



**Town of Surfside  
Planning and Zoning Board Meeting  
AGENDA  
Wednesday, May 24, 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 **April 27, 2023 Planning and Zoning Board Meeting Minutes** - Deputy Town Clerk Evelyn Herbello  
[April 27, 2023 Planning and Zoning Board Meeting Minutes.pdf](#)

4. **Ordinances**

- 4.A **Zoning Code Correction - Balcony Projections** - Town Planner Judith Frankel

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-47 “YARDS GENERALLY, ALLOWABLE PROJECTIONS” TO CLARIFY BALCONY OVERHANG LIMITATIONS APPLIED TO INCLINED SIDE SETBACKS IN H120; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

[Ordinance Re-Balcony Overhangs H120.docx](#)

- 4.B **Zoning Code Correction - Design Requirements for Front Yard Fences and Gates** - Town Planner Judith Frankel

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-56 “FENCES, WALLS AND HEDGES” TO MODIFY APPROVAL PROCEDURE AND REQUIREMENTS FOR FENCES AND WALLS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

[Sec. 90-56. Fences walls and hedges.docx](#)

[Ord Amend Section 90-56 Fences Walls and Gates.docx](#)

- 4.C **Zoning Code Correction - Garage Conversion Criteria** - Town Planner Judith Frankel

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-50. – “ARCHITECTURE AND ROOF DECKS” TO MODIFY REQUIREMENTS FOR GARAGE CONVERSIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

[Ordinance Re Garage Conversions.docx](#)

[Zoning Code with section highlighted](#)

- 4.D **Zoning Code Correction - Applicability of Planning and Zoning Board Review** - Town Planner Judith Frankel

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE,**

**FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-19.7 OF SECTION 90-19 “SINGLE-FAMILY AND TWO-FAMILY DEVELOPMENT REVIEW PROCESS” TO MODIFY THE LIST OF APPLICATIONS EXEMPTED FROM PLANNING AND ZONING BOARD REVIEW; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

[Ordinance Re Applicability of PZB Review.docx](#)

**5. Applications**

**5.A 9441 Harding Avenue - After-the-Fact Window Sign** - Town Planner Judith Frankel

[9441 Harding Avenue Agenda Packet.pdf](#)

**5.B 9124 Byron Avenue - Front and Rear Wall Openings, Rear Trellis** - Town Planner Judith Frankel

[9124 Byron Avenue Images and Tables.pdf](#)

[9124 Bryon Agenda Packet.pdf](#)

**5.C 9208 Bay Drive - Rooftop Deck with Railing and Stairs, Rooftop Mechanical Equipment and Screen and Side Yard steps with Wall Opening change.** - Town Planner Judith Frankel

[9208 Bay Drive Images and Tables.pdf](#)

[9208 Bay Drive Agenda Packet.pdf](#)

[9208 Bay Drive Property Survey](#)

**5.D 9540 Collins Avenue - The Shul - Signs and Fence** - Town Planner Judith Franke

[9540 Collins Avenue Images and Tables.pdf](#)

[9540 Collins Agenda Packet for Sign and fence.pdf](#)

[9540 Collins Avenue Survey.pdf](#)

**5.E 8801 Emerson Avenue - New Two-Story Single-Family Residence** - Town Planner Judith Frankel

[8801 Emerson Avenue Images and Tables.pdf](#)

[8801 Emerson Ave Agenda Packet.pdf](#)

[8801 Emerson Avenue Survey](#)

**5.F 9064 Bay Drive - New Two-Story Single-Family Home** - Town Planner Judith Frankel

[9064 Bay Drive Images and Tables.pdf](#)

[9064 Bay Drive Agenda Packet.pdf](#)

[9064 Bay Drive - Signed Survey.pdf](#)

**6. Next Meeting Date**

**6.A Next Meeting Date: June 29, 2023 at 6:00 p.m.** - Deputy Town Clerk Evelyn Herbello

**7. Discussion Items**

**8. Adjournment**

Respectfully submitted,

Hector R. Gomez  
Town Manager

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

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

AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE TOWN CLERK, TOWN OF SURFSIDE TOWN HALL, 9293 HARDING AVENUE. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE TOWN CLERK AT 305-861-4863. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE TOWN WEBSITE AT [www.townofsufsidefl.gov](http://www.townofsufsidefl.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  
April 27, 2023  
6:00 PM  
Town Commission Chambers**

**1. Call to Order/Roll Call**

The meeting was called to order by Chair Baumel at 6:06 p.m.

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

Present: Chair Carolyn Baumel, Board Member Jonathan Edderai, Alternate Board Member Grace Rais and Alternate Board Member Michael Szafranski (arrived at 6:37 p.m.)

Absent: Vice Chair David Forbes, Board Member Lindsey Lecour and Board Member Ruben Bravo.

Also Present: Commission Liaison Commissioner Fred Landsman, Mayor Shlomo Danzinger, Vice Mayor Jeff Rose, Commissioner Marianne Meisheid, Town Attorney Tony Recio, Town Planner Judith Frankel, and Building Official James McGuinness.

**2. Town Commission Liaison Report**

Commission Liaison Commissioner Fred Landsman provided the Commission Liaison Report. He spoke regarding the recent legislature Senate Bill 102 and House Bill 627 and the Governor signed the bill into law. He provided an overview and summary of each bill.

**3. Approval of Minutes**

**3.A March 30, 2023 Planning and Zoning Board Meeting Minutes - Deputy Town Clerk Evelyn Herbello**

A motion was made by Board Member Edderai to approve the March 30, 2023 Planning and Zoning Board Meeting Minutes, seconded by Alternate Board Member Rais. The motion carried with a 3-0 vote.

[March 30, 2023 Planning and Zoning Board Meeting Minutes.pdf](#)

**4. Ordinances**

**4.A Zoning Code Correction - Roof Deck Stairway Height** - Hector Gomez, Acting Town Manager

**Suggested action:** Staff recommends that roof deck stair railings be permitted to extend above the maximum roof height for the zoning district as provided in Sec. 90-44 in order to allow for compatibility with the Florida Building Code. (See Attachment A) Specifically, Sec. 90-50.2 should be amended to allow roof deck stair railings in the H30A and H30B districts to extend above the roofline in accordance with the restrictions set out in Sec. 90-44.

Staff recommends approval of the ordinance.

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

Town Planner Frankel introduced the item and provided the specifics. She stated the language that the Commission added to the first reading of this ordinance.

Chair Baumel stated that this has been going through the first reading of the Commission and this is where the South Florida Building Code requires a different standard than the Town's Zoning Code.

Town Attorney Recio clarified the item and stated this has been expanded to include all structures on the roof top. He stated this is clarifying and filling in the gaps and ambiguities. He stated what the rules state not in regards to this application.

Chair Baumel opened the floor to public comments.

The following individual from the public spoke:

Ellen Kopple asked regarding her neighbor and the height of their parapet.

Cynthia Borkoski spoke regarding understory and they had a referendum on voting on a hedge height and why they did not have a referendum as well for the understory and make the public aware that it is another level.

Chair Baumel closed the floor to public comments.

Town Attorney Recio stated that the roof deck provisions have been in the code for over 10 years and the rooftop requirement have also been in the code for more than 10 years. He addressed the comments made regarding the understory and the 30-foot height requirement has been the maximum and has not been altered in anyway. He stated the understory ordinance went through a very public noticing process.

Alternate Board Member Rais asked regarding the cap of the roof deck and the railing. She said it is nice that it is following the South Florida Building Code.

Chair Baumel stated it is not intended to be an additional living space or a party space.

A motion was made by Board Member Edderai to recommend that the Town Commission pass this ordinance on second reading, seconded by Alternate Board Member Rais. The motion carried with a 3-0 vote.

**4.B Zoning Code Correction: Front Setback Standards** - Hector Gomez, Acting Town Manager

**Suggested action:** 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 occurs now due to the restriction in the same code section that no more than 50% of the front yard may be paved.

The Planning and Zoning Board should consider including pebbles, gravel and/or other stones as an allowed groundcover material when incorporated in the required landscaping.

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

Town Planner Frankel introduced the item and provided the specifics.

Mayor Danzinger explained how this ordinance came forward and stated what the code currently stated and what the clarification is for the remaining 20%.

Chair Baumel opened the floor to public comments.

The following individuals from the public spoke:  
George Kousoulas spoke regarding the gap and stated how it could be cleared up.

Chair Baumel closed the floor to public comments.

Chair Baumel thanked the Mayor and the other Commissioners present.

Town Attorney Recio clarified the change that was made.

A motion was made by Alternate Board Member Rais to recommend that the Town Commission pass this ordinance on second reading, seconded by Board Member Edderai. The motion carried with a 3-0 vote.

[Attachment A: Front Yard Restrictions Ordinance Amending Sec. 90-61-Setback Paving Standards.docx](#)

**5. Applications**

Town Attorney Recio advised the Board that the applicant for item 5K (8801 Emerson Avenue) would like to request a deferral of this item. The applicant would like the item deferred to the May 24, 2023 Planning and Zoning Board Meeting.

A motion was made by Board Member Edderai to defer item 5K (8801 Emerson Avenue) to the May 24, 2023 Planning and Zoning Board Meeting, seconded by Alternate Board Member Rais. The motion carried with a 4-0 vote.

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 notice requirements were met by the applicants.

Town Attorney Recio polled the Board Members.

Chair Baumel had a conversation with the applicant for item 5E (9425 Bay Drive) prior to them having an application submitted.

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

**5.A 8911 Dickens Avenue- Carport** - Judith Frankel, Town Planner

**Suggested Action:** Staff finds that the proposed canopy complies with the zoning code and recommends approval with the following condition:

- Per sec. 90-58 (2) the canopy shall be no more than 10 feet in height.

Town Planner Frankel introduced the item and provided the staff recommendations.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed the floor to public comments.

A motion was made by Alternate Board Member Szafranski to approve the application with staff recommendations, seconded by Board Member Edderai. The motion carried with a 4-0 vote.

[8911 Dickens Carport Agenda Packet](#)

**5.B 1340 Biscaya Drive - Window openings** - Judith Frankel, Town Planner

**Suggested Action:** Staff finds that the proposed window alterations comply with the Zoning Code and recommend approval of this application.

Town Planner Frankel introduced the item and provided the staff recommendations.

Dean Kotzin, representing the applicant provided an overview of the application.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed the floor to public comments.



A motion was made by Alternate Board Member Rais to approve the application with staff recommendations, seconded by Alternate Board Member Szafranski. The motion carried with a 4-0 vote.

[1340 Biscaya Drive Survey](#)

[1340 Biscaya Agenda Packet Revised.pdf](#)

**5.C 1420 Biscaya Drive - Front Yard Fence/Gate, Rooftop Deck, Rooftop Mechanical** - Town Planner Judith Frankel

**Suggested Action:** Staff finds that the front yard fence with gates, the rooftop deck and rooftop mechanical equipment as proposed generally meet the Zoning Code. If the Planning and Zoning Board determines the design is appropriate, approval should include the following condition:

- **Per Sec. 90-67.3**, Screening of the generator must be provided at the height of the equipment for visual and auditory purposes.

Town Planner Frankel introduced the item and provided the staff recommendations.

Building Official McGuinness provided his staff recommendations.

Roberto Rivero, representing the applicant provided an overview of the project.

Chair Baumel stated that it was previously brought before this Board, and they complied with all the recommendations and requirements requested.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed the floor to public comments.

Alternate Board Member Rais asked regarding the aluminum post on the plan and it looks like wood and asked if the materials are present in the rest of the house.

Mr. Rivero stated that they are present in the other portions of the house.

A motion was made by Board Member Edderai to approve the application with staff recommendations, seconded by Alternate Board Member Rais. The motion carried with a 4-0 vote.

[Attachment A: Images and Tables](#)

[1420 BISCAYA DR-FRONT WALL - ROOF TOP PRESENTATION PACKAGE.pdf](#)

[1420 BISCAYA DRIVE-SURVEY.pdf](#)

[1420 Biscaya Rooftop Generator Specifications](#)

**5.D 9432 Bay Drive - 2nd Floor Addition (After-the-Fact)** - Judith Frankel, Town Planner

**Suggested Action:** Staff finds the application meets the Zoning Code. The Planning

and Zoning Board should determine whether the new addition's design is consistent with the existing structure. If the design is determined to be appropriate, Staff recommends approval.

If approval is granted the applicant must apply for an after-the-fact building permit to ensure construction standards were met.

Town Planner Frankel introduced the item and provided the staff recommendations.

Marcia Thorbor, applicant was there for any questions.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed the floor to public comments.

Alternate Board Member Rais asked regarding the after the fact permits and provided her comments on the application.

A motion was made by Alternate Board Member Rais to approve the application with staff recommendations, seconded by Alternate Board Member Szafranski. The motion carried with a 4-0 vote.

[Attachment A: Images and Tables](#)

[9432 Bay Drive ATF Addition Agenda Packet](#)

#### **5.E 9425 Bay Drive - Addition - Town Planner Judith Frankel**

**Suggested Action:** Staff finds the application meets the Zoning Code. The Planning and Zoning Board should determine whether the new addition's design is consistent with the existing structure. The proposed addition is different in style from the existing home. The addition will have a flat roof at two different heights, while the existing roof is peaked. However, the application proposes adding wall treatments to the existing portion of the front façade to carry through the style.

If the design is determined to be consistent by the Planning and Zoning Board, Staff recommends approval.

Town Planner Frankel introduced the item and provided the staff recommendations.

Building Official McGuinness provided his staff recommendations.

Greg Polly, representing applicant provided an overview of the project.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed the floor to public comments.

Alternate Board Member Rais provided her comments on the project.

Alternate Board Member Szafranski stated this house is a perfect example of the 50% rule and this helps keep these houses as a one story instead of a two story.

Chair Baumel stated that porcelain was not introduced in the design guidelines. She stated that people were using the porcelain when the design guidelines were written. She is appreciative to the applicant that they have a property that they can work with.

