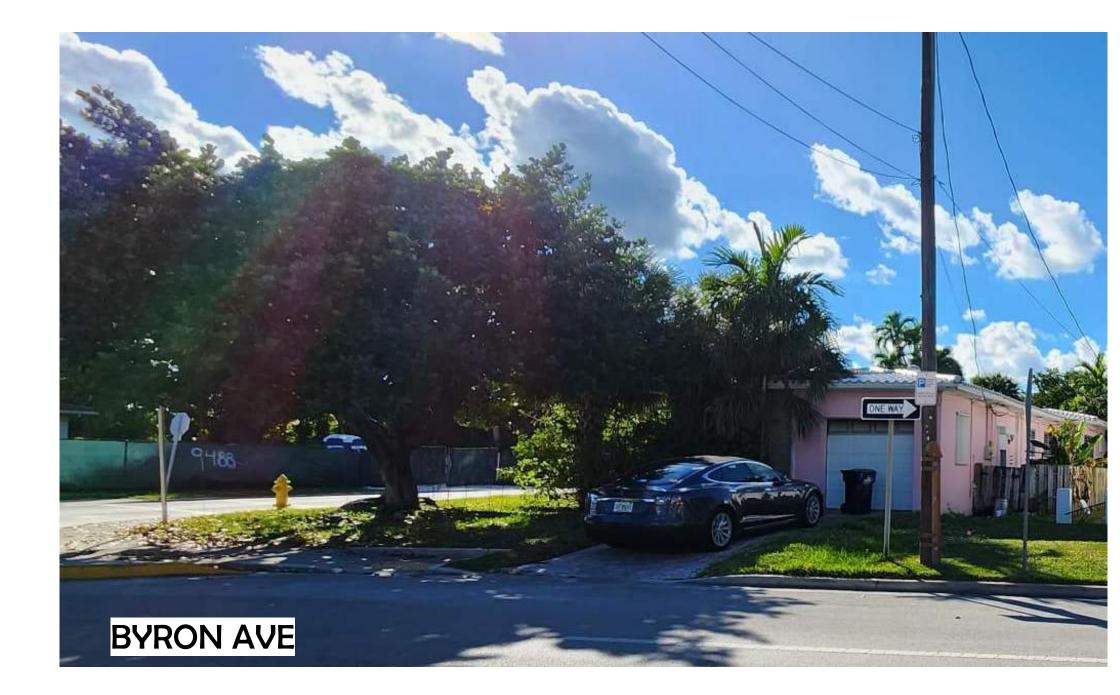








\$UBJECT PROPERTY 501 95TH \$TREET



9500 CARLYLE AVE.



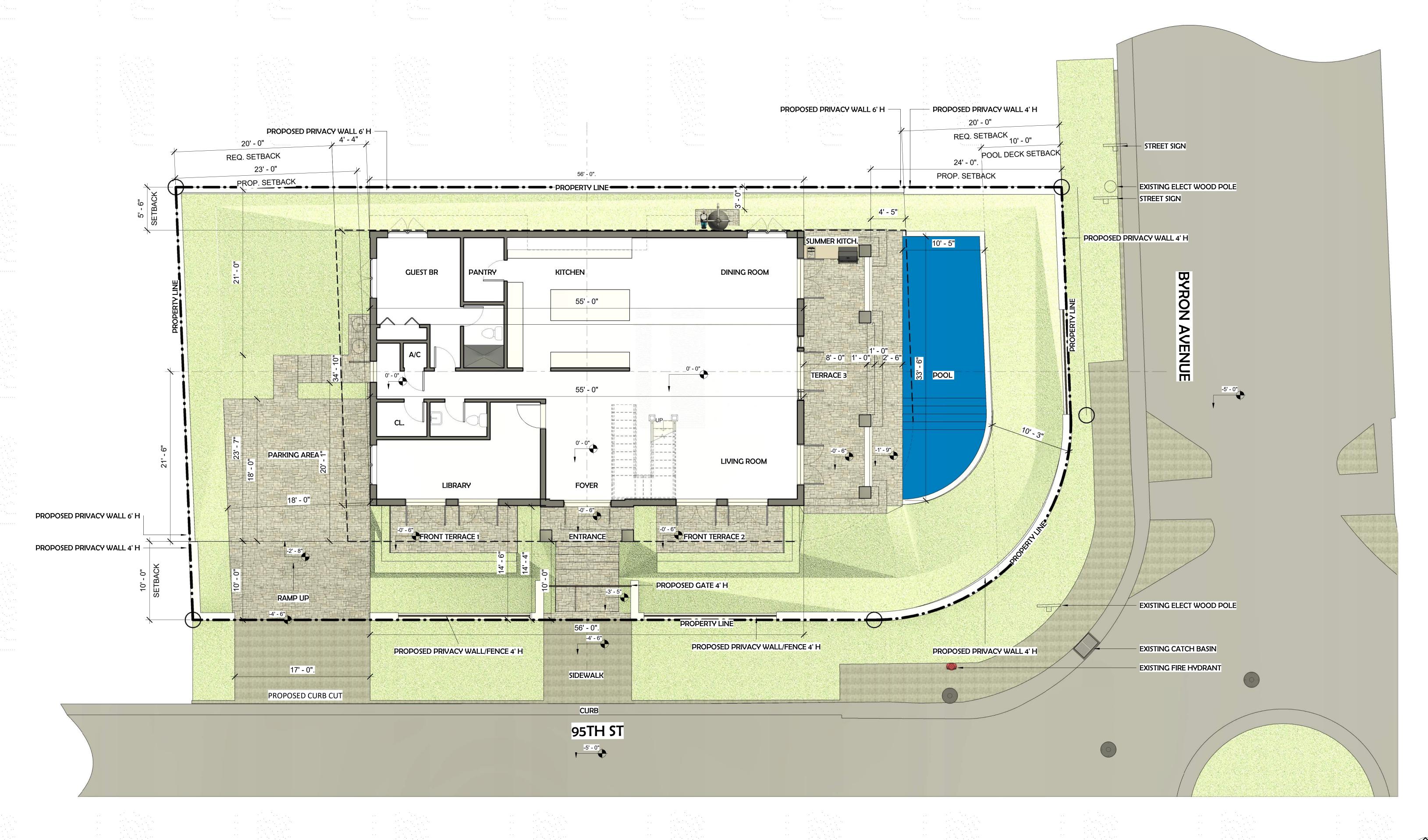