Dania Mendell, applicant explained her project and they want to stay here with their growing family.

A motion was made by Board Member Edderai to approve the application with staff recommendations, seconded by Alternate Board Member Szafranski. The motion carried with a 3-1 vote with Alternate Board Member Rais voting in opposition.

[Attachment A: Images and Tables  
9425 Bay Drive Agenda Package.pdf](#)

#### **5.F 9456 Abbott Avenue - Addition** - Town Planner Judith Frankel

**Suggested Action:** Staff finds the application mainly meets the Zoning Code. The Planning and Zoning Board should determine whether the new addition's overall design and window style is consistent with the existing structure. If the design is determined to be appropriate, Staff recommends approval with the below conditions:

- Setback from the north property to the new addition must be verified to be 5 feet. A 24-inch roof overhang is permitted.
- At the time of permitting, it shall be verified that the garage space is to remain as storage. If the space is intended to be habitable living space the finished floor must be elevated to match the rest of the home.

Town Planner Frankel introduced the item and provided the staff recommendations. She stated this item was deferred from the last month and stated that the changes requested were made and the application meets the zoning code.

Building Official McGuinness provided his staff recommendations.

Alphonso Sierra, representing the applicant provided an overview of the project and the changes made from the last meeting.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed the floor to public comments.

Alternate Board Member Rais provided her comments and stated that this project is unique and brought mixed feelings.

Chair Baumel believes they have taken an early mid-century style and trying to transition it into something more modern. She spoke regarding the roof line and respects their work.

A motion was made by Alternate Board Member Szafranski to approve the application with staff recommendations, seconded by Board Member Edderai. The motion carried with a 4-0 vote.

[Attachment A: Images and Tables revised  
9456 Abbott Ave Revised Packet](#)

#### **5.G 9064 Harding Avenue - 2nd Floor Addition** - Town Planner Judith Frankel

**Suggested Action:** Staff finds the application meets the Zoning Code. The Planning and Zoning Board should determine whether the new addition's overall design is consistent with the existing structure. If the design is determined to be appropriate, Staff recommends approval with the below condition:

- **Per Sec. 90-47**, Roof overhangs and eaves may be no more than 24-inches. Measurement must be provided for the north side eave of the addition.
- The window location on the east elevation of the addition must be adjusted on Sheets A-2.02 and A-2.02A to reflect the change made to Sheet A-3.02 and the renderings.

Town Planner Frankel introduced the item and provided the staff recommendations. She stated this item was deferred from the last meeting.

Building Official McGuinness provided his staff recommendations.

Roberto Marquez, applicant spoke regarding the application and the renderings were provided.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed the floor to public comments.

Alternate Board Member Rais provided her comments and stated she had some concerns with the roof.

Mr. Marquez addressed the comments made by Alternate Board Member Rais.

Chair Baumel stated that he is working with the existing home and trying to make it cohesive. She stated that the roof lines work. She would like to see something more in the front.

A motion was made by Board Member Edderai to approve the application with staff recommendations, seconded by Alternate Board Member Szafranski. The motion

carried with a 4-0 vote.

[Attachment A: Images and Table.pdf](#)

[9064 Harding Avenue Agenda Packet.pdf](#)

**5.H 8918 Froude Avenue - Garage Conversion and Addition** - Town Planner Walter Keller

**Suggested Action:** Staff finds the application generally complies with the Zoning Code. The Planning and Zoning Board should determine whether the garage conversion and the new additions and overall exterior appearance and window style is consistent with the existing structure. If the design is determined to be appropriate, Staff recommends approval subject to the following comments.

- Provide dimensions on the rear addition and the height of the covered terrace
- Identify the color of the new metal roof
- Identify the proposed landscape material in the 2-foot-wide landscape strip in front of the former garage door
- Planning and Zoning Board Design approval for the proposed exterior treatment of the renovated and expanded residence including the roof color and material.
- Install 2 Florida Friendly Street trees in the front yard adjacent to the east property line.
- Obtain permits for relocation or removal of any existing trees.

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

Building Official McGuinness provided his staff recommendations.

Steven Cohen, representing the applicant provided an overview of the project.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed the floor to public comments.

Alternate Board Member Rais provided her comments on the application.

Chair Baumel spoke regarding the covering of the brick. She stated she does not like the wood and would have preferred the whole thing to be stucco. She spoke regarding the design and stated you would not see that type of wood.

A motion was made by Alternate Board Member Szafranski to approve the application with staff recommendations, seconded by Alternate Board Member Rais. The motion carried with a 4-0 vote.

[Attachment A: Tables and Images](#)

[8919 Froude Survey .pdf](#)

[8918 Froude Avenue Agenda Packet.pdf](#)

#### 5.1 **500 94th Street - Addition** - Judith Frankel, Town Planner

**Suggested Action:** Staff finds the application meets the Zoning Code. The Planning and Zoning Board should determine whether the new addition's overall design is consistent with the existing structure. While renderings have not been provided by the applicant, the materials and design style of the additions can be seen in the existing home.

If the design is determined to be appropriate, Staff recommends approval with the below conditions:

- **Per Sec. 90-47**, Roof overhangs and eaves may be no more than 24-inches. Measurement must be provided for the east side eaves of the addition.

Town Planner Frankel introduced the item and provided the staff recommendations. She advised the Board that she did advise the applicant regarding the Board wanting renderings. She stated that they will be replacing the entire roof with the same type of tile.

Building Official McGuinness provided his staff recommendations.

Damian Rodriguez, representing the applicant spoke on the project.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed the floor to public comments.

Chair Baumel stated they have a great property.

Alternate Board Member Rais asked if this packet was incomplete.

Chair Baumel stated that is what Town Planner Frankel stated that there is an

additional cost for renderings.

Mr. Rodriguez stated that there were corrections made to the packet. He stated what the goal was for this project. He stated the color is an espresso blend. He stated that the overhang will match the existing structure.

Alternate Board Member Szafranski asked if renderings were required.

Town Planner Frankel stated that renderings are not required for additions.

Alternate Board Member Rais stated that there is not enough information.

Town Planner Frankel spoke regarding the existing windows.

Chair Baumel stated she went over this with Town Planner Frankel. She stated this is an allowable space on the existing house.

Further discussion took place among the Board members regarding the lack of drawings and the addition as to how it is being constructed.

Alternate Board Member Szafranski agrees that they need drawings and more information. He would like some renderings.

Mr. Rodriguez addressed the comments made by the Board members.

Juan Valdez, applicant addressed the Board Members concerns and comments. He also stated that he is dire need of a new roof.

After a lengthy discussion among the Board Members and Mr. Rodriguez, the following motion was made.

A motion was made by Alternate Board Member Szafranski to approve the application with staff recommendations to include elevations shall be labeled properly, have a roof plan, showing the north arrow, front entry-out lookers to be removed, call out materials on elevations, windows to match existing, front porch, roof height and appearance-consistent with design of the house, pitch height elevations of the roof and consistency with design of existing house, seconded by Alternate Board Member Rais. The motion carried with a 4-0 vote.

[Attachment A: Images and Tables](#)

[500 94th Street Addition Agenda packet](#)

**5.J 9332 Carlyle Avenue - New Two-Story Single-Family Residence - Town Planner Walter Keller**

**Staff Recommendation:** Staff finds this application meets the Zoning Code subject to the comments below.

- **Per Sec.90-49.5(b)**, verify the carport and enclosed stairs do not exceed more than 10% of the lot size.

- **Per the Florida Building Code**, provide flood vents on opposite walls in the enclosed stairs of the understory.
- Provide additional detail of the height of the stairs on the roof (note, this is currently being processed as a proposed ordinance).
- **Per Sec. 90-47**, The calculation of the second-floor square footage must include any spaces not “open to the sky”. The roof deck and stairs connection path must be included in the total calculation for the second floor.
- **Per Ordinance No. 22-1730**, provide additional detail on the rooftop mechanical screening and its visibility from the street.
- **Per Sec. 90-54.2(a)**, verify (and dimension) the 5-foot minimum setback to the pool, pool structure and pool deck from the rear property line.
- Correct the Site Plan on Sheet A-201 to delete the additional 68 SF of pool decking not on the Landscape Plan.
- **Per Ordinance No. 22-1729**, 40% of required pervious/landscaping must be a Florida Friendly landscaping species as identified by the University of Florida.
- **Per Sec. 90-89.1**, Zoysia grass is not an approved sod.
- **Per Sec. 90-97**, a tree removed or relocated will require a tree removal permit from Miami-Dade County.

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

Building Official McGuinness provided his staff recommendations.

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

Chair Baumel opened the floor to public comments.

The following individuals from the public spoke:

Jeff Kopple spoke regarding the project and stated that it seems that when plans like this are presented, all consideration is given to the proposed homeowner and very little to the impact it will have to the people that already live there.

Ellen Kopple spoke regarding the project and reiterated her husband's comments.

Todd Kaufman is a neighbor of this project and looks forward to the health of the 100-year-old Ficus tree and spoke regarding the pool and retaining wall.

Town Planner Frankel addressed Mr. Kopple's questions.

Mr. Kousoulas responded to Mr. Kopple's question as it relates to the retaining wall.

Town Planner Frankel addressed the comments made by Mr. Kaufman.

Chair Baumel closed the floor to public comments.

Alternate Board Member Rais provided her comments on the project.

Town Attorney Recio clarified what the property owners can put up as it relates to hedges. He stated that the code allows a taller hedge on a case by case basis as per the design review guidelines.



Mr. Kousoulas stated that they would be happy to do so.

After a lengthy discussion among the Board Members, Mr. Kousoulas and staff the following motion was made.

A motion was made by Alternate Board Member Rais to approve the application with staff recommendations and adding the ability to have higher hedges, seconded by Board Member Edderai. The motion carried with a 4-0 vote.

[Attachment A: Tables and Images](#)  
[9332 Carlyle Avenue Agenda Packet](#)

**5.K 8801 Emerson Avenue - New Two-Story Single-Family Residence - Judith Frankel, Town Planner**

**Staff Recommendation:** The Planning and Zoning Board should determine whether the new home's design is "consistent with and in conformance with the design guidelines set forth in the Town Code". The general design for the property in this application appears to be well formulated and in consideration of the zoning code. However, there are several proposed elements where not enough information has been presented to determine compatibility with the zoning code. See **Attachment A** Tables for more detail.

These items of issue are listed below, but without greater data approval is not recommended at this time.

**Rooftop Elements:**

- **Per Sec. 90-67.3** rooftop mechanical elements require screening and dimensional information to ensure the equipment is not visible from the right-of-way.
- **Per Sec. 90-50.2** The roof deck must be setback at least 10 feet from all side of the roof edge.

**Fences and Gates:**

- **Per Sec 90-56.4**, a 4-foot-high front yard (Emerson Avenue) fence with surfaces above 2 feet having a maximum opacity of 50% may be permitted if granted design review and approval from the Planning and Zoning Board. Details on the length. Dimensions and opacity have not been provided. Secondary frontage (88<sup>th</sup> Street) fence must adhere to the same requirements unless the option presented in 90-56.5 is utilized.
- **Per 90-56.5** fences and ornamental wall on secondary frontages may have maximum opacity of 100 percent and a maximum height of six feet, as measured from grade, may project into or enclose the street side yard of a corner lot, provided:

1. The fence or wall is not placed in front of the front facade of the primary residential structure and extends beyond the plane of the front facade on only one side of the primary residential structure;
  2. The fence or wall is setback three feet from any property line;
  3. Shrubs shall be installed at the time the fence or wall is installed; and
  4. The shrubs shall be planted a minimum of 36 inches in height, shall be placed a maximum of 24 inches on center and shall cover the exterior of the fence or wall within one year after the final inspection of the fence.
    - If this option is chosen, the retaining wall must be set back 3 feet
- **Per 90-56**, A fence or ornamental wall not more than six feet in height, as measured from grade, may project into or enclose an interior side or rear yard only. As a retaining wall will be necessary for raising the grade of the rear yard, installation information must be provided for the retaining wall. Applicant is advised that the 6 ft maximum height for rear yard fences/walls is measured from the grade of the neighboring yards.

#### **Lot Coverage:**

- **Per Sec. 90-49.5**, A non-habitable understory may have a maximum enclosed area of no greater than 10% of the lot size. The pervious area under the home must equal or exceed 20% of the lot size, which is 1,370 SF in this case. This is in addition to the 35% pervious/landscaped area required for the lot. There must be a minimum of 2,397.5 SF of pervious/landscaped space on the lot area not covered by the first floor of the home. Pool decking may not count toward the pervious space.
- The understory space must be open. The elevations shown on Sheets A4 and A5 appear substantially closed.
- **Per Sec. 90-47.1** Every part of a required yard shall be open to the sky. A portion of the second floor on the north side of the home is fully covered by a solid roof and should be counted in the square footage of that floor. This may not be an issue as the second floor is below the 80% maximum.
- **Per Sec. 90-95**, for a corner lot a minimum of 6 trees and 35 shrubs is required. Information on tree and plant species is required to determine if 40% of species are Florida Friendly. In addition to the lot trees, street trees are required every 20 feet of property frontage.

Town Attorney Recio advised the Board that the applicant would like to request a deferral of this item. He would like the item deferred to the May 24, 2023 Planning and Zoning Board Meeting.

A motion was made by Board Member Edderai to defer this application to the May 24, 2023 Planning and Zoning Board Meeting, seconded by Alternate Board Member Rais. The motion carried with a 4-0 vote.

## 6. Next Meeting Date

### 6.A Next Meeting Date: May 25, 2023 at 6:00 p.m. - Deputy Town Clerk Evelyn Herbello

Deputy Town Clerk Herbello advised the Board that May 25, 2023 is a religious holiday and provided the date of May 24, 2023 to hold the meeting.

Consensus of the Board was that they were available on May 24, 2023 to hold the meeting.

Deputy Town Clerk Herbello advised the Board of possibly having a meeting in July to handle the heavy load of applications being received. Most Board Members are not available in July. They suggested August and to look and see the amount of applications that will be received and later determine if a meeting will be needed in July or if there will need to be two meetings in August.

Alternate Board Member Szafranski asked if there are some items that will not have to come before them anymore.

Town Planner Frankel explained the items that will possibly not be coming before the Board after the Commission meets on those items which entails ordinances going before the Commission.

## 7. Discussion Items

### 7.A Perception of mass on the setbacks - Town Planner Judith Frankel

Town Planner Frankel asked if they could possibly table the discussion item until Board Member Lecour is here since she is the one that requested this discussion item.

Town Planner Frankel provided an overview of this item.

Chair Baumel stated that one of the applications would have never passed. She stated the things they are seeing are for them to discuss and she does not see it as much as a massing.

Alternate Board Member Rais spoke regarding the massing and what is the intention of what Board Member Lecour wanted.

Discussion took place among the Board Members and staff regarding the massing as well as what would count as part of the volume that makes up the second floor and it is a case-by-case basis.

Board Member Edderai left at 9:09 p.m.

**7.B Revisit the code Regarding Carbon Copy Homes.** - Town Planner Judith Frankel

Chair Baumel stated that you do not want to have carbon copy homes next to each other.

Alternate Board Member Rais spoke regarding carbon copy homes and provided an example.

Alternate Board Member Szafranski asked if there is a basis of rejecting carbon copy homes.

Town Attorney Recio stated that the code does state that and provided the section of the code.

Discussion took place among the Board members and staff regarding this item and which homes this would apply to.

Chair Baumel suggested that all applicants are required to have an architect or designer.

Consultant Town Planner Keller addressed the comments made by Chair Baumel.

**8. Adjournment**

There being no further business to discuss before the Board, a motion was made by Chair Baumel to adjourn the meeting at 9:39 p.m. The motion carried with a 3-0 vote.

Respectfully Submitted,

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Carolyn Baumel

Attest:

\_\_\_\_\_  
Sandra N. McCready, MMC, MPA  
Town Clerk



## MEMORANDUM

ITEM NO. 4.A

**To:** Planning & Zoning Board  
**From:** Town Planner Judith Frankel  
**Date:** May 24, 2023  
**Subject:** **Zoning Code Correction - Balcony Projections**

---

Staff recommends approval of this ordinance to amend the zoning code by removing the balcony overhang provision (Sec. 90-47.7) and including the "modified side setback" in the balcony restrictions (Sec. 90-47.6).

**Background:** At a joint special meeting of the Town Commission and the Planning and Zoning Board held on January 31, 2023, this code section was identified as an area of ambiguity. Section 90-47.7 of the Code limits balcony overhangs from extending beyond the balcony below, which is inappropriate for building designs that provide a regular or average side setback as is an option in the code. It is also redundant in restricting balcony overhangs where the inclined side setback option already restricts the setbacks.

The Town Commission, voted to edit the proposed ordinance at first reading on May 9th, 2023. The version of the ordinance present here deletes the restriction on balcony overhangs from the code section 90-47.7. It also clarifies section 90-47.6 by including the modified side setback in the balcony restrictions for the H120 zoning district. This change eliminates the ambiguity.

[Ordinance Re-Balcony Overhangs H120.docx](#)

ORDINANCE NO. 23 - \_\_\_\_\_

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-47 “YARDS GENERALLY, ALLOWABLE PROJECTIONS” TO CLARIFY BALCONY OVERHANG LIMITATIONS APPLIED TO INCLINED SIDE SETBACKS IN H120; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

10       **WHEREAS**, Section 90-47 of the Code regulates setback projections, and allows  
11 balconies and other projections into required yards and setbacks; and

12       **WHEREAS**, Section 90-47.7 of the Code limits balcony overhangs extending beyond  
13 the balcony below, which is inappropriate for buildings that provide a regular or average  
14 side setback, but may be appropriate for an incline side setback building option; and

15       **WHEREAS**, the incline side setback option is only applicable to the H120 zoning  
16 district which is addressed in Sec. 90-47.6; and

17       **WHEREAS**, at a joint special meeting of the Town Commission and the Planning and  
18 Zoning Board held on January 31, 2023, changes to the Zoning Code were addressed,  
19 including amending the regulations applicable to balcony overhangs; and

20       **WHEREAS**, the Town Commission finds it in the best interest and welfare of the Town  
21 to modify the zoning code for clarity by grouping the H120 restrictions together; and

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

22       **WHEREAS**, the Town Commission held its first public hearing on May 9, 2023, and,  
23 having complied with the notice requirements in the Florida Statutes, approved the  
24 proposed amendments to the Code with changes; and

25       **WHEREAS**, the Planning and Zoning Board, as the local planning agency for the  
26 Town, held its hearing on the proposed amendment to the Code on \_\_\_\_\_,  
27 2023 with due public notice and input, and recommended \_\_\_\_\_ of the proposed  
28 amendments to the Code; and

29       **WHEREAS**, the Town Commission has conducted a second duly noticed public  
30 hearing on these Code amendments as required by law on \_\_\_\_\_, 2023 and  
31 further finds the proposed changes to the Code are necessary and in the best interest of  
32 the Town.

33  
34       **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE**  
35 **TOWN OF SURFSIDE, FLORIDA<sup>1</sup>:**

36  
37       **Section 1. Recitals.** The above Recitals are true and correct and are incorporated  
38 herein by this reference:  
39

40       **Section 2. Town Code Amended.** Section 90-47 “Yards generally, allowable  
41 projections” of the Code, is hereby amended as follows<sup>1</sup>:  
42

43       **Section 90-47. – Yards generally, allowable projections**  
44

\* \* \*

45       *Sec. 90-47.6.* In the H120 district, the following projections are permitted.

- 46       (1) When setbacks provide a minimum interior side setback of ten feet for  
47 the first 30 feet in height, with the width of each required interior side  
48 yard increased by one foot for every three feet of building height above  
49 30 feet in the H120 district, open unenclosed balconies may extend into  
50 a required primary front or secondary (corner) not more than eight feet,  
51 and may extend into a required interior side setback, including the  
52 modified side setback, not more than five feet ~~provided they do not~~  
53 ~~extend more than 90% over the footprint of the balcony immediately~~  
54 ~~below~~. Open unenclosed balconies may extend from the rear of the  
55 building to a point 12 feet west of the bulkhead line.

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

- 56 (2) When average setbacks provide a 25 percent average side setback in the  
57 H120 district, open unenclosed balconies may extend into a required  
58 primary (front) setback not more than eight feet. Open unenclosed  
59 balconies may extend from the rear of the building to a point 12 feet west  
60 of the bulkhead line. Open unenclosed balconies may extend into a  
61 required secondary street (corner) or interior side setback as follows:  
62 (a) 50 percent of balcony length on any floor can project no more than  
63 50 percent of setback or ten feet, whichever is less; and  
64 (b) The remaining 50 percent of balcony length on any floor can  
65 project no more than five feet.

66 Notwithstanding the above, 75 percent of all balconies on any floor shall be  
67 located at least 15 feet from any secondary street (corner) or interior side  
68 property line.  
69

70 ~~90-47.7 In the H30C, H40, and H120 districts no more than 90 percent of a~~  
71 ~~balcony's footprint shall overhang the balcony on a lower level.~~

72

73

\* \* \*

74 **Section 3. Severability.** If any section, sentence, clause or phrase of this  
75 Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction,  
76 then said holding shall in no way affect the validity of the remaining portions of this  
77 Ordinance.

78 **Section 4. Inclusion in the Code.** It is the intention of the Town Commission, and  
79 it is hereby ordained that the provisions of this Ordinance shall become and made a part of  
80 the Town of Surfside Code of Ordinances, that the sections of this Ordinance may be  
81 renumbered or re-lettered to accomplish such intentions; and the word "Ordinance" may be  
82 changed to "Section" or other appropriate word.  
83

84 **Section 5. Conflicts.** Any and all ordinances and resolutions or parts of  
85 ordinances or resolutions in conflict herewith are hereby repealed.  
86

87 **Section 6. Effective Date.** This ordinance shall become effective upon adoption  
88 on second reading.  
89

90 **PASSED** and **ADOPTED** on first reading this \_\_\_\_ day of \_\_\_\_\_, 2023.

91

92 **PASSED** and **ADOPTED** on second reading this \_\_\_\_ day of \_\_\_\_\_, 2023.

93

94

95 On Final Reading Moved by: \_\_\_\_\_

96

97 On Final Reading Second by: \_\_\_\_\_



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**First Reading:**

Motion by: \_\_\_\_\_

Second by: \_\_\_\_\_

**Second Reading:**

Motion by: \_\_\_\_\_

Second by: \_\_\_\_\_

**FINAL VOTE ON ADOPTION**

**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. 4.B

**To:** Planning & Zoning Board

**From:** Town Planner Judith Frankel

**Date:** May 24, 2023

**Subject:** **Zoning Code Correction - Design Requirements for Front Yard Fences and Gates**

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Staff recommends approval of this ordinance in order to clarify the acceptable design of front yard fences and gates in single-family zoning districts and to allow for the compatibility of another ordinance removing front yard fences, gates and walls from Planning and Zoning Board review.

As this ordinance only applies to fences and gates in the single-family zoning districts, staff suggest that The Board consider the criteria for the review of fences and gates in other districts as well.

**Background:** The Planning and Zoning Board has been responsible for the review of fences, gates and walls located in the front yard setbacks of properties. At a joint special meeting of the Town Commission and the Planning and Zoning Board held on January 31, 2023, it was determined that these items would be best reviewed at an administrative level. The ordinance presented here clarifies the appropriate design for front yard fences, gates and walls to reduce the number of these applications that will need to be heard by the Planning and Zoning Board.

Under this ordinance design review approval will first be sought from the town planner, who will review the proposed fence, gate or wall for design integrity and consistency with the design of the house on the property. If the town planner does not grant design review approval, the applicant will have the option to obtain design review approval from the Planning and Zoning Board.

The height restrictions will remain the same. Fences and gates will be permitted a maximum opacity of 50% except where there is a differing material for the first 2-feet of height. In that case the first 2-feet may be completely opaque. This allows for a fence to be placed on top of a low wall as a design option. Plastic and PVC front yard fencing will be prohibited.

This ordinance and the current zoning code does not treat fences and gates differently by zoning district. Entities along Collins Avenue are restricted to a 4-foot fence at their primary

frontage property line, which may not be appropriate in all situations.

[Sec. 90-56. Fences walls and hedges.docx](#)

[Ord Amend Section 90-56 Fences Walls and Gates.docx](#)

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Sec. 90-56. Fences, walls and hedges.

90-56.1.A. A fence or ornamental wall not more than six feet in height, as measured from grade, may project into or enclose an interior side or rear yard only. Notwithstanding anything to the contrary elsewhere in the code, for purposes of this section, grade is defined as the point of the ground immediately below the location of the fence or wall.

90-56.1.B. Construction fencing. Temporary construction fences are required by this ordinance unless otherwise determined by the Building Official. A construction fence permit shall be obtained from the Building Department prior to the fence being erected. Each fence constructed or maintained shall be constructed and anchored in accordance with the Florida Building Code.

- (a) Permit required. A permit application and a current survey of the site.
- (b) Permitted fence. Construction fences shall be designed in such a manner as to have all exposed materials finished, coated, covered or clad in or with materials such as paint, windscreens, canvases or similar materials, subject to the approval of the town manager or designee.
  - (1) The permitted construction fence shall be installed immediately upon removal of the temporary demolition fence. At no time shall the parcel remain without a protective barrier.
- (c) Any person or entity found to be in violation of this subsection shall be subject to fines as set forth in the schedule of fines adopted by resolution.
- (d) A temporary construction fence (as defined herein) shall be installed on the front, side, and rear property lines.
- (e) Permitted height. All construction fences shall be at least six feet high and no higher than eight feet.
- (f) Locked. The fence shall be kept locked when the property is unoccupied.
- (g) Prohibited fences.
  - (1) The following fences are not permitted, except as otherwise provided in the Code herein below:
    - a. Chain-link fences, unless:
      - 1. Chain-link fences with canvas (or similar material) backing or meshing may be permitted to be utilized as a temporary construction fence for a period of no longer than 18 months, provided they are neatly designed and maintained as approved by the building and zoning departments.
    - b. Barbed-wire fences.
    - c. Fences made of canvas material.
    - d. Any fences that fail to meet the requirement of the Florida Building Code.
- (h) Setbacks from property line on Harding Ave and Collins Ave. A temporary fence installed on the front of the property shall be situated six feet from the property line on Harding Avenue and Collins Avenue, unless specifically waived by the town manager. The setback area between the temporary fence and the property line shall contain a continuous extensively landscaped buffer which must be maintained in good healthy condition by the property owner. No temporary construction permit shall be issued unless a landscape plan is approved by the town for the buffer. Failure to maintain the landscaping will result in the town taking action to replace same and lien the property for the costs of landscaping.
- (i) Expiration of permit. A temporary construction fence permit issued under this chapter shall expire at the completion of construction at which time the temporary fence shall be removed in accordance with the terms of the Florida Building Code.

- 
- (j) Murals and graphics. Graphics and murals on temporary construction fencing are prohibited unless approved by the town manager for aesthetic enhancement of the fence and advertisement of the project to be constructed.
  - (k) Fees. The town manager or designee may impose fees as he/she may determine appropriate for the use of construction fences for advertisement purposes in accordance with the schedule promulgated by the building official.
  - (l) Access gates. All temporary construction fences shall contain access gates with a minimum clear opening width of 12 feet. Access gates must be provided at the front and rear of the enclosure. Gates must be kept unlocked during inspection hours.
  - (m) Temporary construction signs. Construction, erection, and maintenance of temporary construction signs shall be governed by Town of Surfside Sign Code.
  - (n) Appeals. Any decision made by the town manager or designee regarding graphics, advertisement, and murals on a temporary construction fence may be appealed to the town commission.
  - (o) Enforcement and penalties. The code compliance division and building departments shall be responsible for the enforcement of the provisions of this section. Any person or entity found to be in violation of this section shall be subject to fines as set forth in the schedule of fines adopted by resolution.