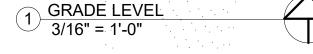
425 95TH STREET



401 95TH STREET



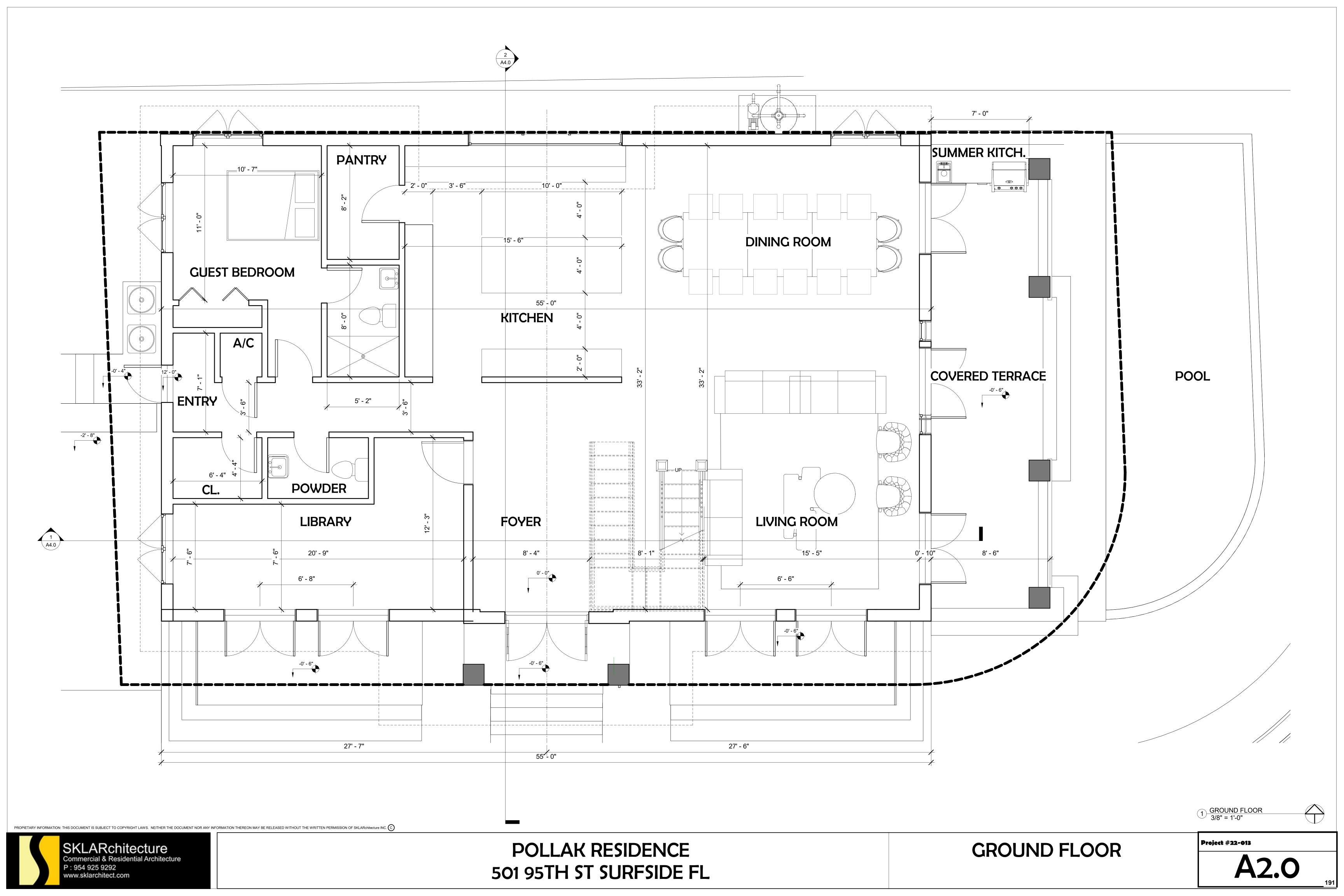