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

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 and shall adhere to height and opacity limitations as set forth in Table 90-56.4.

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

Lot Frontage	Maximum Height (Feet)	Maximum Opacity (Percent)
Less than or equal to 50 ft in width	4 ft	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	

90-56.5 Modification of secondary frontage fence and ornamental wall regulations.

- (1) A fence or ornamental wall that has a maximum opacity of 100 percent and a maximum height of six feet, as measured from grade, may project into or enclose the street side yard of a corner lot, provided:
  - a. The fence or wall is not placed in front of the front facade of the primary residential structure and extends beyond the plane of the front facade on only one side of the primary residential structure;
  - b. The fence or wall is setback three feet from any property line;
  - c. Shrubs shall be installed at the time the fence or wall is installed; and
  - d. The shrubs shall be planted a minimum of 36 inches in height, shall be placed a maximum of 24 inches on center and shall cover the exterior of the fence or wall within one year after the final inspection of the fence.

90-56.6 When being installed as a safety feature for a swimming pool in a front or primary corner yard, a fence or ornamental wall shall be permitted at a maximum of four feet in height. The applicant shall demonstrate evidence relative to this hardship.

90-56.7 Reserved.

90-56.8 In order to prevent water ponding at the base of ornamental walls, the installation of weep holes or other similar drainage features shall be required. The number and spacing shall be determined per lot per review.

90-56.9 Hedges shall be no more than four feet in height in the front yard and side corner yards and ten feet in height in the rear and interior side yards, except as required by section 90-56.5(1). Hedges may be higher if granted approval by the design review board, on a case-by-case basis.

90-56.10 Under no circumstances is any fence, wall or hedge to be located on a corner lot in such a way as to conflict with the requirements of section 90-52 (Required clearances) or fire codes, including concealment of fire hydrants.

90-56.11 No fence, wall or hedge may be placed within the public right-of-way except that landscaped islands surrounded by circular driveways on lots no more than 115 feet in width shall be permitted, provided that it is understood by the property owner that the town does not waive its right to demand removal without notice as

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deemed necessary within the town's discretion and the town shall not be liable for any damages arising from such removal. Property owner shall install or plant such materials at own risk. All improvements, other than groundcovers, as defined in the landscape section, shall be placed on private property.

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. All masonry fences or walls shall be constructed so as to have a finished surface, including concrete block walls which shall have a plastered finish on all sides above ground level. In the event that a wood fence is constructed against a significant obstacle on the adjoining property, such as a hedge or another fence, that line of fence against the obstacle may be constructed with posts on the outside of the fence provided that the horizontal rails are at least 50 percent covered by boards on the side facing away from the property on which the fence is constructed.

90-56.13 It shall be a violation under this article for any person to erect or maintain a structure to serve as a fence in manner that endangers the health, safety, and welfare of the public as described in this section and as determined by the town manager or designee.

90-56.14 The following fencing material shall be prohibited:

- (1) Chain-link and other wire fencing, except as permitted herein.
- (2) Loosely attached masonry products, such as concrete block, bricks or other similar products not bonded together by mortar or comparable adhesive.

90-56.15 No grandfathering of chain-link fences shall be permitted in the front yard or in the corner side yard. Grandfathering of chain-link fences shall be permitted in interior side yards or rear yards.

90-56.16 In all districts, the owner or his agent, shall be responsible for the maintenance, in perpetuity, of all landscaping material in good condition so as to present a healthy, neat and orderly appearance and clear of weeds, refuse and debris. Landscaping material shall be trimmed and maintained so as to meet all site distance requirements. Hedges planted along property lines shall be maintained and neatly trimmed to prevent growth extended across the property lone or otherwise encroaching on an adjacent property. In the event of any discrepancy as to whether healthy, neat and orderly appearance is being maintained shall be determined by the town manager or designee.

90-56.17 Temporary construction fences shall be permitted pursuant to standards provided in subsection 90-56.1.B.

(Ord. No. 1520, § 1, 4-14-09; Ord. No. 1529, § 2, 7-15-09; Ord. No. 1549, § 2, 3-9-10; Ord. No. 1558, § 2(Exh. A), 8-10-10; Ord. No. 1590, § 2, 8-15-12; Ord. No. 1593, § 2, 10-9-12; Ord. No. 1610, § 2, 12-10-13; Ord. No. 1620, § 2, 6-10-14; Ord. No. 18-1689, § 2, 9-12-18; Ord. No. 18-1691, § 2, 12-11-18)

Editor's note(s)—Ord. No. 1593, § 2, adopted Oct. 9, 2012, repealed a former § 90-56.1 which followed § 90-56 in this chapter and pertained to construction fencing and derived from Ord. No. 1549, § 2, 3-9-10; Ord. No. 1583, § 2, 1-17-12.

ORDINANCE NO. 23 - \_\_\_\_\_

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-56 “FENCES, WALLS AND HEDGES” TO MODIFY APPROVAL PROCEDURE AND REQUIREMENTS FOR FENCES AND WALLS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

10       **WHEREAS**, Section 90-56 of the Code regulates fences and walls, and allows fences  
11 and walls in the front yard and side street yards subject to design review approval by the  
12 Planning and Zoning Board; and

13       **WHEREAS**, the Design Guidelines do not currently provide thorough guidance as to  
14 fences and walls; and

15       **WHEREAS**, the design review jurisdiction of the Board, when combined with the lack  
16 of meaningful guidance in the Design Guidelines, has led to inconsistent application of  
17 design review approval for fences and gates in the front and side street yards; and

18       **WHEREAS**, at a joint special meeting of the Town Commission and the Planning and  
19 Zoning Board held on January 31, 2023, changes to the Zoning Code were addressed,  
20 including amending the regulations applicable to fences and walls; and

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



21 **WHEREAS**, the Town Commission finds it in the best interest and welfare of the Town  
22 to modify the approval procedure and regulations pertaining to fences and walls in the  
23 front and side street yard; and

24 **WHEREAS**, the Town Commission held its first public hearing on May 9, 2023 and,  
25 having complied with the notice requirements in the Florida Statutes, approved the  
26 proposed amendments to the Code; and

27 **WHEREAS**, the Planning and Zoning Board, as the local planning agency for the  
28 Town, held its hearing on the proposed amendment to the Code on \_\_\_\_\_,  
29 2023 with due public notice and input, and recommended \_\_\_\_\_ of the proposed  
30 amendments to the Code; and

31 **WHEREAS**, the Town Commission has conducted a second duly noticed public  
32 hearing on these Code amendments as required by law on \_\_\_\_\_, 2023 and  
33 further finds the proposed changes to the Code are necessary and in the best interest of  
34 the Town.

35  
36 **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE**  
37 **TOWN OF SURFSIDE, FLORIDA<sup>1</sup>:**

38  
39 **Section 1. Recitals.** The above Recitals are true and correct and are incorporated  
40 herein by this reference:

41  
42 **Section 2. Town Code Amended.** Section 90-56 “Fences, walls and hedges” of  
43 the Code, is hereby amended as follows<sup>1</sup>:

44 **Sec. 90-56. Fences, walls and hedges.**

45 \* \* \*

46 90-56.2 A fence or ornamental wall, together with gates, may be placed within the  
47 front yard or primary corner yard if granted design review approval. Design review  
48 approval shall first be sought from by the town planner, who shall review the proposed  
49 fence or wall for design integrity and consistency with the design of the house on the  
50 property. If the town planner does not grant design review approval, the applicant may  
51 seek design review approval from the planning and zoning board based on design  
52 integrity and consistency with the design guidelines and the design of the other  
53 structures and landscaping on the property.

---

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

54 90-56.3 Fences or ornamental walls placed within a front yard or secondary  
 55 frontage/corner yard ~~are limited to function as spatial locators and~~ shall not be  
 56 substantial in appearance and shall adhere to height and opacity limitations as set forth  
 57 in Table 90-56.4.

58 90-56.4 Front yard and corner yard fences and ornamental walls—Table.

Lot Frontage	Maximum Height (Feet)	Maximum Opacity (Percent)
Less than or equal to 50 ft in width	4 ft	<del>All wall and fence surfaces above two (2) feet measured from grade shall not exceed</del> maintain a maximum opacity of fifty percent (50%) percent, <del>except where the lowest two feet of the wall or fence surface is constructed of a different material than the surface above two (2) feet from grade, the lowest two feet of the wall or fence may be completely opaque. Surfaces of gates shall not exceed a maximum opacity of fifty percent (50%).</del>
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	

59  
 60 90-56.5 Modification of secondary frontage fence and ornamental wall regulations.

- 61 (1) A fence or ornamental wall that has a maximum opacity of 100 percent and a  
 62 maximum height of six feet, as measured from grade, may project into or enclose  
 63 the street side yard of a corner lot, provided:
- 64 a. The fence or wall is not placed in front of the front facade of the primary  
 65 residential structure and extends beyond the plane of the front facade on  
 66 only one side of the primary residential structure;
  - 67 b. The fence or wall is setback three feet from any property line;
  - 68 c. Shrubs shall be installed at the time the fence or wall is installed; and
  - 69 d. The shrubs shall be planted a minimum of 36 inches in height, shall be  
 70 placed a maximum of 24 inches on center and shall cover the exterior of  
 71 the fence or wall within one year after the final inspection of the fence.

72 ~~90-56.6 When being installed as a safety feature for a swimming pool in a front or~~  
 73 ~~primary corner yard, a fence or ornamental wall shall be permitted at a maximum of four~~  
 74 ~~feet in height. The applicant shall demonstrate evidence relative to this hardship.~~

75 \* \* \*

76 90-56.14 The following fencing material shall be prohibited:  
77 (1) Chain-link and other wire fencing, except as permitted herein.  
78 (2) Loosely attached masonry products, such as concrete block, bricks or other  
79 similar products not bonded together by mortar or comparable adhesive.  
80 (3) Plastic or PVC

81 \* \* \*

82  
83 **Section 3. Severability.** If any section, sentence, clause or phrase of this  
84 Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction,  
85 then said holding shall in no way affect the validity of the remaining portions of this  
86 Ordinance.

87 **Section 4. Inclusion in the Code.** It is the intention of the Town Commission, and  
88 it is hereby ordained that the provisions of this Ordinance shall become and made a part of  
89 the Town of Surfside Code of Ordinances, that the sections of this Ordinance may be  
90 renumbered or re-lettered to accomplish such intentions; and the word "Ordinance" may be  
91 changed to "Section" or other appropriate word.

92  
93 **Section 5. Conflicts.** Any and all ordinances and resolutions or parts of  
94 ordinances or resolutions in conflict herewith are hereby repealed.

95  
96 **Section 6. Effective Date.** This ordinance shall become effective upon adoption  
97 on second reading.

98  
99 **PASSED** and **ADOPTED** on first reading this \_\_\_\_ day of \_\_\_\_\_, 2023.

100  
101 **PASSED** and **ADOPTED** on second reading this \_\_\_\_ day of \_\_\_\_\_, 2023.

102  
103  
104 On Final Reading Moved by: \_\_\_\_\_

105  
106 On Final Reading Second by: \_\_\_\_\_

107  
108 **First Reading:**  
109 Motion by: \_\_\_\_\_  
110 Second by: \_\_\_\_\_

111  
112  
113 **Second Reading:**  
114 Motion by: \_\_\_\_\_  
115 Second by: \_\_\_\_\_

116  
117  
118 **FINAL VOTE ON ADOPTION**

119 **ATTEST:**

120

121

122

123 \_\_\_\_\_  
Sandra N. McCready, MMC

124 Town Clerk

125

126 **APPROVED AS TO FORM AND LEGALITY FOR THE USE**

127 **AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:**

128

129

130

131 \_\_\_\_\_  
Weiss Serota Helfman Cole & Bierman, P.L.

132 Town Attorney

133



## MEMORANDUM

ITEM NO. 4.C

**To:** Planning & Zoning Board  
**From:** Town Planner Judith Frankel  
**Date:** May 24, 2023  
**Subject:** **Zoning Code Correction - Garage Conversion Criteria**

---

Staff recommends approval of this ordinance in order to clarify the acceptable design of garage conversions in single-family zoning districts and to allow for the compatibility of another ordinance removing front garage conversions from Planning and Zoning Board review.

**Background:** The Planning and Zoning Board has been responsible for the review of attached garages when property owners apply to convert them into habitable space. At a joint special meeting of the Town Commission and the Planning and Zoning Board held on January 31, 2023, it was determined that this type of application would be best reviewed at an administrative level. The ordinance presented here clarifies the appropriate design for converted attached garages to remove these applications from Planning and Zoning Board review.

At present, at least window is required to be located on the former garage door face of the home. This ordinance adds details for that window(s) to ensure a consistent home design. The window or windows must have the upper lintel beam level with the existing windows on the same face of the home. New windows must be in the same style and similar in proportions as the existing windows to provide a consistent look to the façade. This provides clear instruction to the property owner and the Town Planner reviewing the application. With this clarification this type of application will no longer need to be reviewed by the Planning and Zoning Board.

[Ordinance Re Garage Conversions.docx](#)

[Zoning Code with section highlighted](#)

ORDINANCE NO. 23 - \_\_\_\_\_

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-50. – “ARCHITECTURE AND ROOF DECKS” TO MODIFY REQUIREMENTS FOR GARAGE CONVERSIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

10       **WHEREAS**, Section 90-50.1 of the Code provides for architectural guidelines for  
11 structures in Surfside; and

12       **WHEREAS**, Sub-Section 90-50.1(7) provides regulations for the conversion of a  
13 garage to habitable space; and

14       **WHEREAS**, garage conversions are currently allowed only with design review  
15 approval of the Planning and Zoning Board (the “Board”); and

16       **WHEREAS**, at a joint special meeting of the Town Commission and the Board held  
17 on January 31, 2023, changes to the Zoning Code were addressed, including to improve  
18 the efficiency of the Board by exempting garage conversions from design review by the  
19 Board; and

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

20 **WHEREAS**, additional regulations are necessary in order to remove garage  
 21 conversions from design review by the Board and provide the town planner with such  
 22 authority and guidance; and

23 **WHEREAS**, the Town Commission finds it in the best interest and welfare of the Town  
 24 to amend the regulations and requirements for garage conversions; and

25 **WHEREAS**, the Town Commission held its first public hearing on May 9, 2023, and,  
 26 having complied with the notice requirements in the Florida Statutes, approved the  
 27 proposed amendments to the Code; and

28 **WHEREAS**, the Planning and Zoning Board, as the local planning agency for the  
 29 Town, held its hearing on the proposed amendment to the Code on \_\_\_\_\_,  
 30 2023 with due public notice and input, and recommended \_\_\_\_\_ of the proposed  
 31 amendments to the Code; and

32 **WHEREAS**, the Town Commission has conducted a second duly noticed public  
 33 hearing on these Code amendments as required by law on \_\_\_\_\_, 2023 and  
 34 further finds the proposed changes to the Code are necessary and in the best interest of  
 35 the Town.

36  
 37 **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE**  
 38 **TOWN OF SURFSIDE, FLORIDA<sup>1</sup>:**

39  
 40 **Section 1. Recitals.** The above Recitals are true and correct and are incorporated  
 41 herein by this reference:

42  
 43 **Section 2. Town Code Amended.** Section 90-50.1 of Section 90-50 “Architecture  
 44 and roof decks” of the Code, is hereby amended as follows<sup>1</sup>:

45 **Sec. 90-50. Architecture and roof decks.**

46 90-50.1 Architecture.

47 \* \* \*

- 48  
 49  
 50 (7) Converting single-family attached garages. When an attached garage is  
 51 converted for any other use, the garage door or doors may be replaced by a

---

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

52 solid exterior wall and access to the former garage area must be provided  
53 from the main premises, in addition to any other permitted access. At least  
54 one window shall be provided. The window or windows shall have the upper  
55 lintel beam level with the existing windows on the same face of the home.  
56 New windows shall be in the same style and similar in proportions as the  
57 existing windows to provide a consistent look to the façade. If the garage  
58 entrance is located at the front or primary corner of the property, landscaping  
59 shall be provided along the base of the new exterior wall. When the  
60 installation of landscaping results in insufficient off-street parking, a  
61 landscaped planter shall be permitted in lieu of the required landscaping. It  
62 is intended hereby to prohibit and prevent any violation of the single-family  
63 classification and to minimize the burden upon the administrative forces of  
64 the town in policing and enforcing the provisions hereof. Changes to the  
65 appearance of the residence shall not constitute a change prohibited by the  
66 "home office" provision of this Code. If the exterior door of the garage  
67 conversion is no longer level with grade, stairs may be installed, and the  
68 exterior door must be accordingly corrected to comply with the Florida  
69 Building Code. The stairs shall be permitted to encroach no more than 24  
70 inches into the side or rear setbacks. The converted garage shall meet all  
71 requirements of the Florida Building Code, including finished floor elevation.  
72  
73

74 \* \* \*

75 **Section 3. Severability.** If any section, sentence, clause or phrase of this  
76 Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction,  
77 then said holding shall in no way affect the validity of the remaining portions of this  
78 Ordinance.

79 **Section 4. Inclusion in the Code.** It is the intention of the Town Commission, and  
80 it is hereby ordained that the provisions of this Ordinance shall become and made a part of  
81 the Town of Surfside Code of Ordinances, that the sections of this Ordinance may be  
82 renumbered or re-lettered to accomplish such intentions; and the word "Ordinance" may be  
83 changed to "Section" or other appropriate word.

84  
85 **Section 5. Conflicts.** Any and all ordinances and resolutions or parts of  
86 ordinances or resolutions in conflict herewith are hereby repealed.  
87

88 **Section 6. Effective Date.** This ordinance shall become effective upon adoption  
89 on second reading.

90  
91 **PASSED and ADOPTED** on first reading this \_\_\_\_ day of \_\_\_\_\_, 2023.

92  
93 **PASSED and ADOPTED** on second reading this \_\_\_ day of \_\_\_\_\_, 2023.  
94



95  
96 On Final Reading Moved by: \_\_\_\_\_

97  
98 On Final Reading Second by: \_\_\_\_\_

99  
100 **First Reading:**  
101 Motion by: \_\_\_\_\_  
102 Second by: \_\_\_\_\_

103  
104  
105 **Second Reading:**  
106 Motion by: \_\_\_\_\_  
107 Second by: \_\_\_\_\_

108  
109

110 **FINAL VOTE ON ADOPTION**  
111 **ATTEST:**  
112  
113  
114 \_\_\_\_\_  
115 Sandra N. McCready, MMC  
116 Town Clerk

117  
118 **APPROVED AS TO FORM AND LEGALITY FOR THE USE**  
119 **AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:**

120  
121  
122 \_\_\_\_\_  
123 Weiss Serota Helfman Cole & Bierman, P.L.  
124 Town Attorney  
125

---

## Sec. 90-50. Architecture and roof decks.

### 90-50.1 Architecture.

- (1) Elevation and facade articulation variations.
  - a. 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. A unique elevation shall be created through the modulation of at least three of the following architectural features:
    1. Length, width and massing of the structure;
    2. Number of stories;
    3. Facade materials;
    4. Porches and other similar articulation of the front facade;
    5. Number and location of doors and windows; and
    6. Roof style and pitch.
- (2) In the H30C, H40 and H120 districts: when more than one building is provided, buildings shall be designed in such a way that they are not monotonous.
- (3) All elevations for new structures and multi-story additions (additions greater than 15 feet in height) shall provide for a minimum of ten-percent wall openings including windows, doors or transitional spaces defined by porches, porticoes or colonnades per story.
- (4) All elevations for single story additions to existing structures shall result in a zero percent net loss of wall openings including windows, doors or transitional spaces defined by porches, porticoes or colonnades.
- (5) 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.
- (6) Garage facades. Attached garages located at the front of a single family home shall not exceed 50 percent of the overall length of the facade.
- (7) **Converting single-family attached garages. When an attached garage is converted for any other use, the garage door or doors may be replaced by a solid exterior wall and access to the former garage area must be provided from the main premises, in addition to any other permitted access. At least one window shall be provided. If the garage entrance is located at the front or primary corner of the property, landscaping shall be provided along the base of the new exterior wall. When the installation of landscaping results in insufficient off-street parking, a landscaped planter shall be permitted in lieu of the required landscaping. It is intended hereby to prohibit and prevent any violation of the single-family classification and to minimize the burden upon the administrative forces of the town in policing**

---

and enforcing the provisions hereof. Changes to the appearance of the residence shall not constitute a change prohibited by the "home office" provision of this Code. If the exterior door of the garage conversion is no longer level with grade, stairs may be installed and the exterior door must be accordingly corrected to comply with the Florida Building Code. The stairs shall be permitted to encroach no more than 24 inches into the side or rear setbacks.

- (8) Notwithstanding the foregoing, some of the architecture provisions in this section, while specific to zoning districts H30A and H30B, may also be applicable to single family homes in other zoning districts.
- (9) Paint colors. Structures in the H30A and H30B zoning districts shall be permitted to be painted the four lightest colors for the structure's primary color on the color swatch on file in the building department. All other colors may be accent colors. A paint swatch shall be submitted to the building department for approval by the town manager or designee. The planning and zoning board shall make a design determination in cases of uncertainty.

#### 90-50.2 Roof deck provisions.

- (1) Roof decks shall be permitted in all zoning districts.
- (2) For properties designated H30A and H30B, roof decks area limited as follows:
  - a. Exterior and interior stairs shall be permitted.
  - b. No extension of stairs shall be permitted over the 30-foot height limitation of the building.
  - c. Roof decks shall provide ten-foot setbacks on the sides and rear of the building.
- (3) For properties designated H30C, H40, H120, SD-B40 and MU, roof decks are limited to:
  - a. A maximum of seventy (70) percent of the aggregate roof area;
  - b. Shall not exceed the maximum roof height required by any abutting property's zoning designation;
  - c. Shall be setback from the roofline at least ten feet on all sides to provide for minimal visibility of roof decks from any public way, except on properties designated SD-B40; and
- (4) All roof decks added to existing buildings shall be inspected by a registered structural engineer and registered architect, who shall address in writing to the building official the following issues:
  - a. How will the existing roofing system be protected or replaced to allow for the new use;
  - b. Structural support strategies for any increase in live loads and dead loads;
  - c. Compliance with applicable ADA requirements;
  - d. Location of plumbing and mechanical vent stacks, fans and other appurtenances;
  - e. Egress design compliance per the Florida Building Code and the Florida Fire Prevention Code;
  - f. Added occupancy and servicing restroom facilities; and
  - g. All other issues applicable in the Florida Building Code.
- (5) All work performed on an existing roof deck to allow for occupancy shall be considered a change of use and shall require both a permit and a certificate of occupancy.

(Ord. No. 1514, § 2, 4-14-09; Ord. No. 1558, § 2(Exh. A), 8-10-10; Ord. No. 1605, § 2, 8-13-13; Ord. No. 1614, § 2, 2-11-14; Ord. No. 1627, § 2, 12-9-14; Ord. No. 1629, § 2, 2-10-15; Ord. No. 1637, § 2, 8-11-15 ; Ord. No. 1638, § 2, 10-3-15 ; Ord. No. 2016-1642, § 2, 1-12-16 ; Ord. No. 18-1689 , § 2, 9-12-18)



## MEMORANDUM

ITEM NO. 4.D

**To:** Planning & Zoning Board

**From:** Town Planner Judith Frankel

**Date:** May 24, 2023

**Subject:** **Zoning Code Correction - Applicability of Planning and Zoning Board Review**

---

Staff recommends removing the following property alterations from Planning and Zoning Board review. If approved, these additional items would be added to Sec. 90-19.7 and reviewed for compatibility with the zoning code by staff only:

- Front Yard Fences and gates
- Garage Conversions
- Carports
- Window Signs in SD-B40
- Business District SD-B40 Awnings
- Wall Opening (window and door) changes on existing homes not visible from a public right-of-way
- Rear Yard Pools
- Rear Yard Decks
- Rooftop Mechanical Equipment
- Ground-level mechanical not visible from a public right-of-way

At the December 2022 Planning and Zoning Board meeting an application was heard for a house that proposed adding a sliding glass door to the rear of the home. This was a small alteration that would not have been visible from the right-of-way. The Zoning Code requires any architectural changes to a home to be reviewed by the Planning and Zoning Board. At that meeting the Board expressed their desire to consider changing this requirement. Reviews for wall openings not visible from a public right-of-way may be completed by staff.

Additionally, Vice Mayor Rose at the January Town Commission meeting suggested amending the Zoning Code to reduce ambiguities. An example of this ambiguity is rear yard pools. At this time, rear yard pools are reviewed by staff only, but the Zoning Code does not call out rear yard pools as an exempt review.

At a joint special meeting of the Town Commission and the Planning and Zoning Board held

on January 31, 2023, it was determined that there are several types of zoning reviews that should be added to the list of applications exempt from Planning and Zoning Board review. At subsequent Planning and Zoning Board meeting, members have reiterated the need for this Code change.

[Ordinance Re Applicability of PZB Review.docx](#)

ORDINANCE NO. 23 - \_\_\_\_\_

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-19.7 OF SECTION 90-19 “SINGLE-FAMILY AND TWO-FAMILY DEVELOPMENT REVIEW PROCESS” TO MODIFY THE LIST OF APPLICATIONS EXEMPTED FROM PLANNING AND ZONING BOARD REVIEW; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

10       **WHEREAS**, Section 90-19 of the Code provides for design review approval of single-  
11 family and two-family homes and related structures by the Planning and Zoning Board (the  
12 “Board”); and

13       **WHEREAS**, the Code has been amended on several occasions to provide more  
14 specific criteria for design review evaluation of certain structures and home modifications  
15 in the single-family district; and

16       **WHEREAS**, the town planner is well equipped to address many different kinds of  
17 structures and home modifications without involving the Board; and

18       **WHEREAS**, at a joint special meeting of the Town Commission and the Board held  
19 on January 31, 2023, changes to the Zoning Code were addressed, including amending  
20 the list of applications exempted from design review by the Board; and

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

21 **WHEREAS**, the Town Commission finds it in the best interest and welfare of the Town  
22 to improve efficiency of the Board by amending the Zoning Code to expand the list of  
23 applications that are exempt from design review by the Board; and

24 **WHEREAS**, the Town Commission held its first public hearing on May 9, 2023 and,  
25 having complied with the notice requirements in the Florida Statutes, approved the  
26 proposed amendments to the Code; and

27 **WHEREAS**, the Planning and Zoning Board, as the local planning agency for the  
28 Town, held its hearing on the proposed amendment to the Code on \_\_\_\_\_,  
29 2023 with due public notice and input, and recommended \_\_\_\_\_ of the proposed  
30 amendments to the Code; and

31 **WHEREAS**, the Town Commission has conducted a second duly noticed public  
32 hearing on these Code amendments as required by law on \_\_\_\_\_, 2023 and  
33 further finds the proposed changes to the Code are necessary and in the best interest of  
34 the Town.