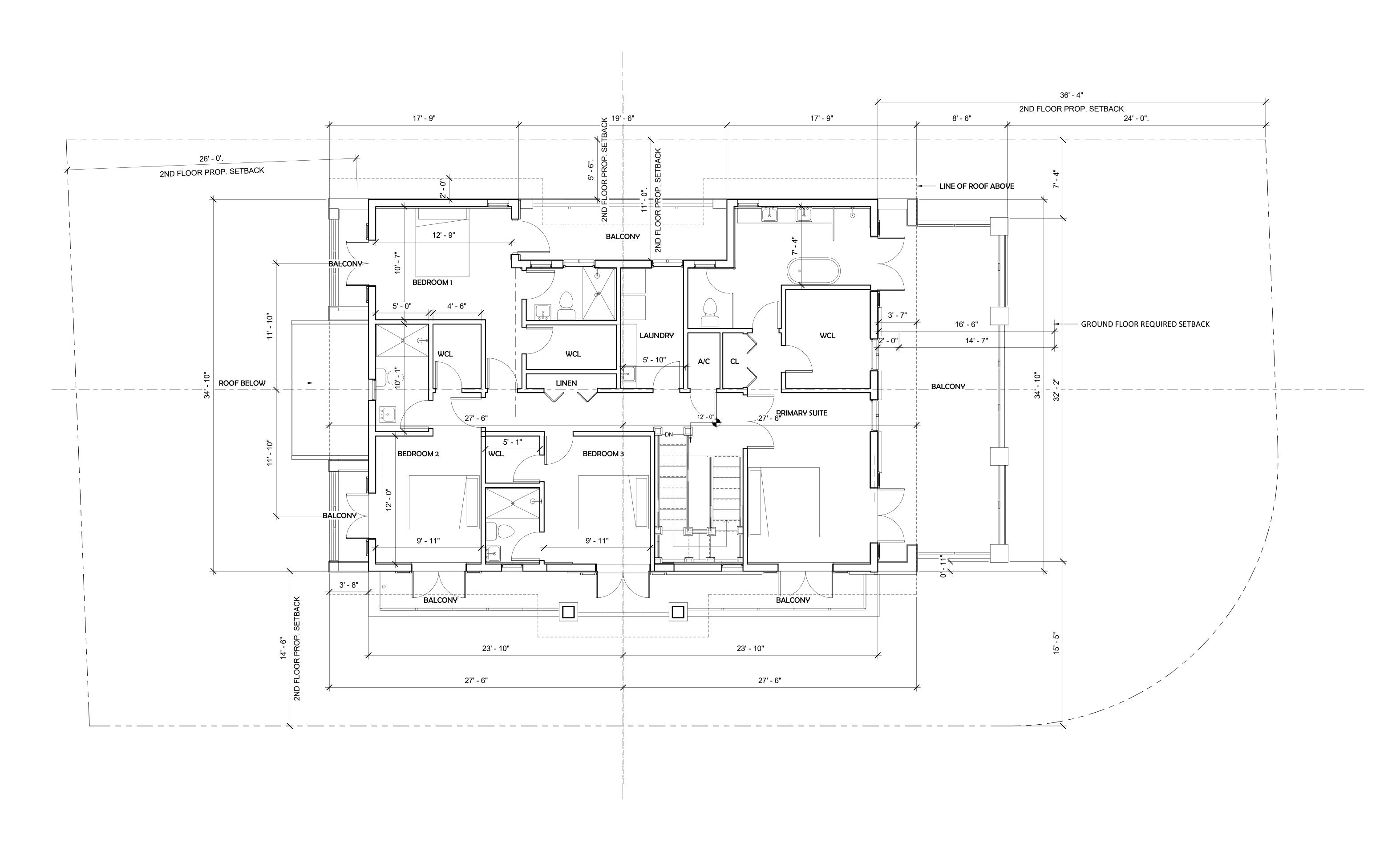




SITE PLAN

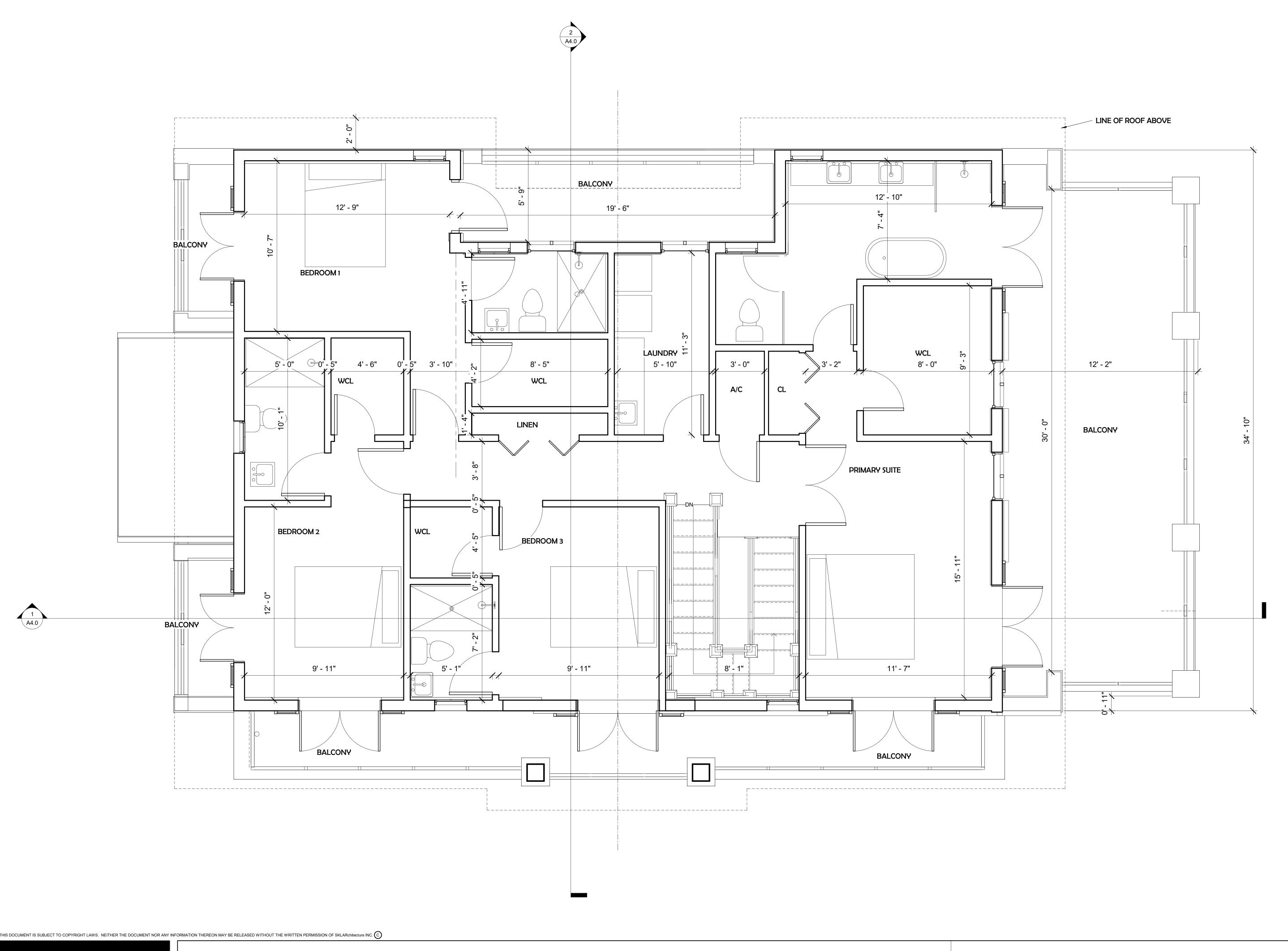
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A1.0