35  
36 **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE**  
37 **TOWN OF SURFSIDE, FLORIDA<sup>1</sup>:**

38  
39 **Section 1. Recitals.** The above Recitals are true and correct and are incorporated  
40 herein by this reference:

41  
42 **Section 2. Town Code Amended.** Section 90-19.7 of Section 90-19 “Single-  
43 family and two-family development review process” of the Code, is hereby amended as  
44 follows<sup>1</sup>:

45 **Sec. 90-19. Single-family and two-family development review process.**

46 \* \* \*

47 90-19.7 The following shall be exempt from planning and zoning board and design  
48 review; however, the design guidelines shall be followed:

- 49 (1) Interior or rear yard fences.  
50 (2) Interior renovations.  
51 (3) Single-family and two-family awnings.  
52 (4) Screens.  
53 (5) Driveways.

---

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

- 54 (6) Re-roofs.
- 55 (7) Trellis.
- 56 (8) Rooftop photovoltaic solar systems.
- 57 (9) Sheds.
- 58 (10) Front yard fences and gates with design review approval from town planner
- 59 (11) Garage conversions.
- 60 (12) Carports.
- 61 (13) Window Signs in SD-B40
- 62 (14) Business District SD-B40 Awnings
- 63 (15) Wall Opening (window and door) changes on existing homes not visible from a
- 64 public right-of-way
- 65 (16) Rear Yard Pools
- 66 (17) Rear Yard Decks
- 67 (18) Rooftop Mechanical Equipment
- 68 (19) Ground-level mechanical not visible from a public right-of-way

70 \* \* \*

71

72 **Section 3. Severability.** If any section, sentence, clause or phrase of this  
 73 Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction,  
 74 then said holding shall in no way affect the validity of the remaining portions of this  
 75 Ordinance.

76 **Section 4. Inclusion in the Code.** It is the intention of the Town Commission, and  
 77 it is hereby ordained that the provisions of this Ordinance shall become and made a part of  
 78 the Town of Surfside Code of Ordinances, that the sections of this Ordinance may be  
 79 renumbered or re-lettered to accomplish such intentions; and the word “Ordinance” may be  
 80 changed to “Section” or other appropriate word.

81

82 **Section 5. Conflicts.** Any and all ordinances and resolutions or parts of  
 83 ordinances or resolutions in conflict herewith are hereby repealed.

84

85 **Section 6. Effective Date.** This ordinance shall become effective upon adoption  
 86 on second reading.

87

88 **PASSED** and **ADOPTED** on first reading this \_\_\_\_ day of \_\_\_\_\_, 2023.

89

90 **PASSED** and **ADOPTED** on second reading this \_\_\_\_ day of \_\_\_\_\_, 2023.

91

92

93 On Final Reading Moved by: \_\_\_\_\_

94

95 On Final Reading Second by: \_\_\_\_\_

96



97 **First Reading:**  
98 Motion by: \_\_\_\_\_  
99 Second by: \_\_\_\_\_

100  
101  
102 **Second Reading:**  
103 Motion by: \_\_\_\_\_  
104 Second by: \_\_\_\_\_

105  
106

107 **FINAL VOTE ON ADOPTION**  
108 **ATTEST:**  
109  
110  
111 \_\_\_\_\_

112 Sandra N. McCreedy, MMC  
113 Town Clerk

114  
115 **APPROVED AS TO FORM AND LEGALITY FOR THE USE**  
116 **AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:**  
117  
118

119 \_\_\_\_\_  
120 Weiss Serota Helfman Cole & Bierman, P.L.  
121 Town Attorney  
122



**Town of Surfside  
Planning and Zoning Board Meeting  
May 24, 2023**

**DISCUSSION ITEM MEMORANDUM**

**Agenda #:** 5.A

**Date:** May 24, 2023

**From:** Town Planner Judith Frankel

**Subject:** 9441 Harding Avenue - After-the-Fact Window Sign

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**Suggested Action:** – **Suggested Action:** Staff recommends approval subject to the following conditions:

- **Per zoning code section 90-73(3)c**, the height of the sign letters may be no more than 8 inches in height.
- Permitting must be completed for the window signs to be in compliance with the zoning code.

**Background/Analysis:** – **Background:** This is an application for 4 vinyl window signs at a restaurant in the SB-D40 zoning district.

- **Per zoning code section 90-73(3)c Permanent window sign.** One primary sign may be applied to the inside or outside surface of any one glass window or door or displayed within 12 inches of a glass window or door. Such signs shall only be permitted on primary and side street level frontages. Sign area inclusive of logos or trademarks shall not exceed 20 percent of the area of the glass window or door in which the sign is displayed. Lettering shall not exceed eight inches in height. Acceptable materials include painted gold leaf or silver leaf, silk-screened, cut or polished metal, cut or frosted vinyl, and etched glass.

The area of each of the 4 windows is approximately 34.6 SF and each sign is 3.3 SF or about 10% of the window space. The proposed signs are less than the maximum allowed size of 20% of the window space. The above code section has been understood to mean one sign per window. In this case there is one sign per window. The signs are made of a cut vinyl. The height of the individual letters has not been provided but appear to be less than 8 inches. This measurement may be verified at the permitting stage.



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

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

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

<b>PROJECT INFORMATION</b>	
OWNER'S NAME	Taieb Cindy
PHONE / FAX / EMAIL	roastsurfside@gmail.com
AGENT'S NAME	
ADDRESS PHONE /	(786) 803- 8857
FAX	
PROPERTY ADDRESS	9441 harding avenue
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	Permit for Window Signs

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

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

SIGNATURE OF OWNER \_\_\_\_\_ DATE 4.25.2023 SIGNATURE OF AGENT \_\_\_\_\_ DATE \_\_\_\_\_

# UFARATZTA LLC

**05/02/2023**

**As landlord of the restaurant located at 9441 Harding Avenue 33154  
Surfside fl , we allow our tenant ROAST / Havi development to apply  
for a permit window to put sticker on glass.**

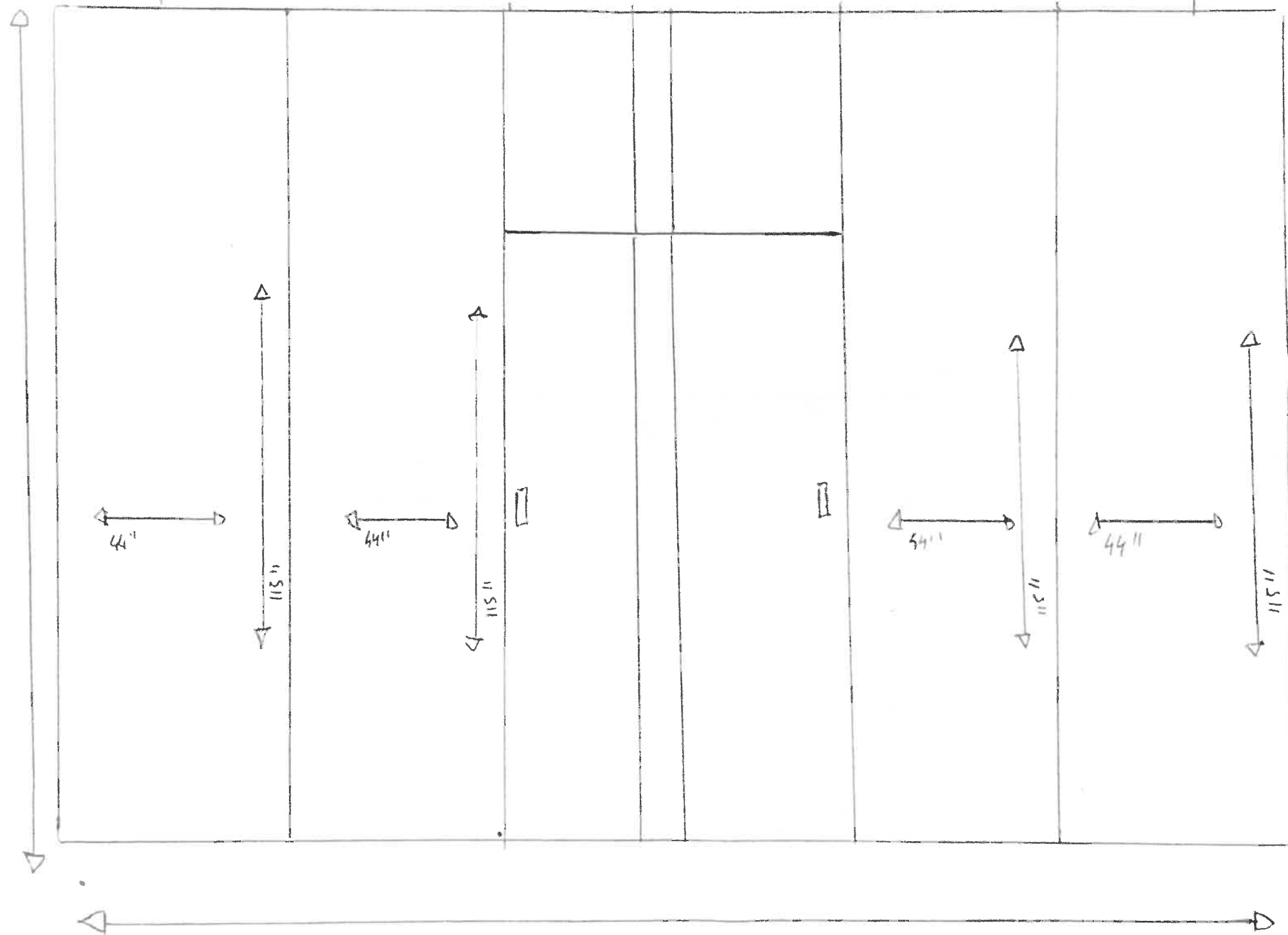
**Ufaratzta**

**9347 COLLINS AVE**

**SURFSIDE 33154, FL**



# RoAST



(HAM Development) - RoAST 941 Harding Ave - 33134 Surfside

# ROAST





## MEMORANDUM

ITEM NO. 5.B

**To:** Planning & Zoning Board  
**From:** Town Planner Judith Frankel  
**Date:** May 24, 2023  
**Subject:** 9124 Byron Avenue - Front and Rear Wall Openings, Rear Trellis

**Suggested Action:** Staff recommends approval of the proposed front and rear wall openings and the trellis addition to the rear of the home.

**Background:** The subject property is located at 9124 Byron Avenue in the H30B zoning district. The applicant is seeking approval to alter wall openings in the rear and in the front of the home and add an attached trellis to the rear of the home. Both the front and rear facades exceed the minimum openings required by the zoning code. All of the windows and doors for the home are being replaced as part of the general improvements to the property. All windows and doors will have the same dark bronze framing for consistency.

The wall openings at the rear of the home are being altered to accommodate a kitchen remodel. Three sets of French doors are proposed where there is currently one set of French doors and an additional window. These doors lead to an existing patio. Also, in the rear of the home a trellis is proposed to cover an existing concrete and tile patio. The height of the trellis is 11 feet from grade, where up to 12 feet is allowed. The trellis structure will extend 12.5 feet from the façade of the home and will be setback 38.3 feet from the rear property line, 9.9 feet from the south property line and 5.9 feet from the north property line. The roof of the trellis will be substantially open to allow for plant vines to grow through.

At the front of the home, two small windows on either side of the front façade are proposed to be removed and another window is proposed to be expanded to mirror the existing door frame. This change will give the front façade greater symmetry and improve the interior functionality of the home.

[9124 Byron Avenue Images and Tables.pdf](#)







# Town of Surfside, Florida Development Review

## 9124 Byron Avenue Images



9124 Byron Avenue Aerial view 2022 / Image courtesy of Google Maps- 2022



9124 Byron Avenue Drive, View from Byron Avenue / Image courtesy of Google Maps 2022



Table 1: Town of Surfside Adopted Residential Design Guidelines

<b>Design Element</b>	<b>Required</b>	<b>Proposed</b>
Building Massing	Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses	Consistent
Decorative Features	Decorative features should be stylistically consistent throughout the entire building.	Consistent
Overall Architectural Style	The overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof.	Consistent
Wall Material and Finishes	The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.	Consistent - Home to be totally repainted
Roof Types	Roof types and slopes should be generally the same over all parts of a single building	Consistent
Window Style	Window styles should always be consistent among all elevations of a building	Consistent
Frame Materials	Frame Materials should never vary on a single building	Consistent – All frames will be a dark bronze
Window, Door and Eave	Window, door and eave trim should be consistent on all elevations of the house.	Consistent
Wall Openings	Minimum of 10% wall openings	Consistent



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** ALL INFORMATION IS REQUIRED

PROPERTY ADDRESS: 9124 BYRON AVE

OWNER'S NAME: EMMANUEL CASTILLO

PHONE: 305 684-7947 Email: JOHANY NOESI@gmail.com

AGENT'S NAME: ~~MR~~ JOHANY NOESI

ADDRESS: 9124 BYRON AVE

PHONE: 305 684-7947 Email: JOHANY NOESI@gmail.com

ZONING CATEGORY: \_\_\_\_\_

DESCRIPTION OF PROPOSED WORK: CREATE A WINDOW OPENING FOR A NEW WINDOW. DECORATIVE STRUCTURE TRELLIS. CLOSE 2 WINDOWS (NORTH/SOUTH)