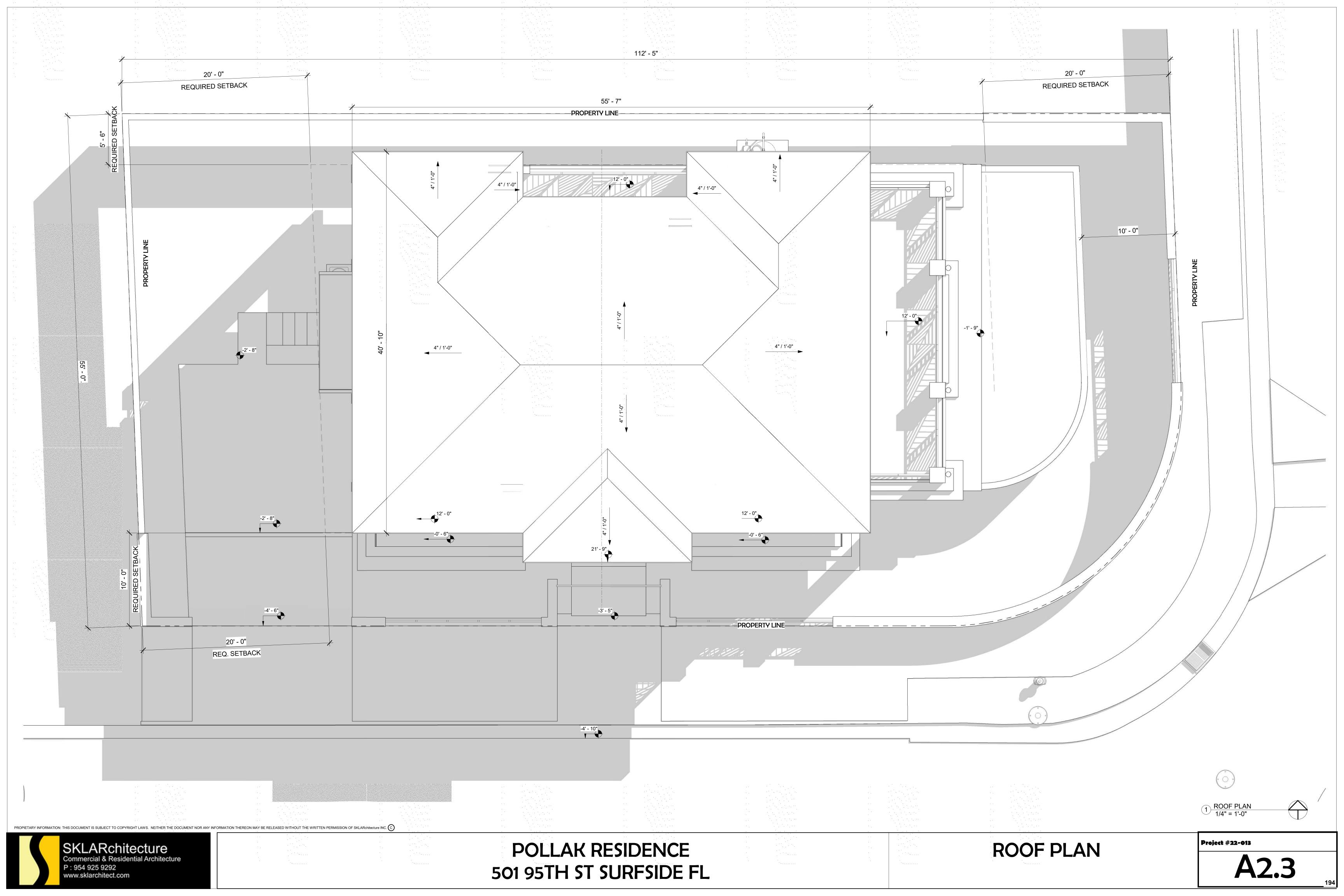






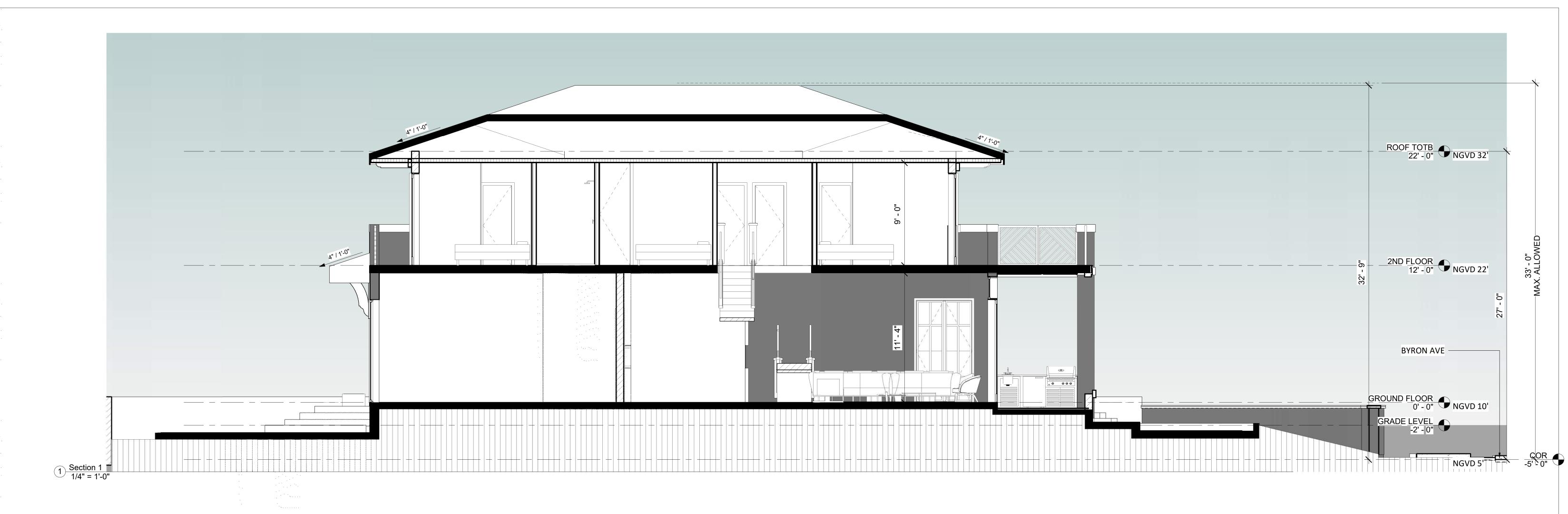


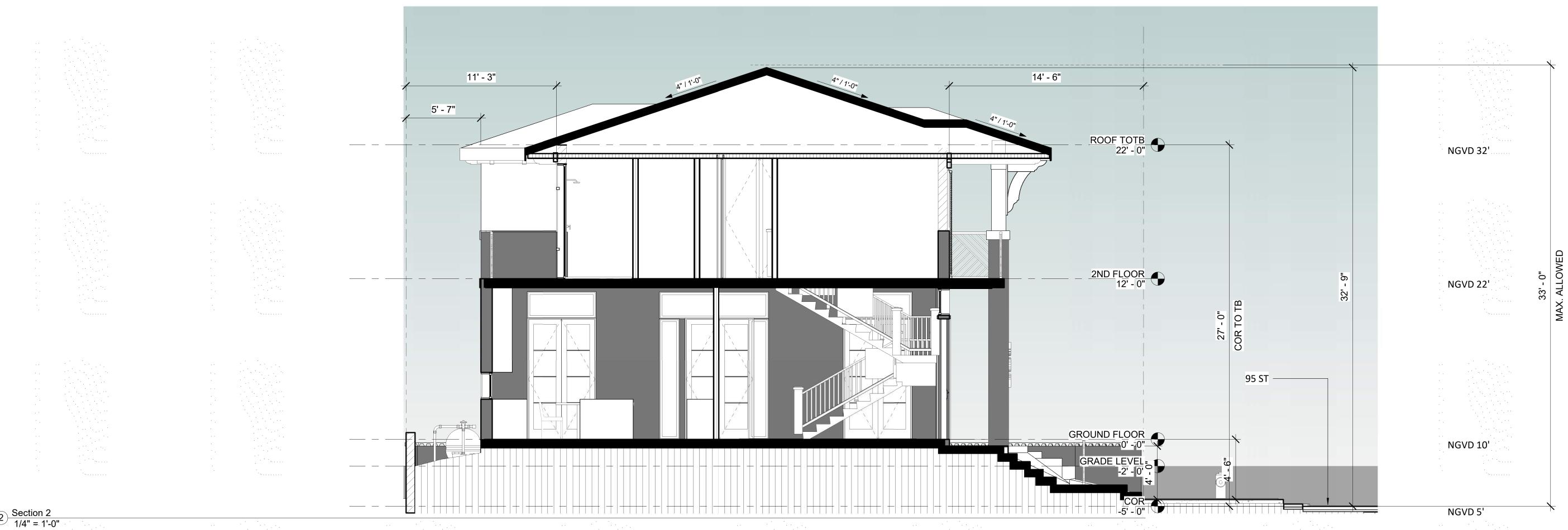








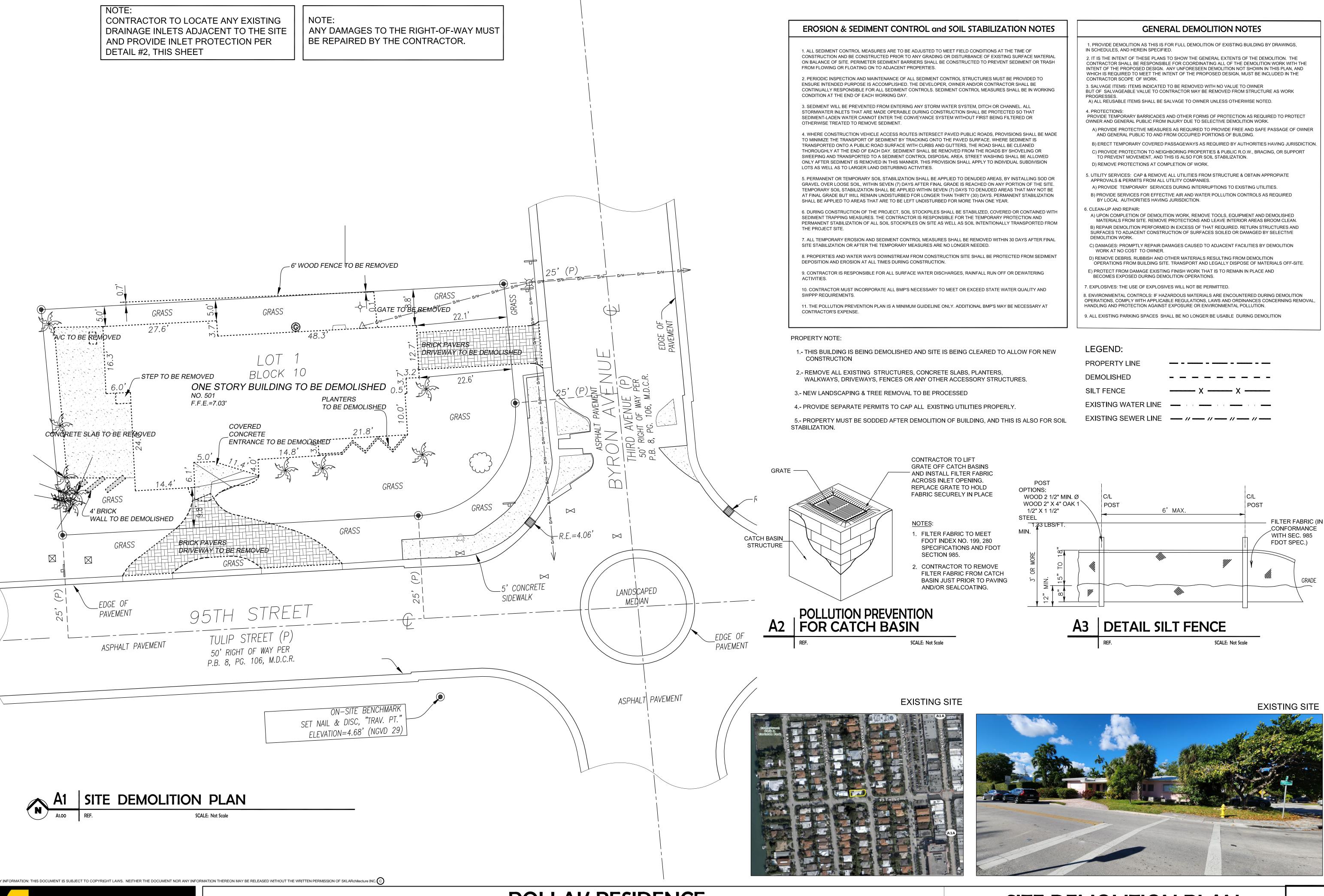






SECTIONS

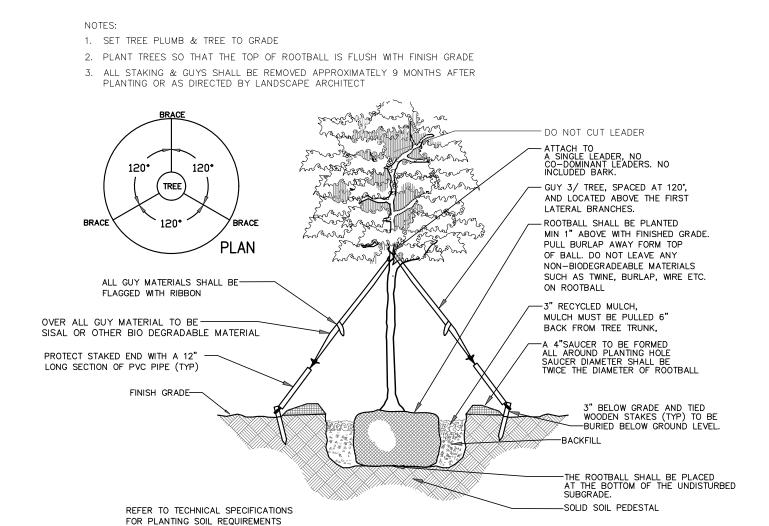
Project #22-013
A4.0



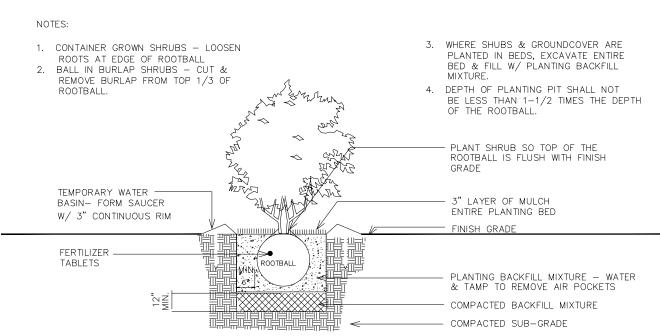
POLLAK RESIDENCE
501 95TH STREET SURFSIDE FLORIDA 33154

SKLARchitecture

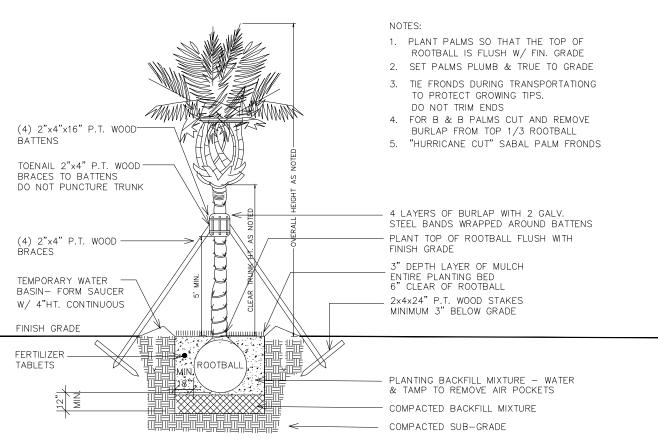
SITE DEMOLITION PLAN



TREE STAKING DETAIL



SHRUB PLANTING DETAIL



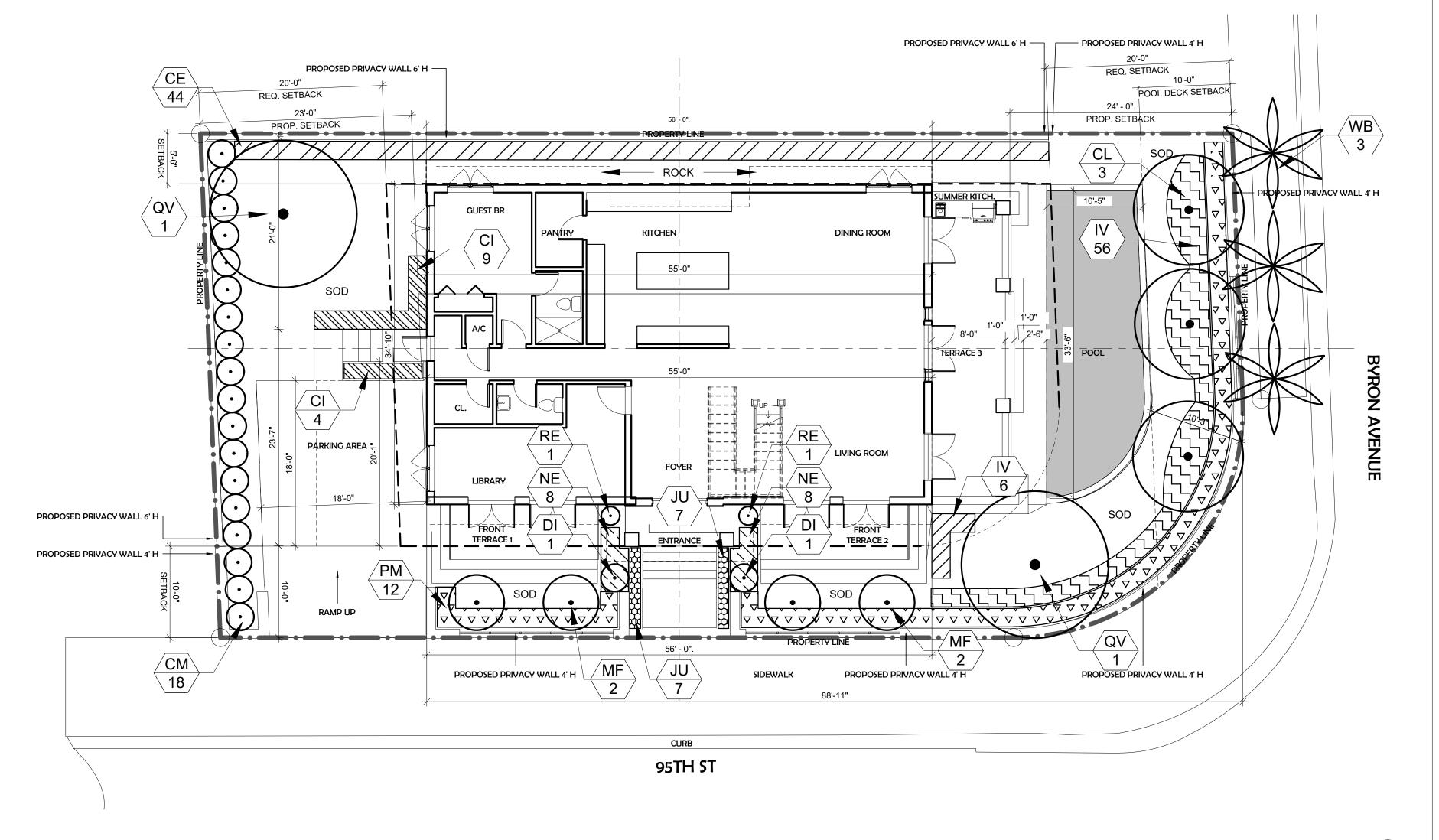
PALM PLANTING DETAIL

NOTE: NO WELLINGTON TAPE OR OTHER NON-BIODEGRADABLE MATERIALS SHALL COME INTO CONTACT WITH THE TREE.

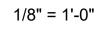
General Notes:

- 1. All plant material shall be Florida No. 1 or better as given in the current Florida Grades and Standards for Nursery Plants, 2015, Florida Department of Agriculture and Consumer Services.
- 2. All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
- 3. All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
- 4. All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
- 5. Contractor shall notify Sunshine 811 (call 811) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
- 6. Grade B+, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'- 4' around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
- 7. Sod shall be St Augustine and free of weeds, insects, fungus and disease, laid with alternating and
- 8. All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building
- materials, debris, weeds, noxious pests and disease. 9. All sodded areas to have a minimum of 2" of planting soil as described in note #8.
- 10. All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
- 11. All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
- 12. All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
- 13. All trees and palms shall be planted with the top of their rootballs 1"-2" above finished grade. All other plants shall be planted with top of their rootballs no deeper than the final grade surrounding
- 14. In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even. 15. All planting shall be installed with fertilizer at time of planting. 16. All planting shall be installed in a sound, workmanlike manner and according to good planting
- procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at
- 17. All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/ groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
- 18. All landscape and irrigation shall be installed in compliance with all local codes.
- 19. The plan shall take precedence over the plant list, should there be any discrepancy between the

Plant List						
Sym	Qty	Botanical Name	Common Name	Size	<u>Native</u>	Drought Tolerance
Trees/ Palms						
MF	4	Myrcianthes fragrans	Simpson's Stopper	10' Ht. x 4.5' Spr., 1.5" DBH	Yes	High
QV	2	Quercus virginiana	Live Oak	12'-14' Ht. x 5' Spr., 2.5" DBH	Yes	High
CL	3	Clusia rosea	Pitch Apple	12' Ht. x 5' Spr., 2" DBH	Yes	High
WB	3	Wodyetia bifurcata	Foxtail Palm	8' CT, matched	No	Medium
Shrubs/Gr	oundcovers					
CM	18	Caryota mitis	Fishtail Palm	5' OA Ht, 5 stem min	No	High
CI	13	Chrysobalanus icaco	Cocoplum	24" x 24", 24" O.C.	Yes	Medium
IV	62	Ilex vomitoria 'Stokes Dwarf'	Dwarf llex	10" x 10", 18" O.C.	Yes	High
RE	2	Rhapis excelsa	Lady Palm	5' Ht, 7 stem min, full	No	Medium
NE	16	Neoregelia 'Bossa Nova'	Bromeliad	12" x 12", 18" O.C.	No	High
PM	70	Podocarpus macrophyllus	Podocarpus	24" x 24", 24" O.C.	No	Medium
CE	44	Conocarpus erectus	Green Buttonwood	24" x 24", 24" O.C.	Yes	High
DI	2	Dioon spinulosum	Mexican Cyacad	36" x 36"	No	High
JU	14	Juniperus conferta 'Blue Pacific'	Shore Juniper	5" x 10", 18" O.C.	No	High
Sod			St. Augustine			
Mulch			Shredded Melaleuca or Eucalyptus			





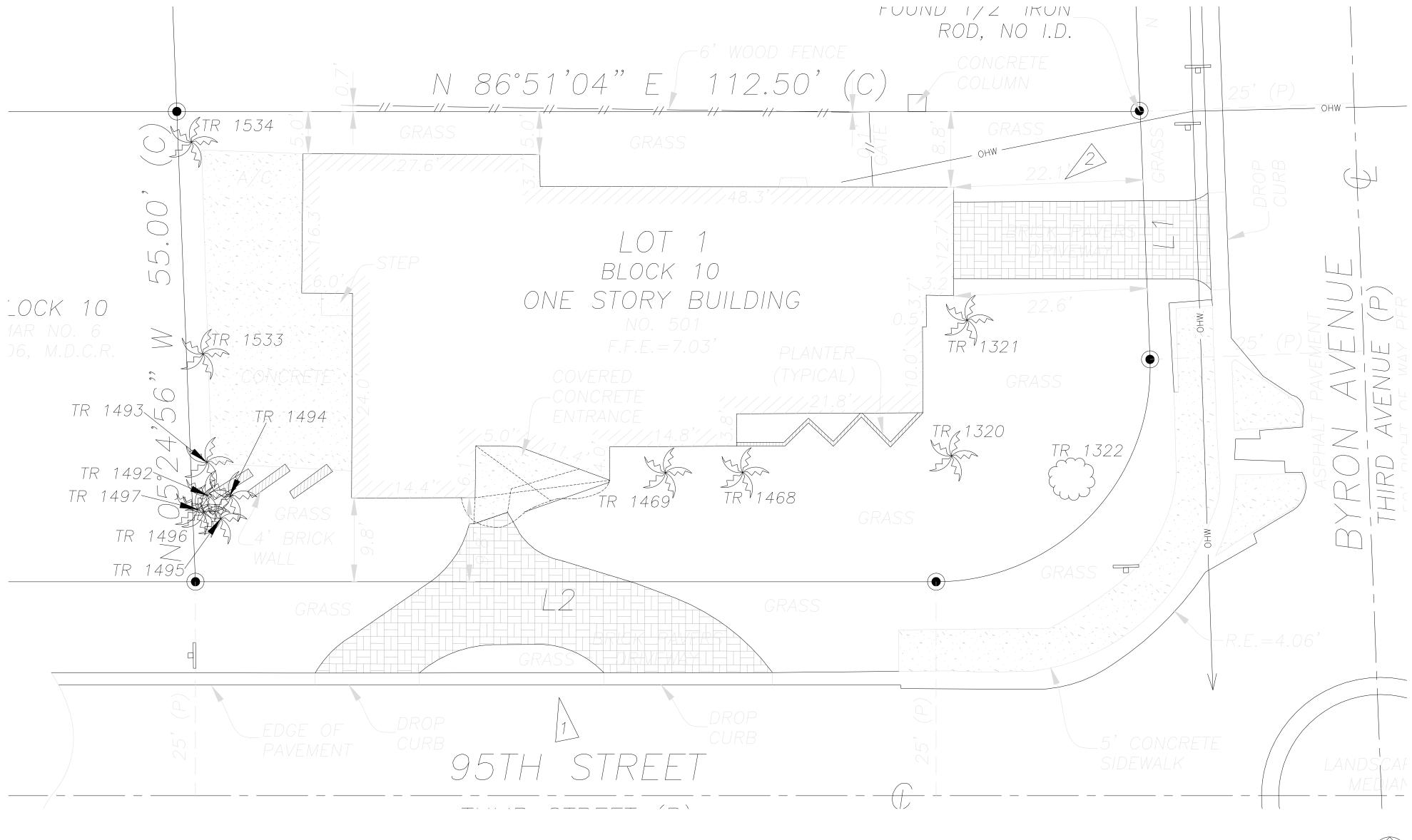


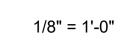


	EXISTING TREES					
Tree No.	Scientific name	Common name	DBH	Height (Ft)	Canopy Area (SF)	Disposition
1320	Sabal palmetto	Sabal Palm	12	10' CT	50	REMOVE
1321	Sabal palmetto/ Ptychosperma elegans	Sabal Palm/ Solitaire Palm cluster	14", 4"	15' CT	50	REMOVE
1322	Clusia rosea	Pitch Apple	12	40' OA	707	REMOVE
1468	Sabal palmetto	Sabal Palm	12	15' CT	50	REMOVE
1469	Sabal palmetto	Sabal Palm	14	10' CT	50	REMOVE
1492	Veitchia sp	Veitchia Palm	8	35' OA	28	REMOVE
1493	Veitchia sp	Veitchia Palm	8	30' OA	28	REMOVE
1494	Veitchia sp	Veitchia Palm	8	30' OA	28	REMOVE
1495	Veitchia sp	Veitchia Palm	8	30' OA	28	REMOVE
1496	Veitchia sp	Veitchia Palm	8	30' OA	28	REMOVE
1497	Veitchia sp	Veitchia Palm	8	30' OA	28	REMOVE
1533	Sabal palmetto	Sabal Palm	14	15' CT	50	REMOVE
1534	Veitchia sp	Veitchia Palm	8	35' OA	28	

Total square footage of canopy removed = 1153 sf

Note: A tree removal permit is required by County prior to removal of any trees on site.