Application Meeting Date: \_\_\_\_\_

**INTERNAL USE ONLY**

Date Submitted \_\_\_\_\_ Project Number 23-3864

Report Completed \_\_\_\_\_ Date \_\_\_\_\_

Fee Paid \$ \_\_\_\_\_

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

SIGNATURE OF OWNER \_\_\_\_\_ DATE \_\_\_\_\_ 
 SIGNATURE OF AGENT [Signature] DATE 04-13-23



# BOUNDARY SURVEY



PROPERTY ADDRESS  
9124 BYRON AVENUE, SURFSIDE, FLORIDA 33154

PREPARED FOR:  
EMMANUEL CASTILLO

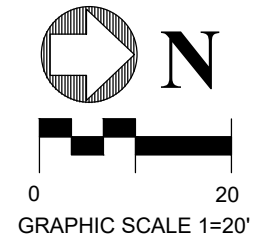
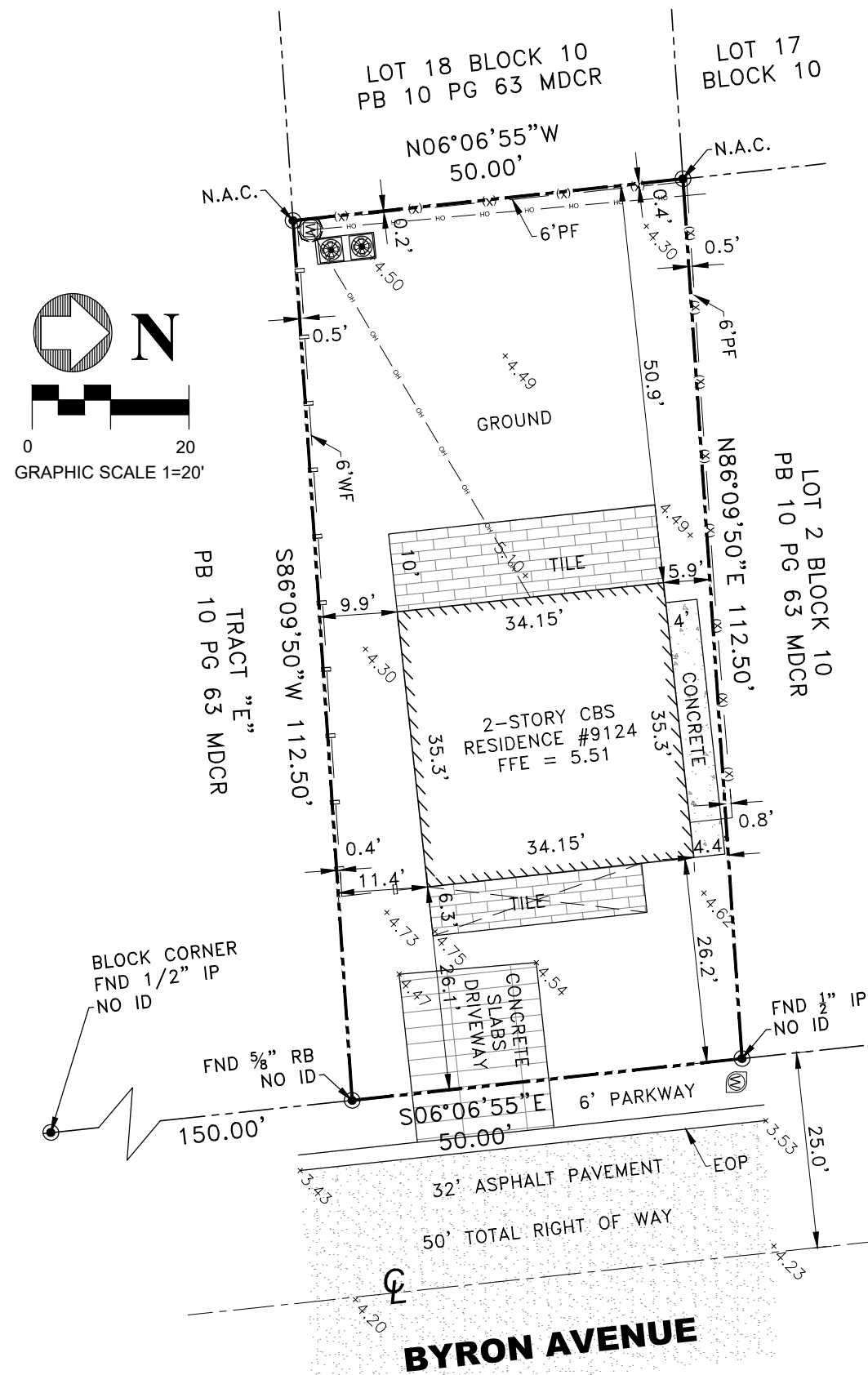
LEGAL DESCRIPTION:  
LOT 1 IN BLOCK 10 OF "ALTOS DEL MAR NO 4", ACCORDING TO THE PLAT HEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 63, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, STATE OF FLORIDA.

- SURVEYOR'S NOTES:**
- LEGAL DESCRIPTION WAS OBTAINED FROM THE MIAMI DADE COUNTY CLERK OF RECORDS WEBSITE. NO TITLE SEARCH WAS MADE. EXAMINATION OF ABSTRACT OF TITLE MUST BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY BESIDES THOSE NOTED.
  - NO UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS. CONTACT APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION.
  - NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - TYPE OF SURVEY: BOUNDARY SURVEY.
  - RECORD & MEASURED VALUES ARE IN ACCORDANCE UNLESS OTHERWISE IS NOTED.
  - BEARINGS SHOWN ARE REFERRED TO NAD83 FLORIDA STATE PLANES, EAST ZONE, US FOOT
  - SHOWN ELEVATIONS ARE REFERRED TO THE NATIONAL GEODETIC VERTICAL DATUM 1929. USED BENCHMARK: D-181. ELEVATION: 9.74 NGVD29.
  - FENCE OWNERSHIP WAS NOT DETERMINED. FENCE TIES WERE GIVEN TO ITS FACE.
  - FIELD WORK DATE: 05.02.2023

**SYMBOLS & ABBREVIATIONS**  
CBS = CONCRETE BLOCK STRUCTURE; CL = CENTER LINE; FFE = FINISH FLOOR ELEVATION; FND= FOUND; IP = IRON PIPE; MDCR = MIAMI DADE COUNTY RECORDS; NAC = NON ACCESSIBLE CORNER; PB = PLAT BOOK; PF = PLASTIC FENCE; PG = PAGE; RB = REBAR; WF = WOOD FENCE.

	WOOD POWER POLE		PLASTIC FENCE		CENTER OF THE ROAD
	WATER METER		WOOD FENCE		R/W - PROPERTY LINE
	AIR CONDITIONER UNIT		ELECTRIC OVERHEAD LINE		

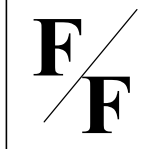
NOTE: SYMBOLS SHOWN ARE NOT TO SCALE AND SHALL NOT BE USED TO SIZE SUCH ELEMENTS.



**BOUNDARY SURVEY**  
9124 BYRON AVENUE,  
SURFSIDE, FLORIDA 33154  
FOLIO: 14-2235-001-1290



**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY: THAT THE SKETCH OF THIS BOUNDARY SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 475 OF THE FLORIDA STATUTES AND THAT THE SKETCH THEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND ANNOTATIONS SHOWN HEREON.



**FERNANDO FERNANDEZ**  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE LS 6765 STATE OF FLORIDA  
1397 WEST 63 STREET, HIALEAH, FLORIDA 33012  
CELL PHONE (786) 631 7053  
EMAIL: fernandezpsm@gmail.com

Date: 05.03.2023

**GENERAL NOTES** RESIDENTIAL

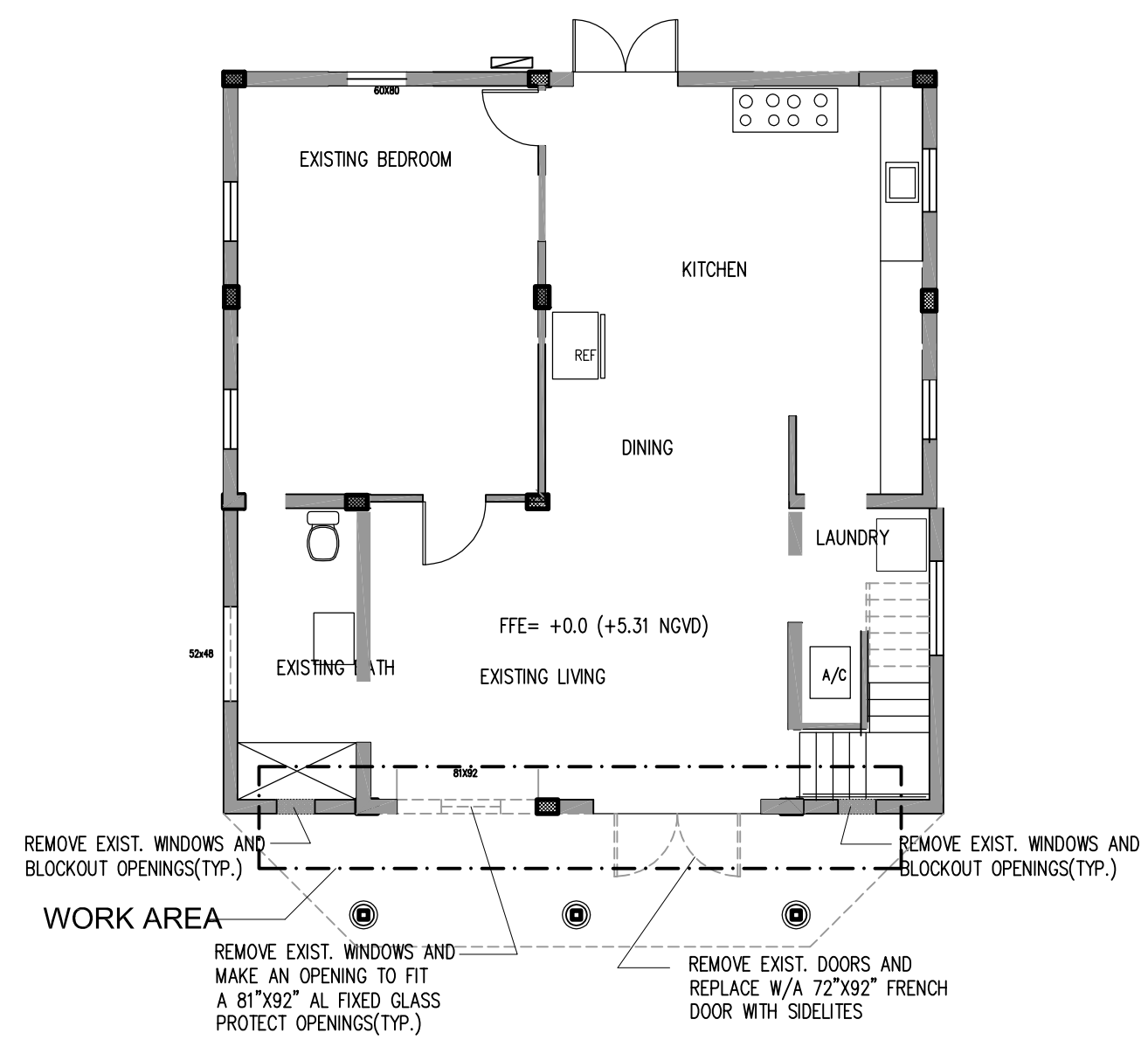
THE CONSTRUCTION OF THIS STRUCTURE SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2020 (FBC20)  
 FLORIDA PLUMBING CODE 2020 (FPC20), FLORIDA ACCESSIBILITY CODE 2020 (FAC20)  
 FLORIDA MECHANICAL BUILDING CODE 2020 (FMC20), FBC 2020 ENERGY CONSERVATION (FECC20)  
 FLORIDA RESIDENTIAL CODE (FRC20) & FRC20 R302 TO R324, R406 & CHAPTER 44 HWHZ FOR STRUCTURAL COMPONENTS  
 & EXISTING BUILDING CODE 2020 (FEC20) & FLORIDA FIRE PREVENTION CODE 5TH EDITION (2020)