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TREE DISPOSITION PLAN

Project #22-013

TD-1

5 K S Ш 5 0 50

PAVEMENT LINE OF BYRON AVENUE WEST RIGHT OF WAY N 05.24,56" W 7350.00' (C) VIEW 1 A.39 A.W. EDGE OF PAVEMENT SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: LICENSED BUSINESS

MIAMI-DADE COUNTY RECORDS

IDENTIFICATION

CALCULATED

DENOTES INFORMATION BASED

ON PLATS OF RECORD

PLAT BOOK

PAGE

AIR CONDITIONING UNIT

ON RAISED METAL SUPPORT

FINISHED FLOOR ELEVATION

RIM ELEVATION . SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED . SURFACE ELEVATION LOT 23, BLOCK 10 ALTOS DEL MAR NO. 6 P.B. 8, PG. 106, M.D.C.R. WATER METER
WATER VALVE
TREE NUMBER 136
ELECTRICAL METER
BREAK IN SCALE

3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

TELEPHONE NO. 561-314-0769

АИР ЗИВУЕТОРВ, ІИС

FAX NO. 561-314-0770

LOT 1, BLOCK 10 PLTOS DEL MAR NO. 6 PLAT BOOK 8, PAGE 106, M.D.C.R. AND TOPOGRAPHIC SURVEY

201 95TH STREET, SURFSIDE, FL. 33154

SKETCH OF BOUNDARY

ECS3107

0

THE PROPERTY SHOWN HEREON CONTAINS 0.14 ACRES (6,036 SQUARE

10. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "AE", IN FLOOD INSURANCE RATE MAP 12086C 0144 L, COMMUNITY NUMBE MIAMI—DADE COUNTY, FLORIDA. MAP REVISED DATE: SEPTEMBER 11, 2

LOT 1, BLOCK 10, ALTOS DEL MAR, NO. 6, ACCORDING TO THE PLAT BOOK 8, PAGE 106, OF THE PUBLIC RECORDS OF MIAMI—DADE COUN

LEGAL DESCRIPTION:

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURV PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J—17, FLORIDA A NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL AND MAPPER.

SURVEY NOTES:

2. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF TH REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

3. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE 1 DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATIC EXISTING AT THAT TIME.

4. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N OF WAY LINE OF BYRON AVENUE AND ARE RELATIVE TO THE FLORIDA EAST ZONE, 1980 (1993) ADJUSTMENT.

5. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON 6. HEDGES, ORNAMENT PLANTS, IRRIGATION EQUIPMENT AND LANDSC HEREON. FENCES AND WALL DIMENSIONS ARE APPROXIMATE.

7. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON

8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTH PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING

THIS IS TO CERTIFY THAT THIS RESPONSIBLE CHARGE AND IS



Town of Surfside Planning and Zoning Board Meeting February 23, 2023

DISCUSSION ITEM MEMORANDUM

Agenda #: 7.A

Date: February 23, 2023

From: Town Planner Judith Frankel
Subject: Front Yard Fences and Gates

Suggested Action: – **Suggested Action:** Staff recommends that the Planning and Zoning Board provide direction on the qualification of Staff level approval for front yard fences and gates.

Background/Analysis: – The Zoning Code requires front yard fences to be reviewed by the Planning and Zoning Board. At the January 2021 Joint Town Commission and Planning and Zoning Board meeting it was discussed whether the current Code continues to be appropriate. The consensus reached at that meeting was for the review of fences and gates to be mainly completed by Staff. The members of the meeting expressed that fences and gates located in the front yard/setback of a property should have either vertical or horizontal pickets or be determined by the Town Planner to be consistent with the architectural details and proportions of the overall building design and historic context if applicable. The Planning and Zoning Board would only review applications that were first denied by Staff. The meeting member expressed that current height and opacity requirements are appropriate.

Governing Codes:

Sec. 90-56.2 A fence or ornamental wall may be placed within the front yard of primary yard if granted design review approval by the planning and zoning board.

Sec.90-56.3 Fences or ornamental walls placed within a front yard or secondary frontage/corner yard are limited to function as spatial locators and shall not be substantial in appearance

Sec. 90-56.4 All wall and fence surfaces above two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent.

See **Appendix A** for a table on front yard fence height restrictions.

90-56.12 Fences and walls shall be constructed so that the finished side shall face out or

away from the property upon which it is constructed, and all support posts and the unfinished side shall be on the inside facing the property upon which said fence or wall is constructed.

Appendix A

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

EXPAND

Lot Frontage	Maximum Height (Feet)	Maximum Opacity (Percent)		
Less than or equal to 50 ft in width		All wall and fence surfaces above two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent		
Wider than 50 ft and less than 100 ft	4 ft + ½ ft per 10 feet of lot width exceeding 50 feet, maximum 5 ft			
Wider than or equal to 100 ft	4 ft + ½ ft per 10 feet of lot width exceeding 50 feet, maximum 6 ft>			
Secondary frontage (corner only)	Shall adhere to the height and opacity limitations for corresponding lot frontage			



Town of Surfside Planning and Zoning Board Meeting February 23, 2023

DISCUSSION ITEM MEMORANDUM

Agenda #: 7.B

Date: February 23, 2023

From: Town Planner Judith Frankel

Subject: Applicability of Planning and Zoning Board Review

Suggested Action: – Based on the direction at the January 2023 Joint Planning and Zoning Board and Town Commission meeting, Town Staff recommends that he following permits be added to Zoning Code 90-19.7 list of exempt permits:

- 1. Rear-yard wall opening not visible from the public right-of-way
- 2. Change outs of building materials
- 3. Window Signs in the SD-B40 Zoning District
- 4. Awnings in the SD-B40 Zoning District
- 5. Rear vard pools
- 6. Rooftop mechanical and accompanying screens.
- 7. Carports
- 8. Front-yard fences and gates
- 9. Garage Conversions

Background/Analysis: – At the Joint Planning and Zoning Board and the Town Commission meeting in January 2023, it was considered whether amending the Zoning Code Section 90-19.7 to allow additional minor alterations to be reviewed by Town Staff only and not be required to be reviewed by the Planning and Zoning Board except in cases of controversy.

Governing Code:

90-19.7 The following shall be exempt from planning and zoning board and design review; however, the design guidelines shall be followed:

- (1) Interior or rear yard fences.
- (2) Interior renovations.
- (3) Single-family and two-family awnings.
- (4) Screens.
- (5) Driveways.
- (6) Re-roofs.
- (7) Trellis.

- (8) Rooftop photovoltaic solar systems.
- (9) Sheds.