- DO NOT SCALE DRAWING ANY CLARIFICATIONS REQUIRED BY THE CONTRACTOR SHALL BE FURNISHED, UPON REQUEST BY THE ARCHITECT. CONTRACTOR SHALL SUBMIT REQUEST FOR SUCH CLARIFICATION OR INFORMATION, TO THE ARCHITECT BY TELEPHONE FOLLOWED UP IN WRITING WITHIN 24 HOURS.
- ALL WORK SHALL CONFORM TO ALL LOCAL ZONING CODES ORDINANCES AND ALL OTHER AGENCIES THAT HAVE JURISDICTION.
- ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY VARIATION FROM THIS DRAWING AS DATED ON THIS SHEET. HANDICAPPED REQUIREMENTS SHALL BE IN COMPLIANCE WITH CHAPTER 553 OF THE FLORIDA STATUTE (F.A.C. 1997), FAIR HOUSING ACT 24 CFR 100.205 AND FBC SECT 11 & FAC 2020.
- CONTRACTOR TO PATCH AND REPAIR WALLS, CEILING AND FLOOR WITH MATERIALS AND FINISHES THAT MATCH WITH ADJACENT EXISTING MATERIALS AND FINISHES IN DEMOLITION AREAS. (APPLICABLE ON ADDITIONS OR ALTERATIONS ONLY).
- CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWING AND ANY FIELD CONDITIONS.
- IT IS NOT THE INTENT OF THIS SPECS AND DRAWINGS TO DESCRIBE IN FULL DETAIL ALL THE REQUIRED WORK AND MATERIAL, BUT THE WORK SHALL INCLUDE ALL INCIDENTAL MATERIALS AND LABOR AS MAY BE NECESSARY TO COMPLETE THE JOB IN ACCORDANCE WITH FBC AND OTHER CODES, ORDINANCES AND AGENCIES THAT HAVE JURISDICTION.
- THESE SPECIFICATIONS AND CONSTRUCTION NOTES ARE IN ADDITION TO, AND DO NOT EXCLUDE ANY FOUND IN THE GENERAL SPECIFICATIONS FOR THE PROJECT.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWING ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- JOB SAFETY AND CONSTRUCTION PROCEDURES ARE RESPONSIBILITY OF THE CONTRACTOR IN COMPLIANCE WITH OSHA SAFETY AND HEALTH STANDARDS (29 CFR 1926).
- ALL LADDERS AND SCAFFOLDING SHALL COMPLY WITH OSHA SAFETY AND HEALTH STANDARD (29 CFR 1926) OSHA 2207, 1983, SUBPART L PARAGRAPH 1926, 450, 1926, 451, AND 1926 452.
- THE GENERAL CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES A MARK-UP "AS BUILT" SET OF DRAWINGS SHOWING ALL UP TO DATE AUTHORIZED DEVIATIONS ALTERNATIVES OR SUBSTITUTIONS FROM THE PLANS, WHICH SHALL BE DELIVERED TO THE OWNER AT THE COMPLETION OF THE JOB.
- THE GLASS AND/OR WINDOW MANUFACTURER OR SUPPLIER SHALL BE RESPONSIBLE FOR DESIGNING ALL THE ATTACHMENTS TO THE MAIN STRUCTURE TO RESIST THE WIND LOADS (PRESSURE AND SUCTION) AS REQUIRED BY CODE. MUST HAVE PRODUCT CONTROL APPROVAL FROM MIAMI DADE CITY OR FLORIDA STATE. PROVIDE METAL SHUTTERS(FBC 1626.1) PROTECTION TO ALL WINDOWS & DOORS THAT ARE NOT DESIGNED AND CONSTRUCTED TO COMPLY WITH THE IMPACT LOADS OF FBC SECT 1626.1. SHUTTERS MUST HAVE PRODUCT CONTROL APPROVAL. FIXED GLASS SHALL COMPLY WITH FRC R4401.1. MAXIMUM GLASS SIZES SHALL COMPLY WITH FRC 4401.1. FRC20 CHAPTER 24 SWINGING DOORS SHALL BE SAFETY-GLAZING & SHALL COMPLY WITH 16 CFR 1201 (SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIALS) CONTRACTOR SHALL GET FROM WINDOWS MANUFACT. THE REQ. ROUGH OPENINGS. SEPARATE PERMIT IS REQUIRED FOR WINDOWS & SHUTTERS.
- CONTRACTOR, SUBCONTRACTORS, MATERIAL SUPPLIERS, ETC. SHALL MAKE THEMSELVES FAMILIAR WITH THE CONTRACT DOCUMENTS AND SHALL VERIFY ALL DIMENSIONS, CONDITIONS AT JOB SITE, PLANS, SPECIFICATIONS, ETC. AS APPLICABLE AND REPORT ANY DISCREPANCIES, ERRORS OF COMMISSION, OMISSION SEEN IN THE DRAWING OR IN THE FIELD, TO THE ARCHITECT WITHIN SEVEN (7) CALENDAR DAYS, BUT PRIOR TO ANY CONSTRUCTION, OTHERWISE WE ASSUME NO RESPONSIBILITY FOR ANY ERRORS, AND THE CONTRACTOR SUBCONTRACTOR, MATERIAL SUPPLIERS, ETC. SHALL ASSUME FULL RESPONSIBILITY FOR ERRORS AND/OR DELAYS AND CORRECT THEM AT THEIR OWN EXPENSE. ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THE PLANS, DRAWINGS, SPECIFICATIONS, ETC., NOT MADE BY THIS OFFICE IN WRITING ONLY, WILL FULLY, UNCONDITIONALLY AND TOTALLY RELEASE THE ARCHITECT, ITS EMPLOYEES, CONSULTANTS AND DESIGN PROFESSIONALS, FROM ANY AND ALL RESPONSIBILITY.
- ANY COST ESTIMATION FOR THIS WORK SHALL BE BASED ON PLANS APPROVED BY THE CITY BUILDING DEPARTMENT. ANY CHANGES TO THE PLANS SHALL BE COMMUNICATED TO THE ARCHITECT IN WRITTEN. CHANGE ORDERS SHALL BE INITIATED BY THE OWNER ONLY.
- UNLESS OTHERWISE NOTED, ALL WALL & PARTITIONS SHALL RECEIVE 2 COATS OF LATEX PAINT SHERWIN WILLIAMS COMMERCIAL GRADE. FLOOR TO BE CARPET IN BEDROOMS & CERAMIC TILE IN LIVING, DINING, KITCHEN & BATH AREAS.
- ALL WALL COVERING SHALL COMPLY WITH FRC CHAPTER 7 WALL & CEILING FINISHES SHALL BE ACCORDING TO TABLE 803.11 FBC-20 WALLS AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION NOT GREATER THAN 200 (FRC R302.9.1) WALLS AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 (FRC R302.9.2)

- GENERAL CONTRACTOR AND/OR BUILDER SHALL PROVIDE CONTINUOUS CAULK & SEALANT AROUND ALL EXTERIOR OPENINGS TO PREVENT WATER PENETRATION AND AIR LEAKAGE IN ACCORDANCE WITH F.B.C.
- ALL DIMENSIONS SHOWN ON PLANS ARE NOMINAL. GENERAL CONTRACTOR AND/OR BUILDER SHALL COORDINATE HIS WORK TO ACCOMMODATE PRE-MADE ITEMS (BATHTUBS, FIRE-HUNG DOORS, ETC).
- FOR STANDARD CONSTRUCTION DETAILS NOT SHOWN ON PLANS, GENERAL CONTRACTOR AND/OR BUILDER SHALL CONSULT THE ARCHITECT AND/OR PROCEDURE IN ACCORDANCE WITH THE APPLICABLE CODES AND GOOD ESTABLISHED STANDARD CONSTRUCTION PRACTICES.
- STAIRS AND/OR STEPS: STAIRS SHALL BE CONSTRUCTED WITH ADEQUATE STRUCTURAL MEMBERS AND FASTENERS TO SUPPORT APPLICABLE LOADS. RISERS SHALL NOT EXCEED 7 3/4" IF RESIDENTIAL AND TREADS SHALL NOT BE LESS THAN 10" (FRC20 R311.7.5) RAILING SHALL BE PROVIDED AT BOTH SIDES AT HEIGHT OF NOT LESS THAN 34" NOR MORE THAN 38" FROM LINE OF NOSING TO TOP OF RAIL. STAIRS SHALL COMPLY WITH NFPA 101 AND SUBMITTED TO BUILDING DEPT. FOR APPROVAL. WHEN APPLICABLE, STAIRS AND/OR STEP SHALL BE PROVIDED WITH A NON-SLIP SURFACE.
- RAILINGS: RAILINGS AND/OR STAIR RAILING SHALL BE DESIGNED TO RESIST A LOAD OF 50 POUNDS PER LINEAL FOOT APPLIED IN ANY DIRECTION AT THE TOP. HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO A LOAD OF NOT LESS THAN 200LB. VERTICAL PICKETS AND/OR FILLER TO RESIST A 4" DIAMETER OBJECT IN ALL OCCUPANCY GROUPS. RAILINGS SHALL BE BETWEEN 34" TO 38" HIGH AND SHALL COMPLY WITH FRC20 R4403.1 (R311.8.3) NFPA 101
- SAFE GUARDS: OPEN OR GLAZED WALL OPENINGS AND ANY WALKING SURFACE WITH A DIFFERENCE OF LEVEL EXCEEDING 30" SHALL BE PROVIDED WITH SAFEGUARDS NOT LESS THAN 36" IN HEIGHT. FRC20 R312 (R4403.1), FBC 1013
- ALL CERAMIC TILE FLOORS SHALL BE "NON-SLIP" TYPE.
- OPERATIVE WINDOWS OR GLAZED PANELS EXTERIOR WALLS SHALL BE PROVIDED WITH SAFEGUARDS WHEN THERE IS A DROP OF MORE THAN 4 FT. ON THE FAR SIDE OF SUCH WINDOWS AND THE SILL IS LESS THAN 3.5 FT. ABOVE THE NEAR SIDE WALKING SURFACE. SAFEGUARDS SHALL COMPLY WITH FRC 20 SECT R312 CODE OPERATIVE WINDOWS ALSO COMPLY WITH FRC 20 R4410.1 (FBC 20 CHAPTER 24) BLDG. CODE.
- GENERAL CONTRACTOR AND/OR BUILDER SHALL APPLY INSULATION MATERIAL AND GLAZING IN ACCORDANCE WITH PLANS AND/OR "ENERGY FORMS" ATTACHED TO THE BUILDING PERMIT DRAWINGS.
- GENERAL CONTRACTOR AND/OR BUILDER SHALL COMPLY WITH FEMA REGULATIONS REGARDING FLOOD CRITERIA ELEVATION FOR NEW & SUBSTANTIAL RENOVATION OF RESIDENTIAL AND NON-RESIDENTIAL STRUCTURES.
- WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE-TREATED FRC20 R 317
- EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED
- SEPARATE PERMIT & PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS: STRUCTURAL GLAZING, RIDGE VENTILATION, PRECAST SYSTEMS, STORM SHUTTERS, DOORS, ROOFING, AWNINGS, FENCES, RAILINGS, WOOD TRUSSES, MULLIONS, WINDOWS, HANDRAILS.
- ALL SHOP DRAWINGS REQUIRED BY CITY BUILDING DEPARTMENT, SHALL BE REVIEWED & APPROVED BY ARCHITECT, BEFORE TO BE SUBMITTED.
- ALL PENETRATIONS ON FIRE RATED WALLS, SHALL BE SEALED WITH A FIRESTOPPING APPROVED UNDER UL LISTING DETAIL.
- MAINTAIN INTEGRITY OF SHELL OR FIRE ENVELOPE, WHEN APPLICABLE, DURING ANY DEMOLITION OR RENOVATION OF EXISTING BUILDING.
- AT LEAST ONE MEAN OF ESCAPE SHALL BE PROVIDED WHILE THE HOUSE IS PROTECTED WITH TEMPORARY STORM SHUTTERS. FRC 20 R310.4

**SCOPE OF WORK:**  
**EXIST. HOUSE RENOVATION:**  
 REPLACE FRONT DOOR  
 ADD A NEW 81"X92" FIXED GLASS WINDOW  
 BLOCK OUT TWO SMALL FRONT WINDOWS  
 MECHANICAL SYSTEM TO REMAIN  
 PLUMBING SYSTEM TO REMAIN (U.O.N.)  
 ELECTRICAL SYSTEM TO REMAIN  
 REMAINDER OF THE HOUSE TO REMAIN UNDISTURBED

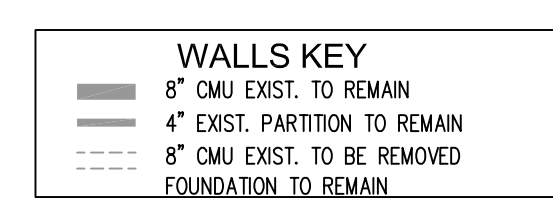
**ALTERATION LEVEL II (FBC (E) CHAPTER 8)**



**DEMOLITION PLAN** SCALE: 1/8"=1'-0"  
 VERIFY ALL NEW OPENINGS WITH WINDOW MANUFACTURER

**PLUMBING DEMOLITION NOTES**  
 AT DEMOLITION STAGE, PLUMBING CONTRACTOR WILL BE RESPONSIBLE FOR IDENTIFYING, TAGGING AND LOCKING OUT ALL AFFECTED CIRCUITS PRIOR THE DEMOLITION WORK BEGINS. CONTRACTOR WILL ALSO BE REQUIRED TO REMOVE ALL UNUSED CONDUITS AND CONDUCTORS, AND PROPERLY SUPPORT ALL EXISTING CONDUITS AND CONDUCTORS THAT WILL REMAIN, PRIOR TO START THE NEW WORK.

**MECHANICAL DEMOLITION NOTES**  
 AT DEMOLITION STAGE, MECHANICAL CONTRACTOR WILL BE RESPONSIBLE FOR CAP OFF ALL PIPING AFFECTED, PRIOR TO DEMOLITION WORK BEGINS. CONTRACTOR WILL ALSO BE REQUIRED TO REMOVE ALL A/C EQUIPMENT & DUCTING.



**CODE LEGEND**  
 CODE IN EFFECT: FBC 2020  
 CONSTRUCTION TYPE: V B  
 USE: RESIDENTIAL  
 OCCUPANCY: R3

LEGAL DESCRIPTION:  
 LOT: 1 BLOCK: 10  
 SUBDIVISION: ALTOS DEL MAR NO. 4  
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN  
 PLOT BOOK: 10 PAGE: 63  
 PUBLIC RECORDS OF MIAMI-DADE

ARCHITECT:



**JOSE R CONDE R.A.**  
 REG. # AR 0010924  
 8306 MILLS DRIVE # 109  
 MIAMI, FLORIDA 33183  
 PHONE: (305) 594 0686  
 E-MAIL: conarchi@hotmail.com

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER AND MAY NOT BE DUPLICATED, USED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN CONSENT OF THE DESIGNER. ARCHITECT IS NOT LIABLE FOR THE CONDITION OF ANY EXISTING STRUCTURE. THESE PLANS ARE SUBJECT TO CITY APPROVAL.

PROJECT TITLE:  
**9124 FRONT RENOVATION**  
 9124 BYRON AVENUE  
 SURFSIDE FL

CLIENT:  
 EMMANUEL CASTILLO

ISSUES & REVISIONS:  
 TO CLIENT: 04-05-2023  
 FOR PERMIT: 04-10-2023

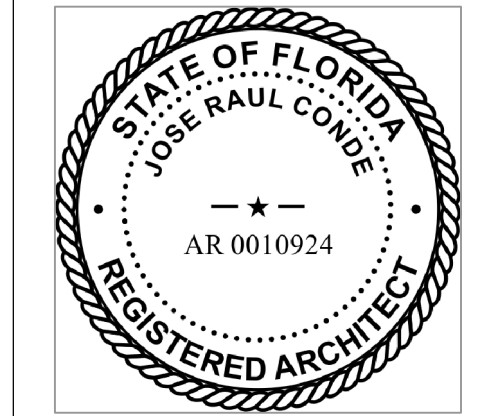
PROJECT COORDINATION:

DRAWING TITLE:  
**SITE PLAN  
 DEMOLITION PLAN**

REVISIONS: DATE

SCALE: INDICATED  
 UNITS: FEET & INCHES  
 DRAWN BY: R.C.  
 CAD NAME: 9124 BYRON CASTILLO FRONT 1  
 PROJECT No.: 2023-010

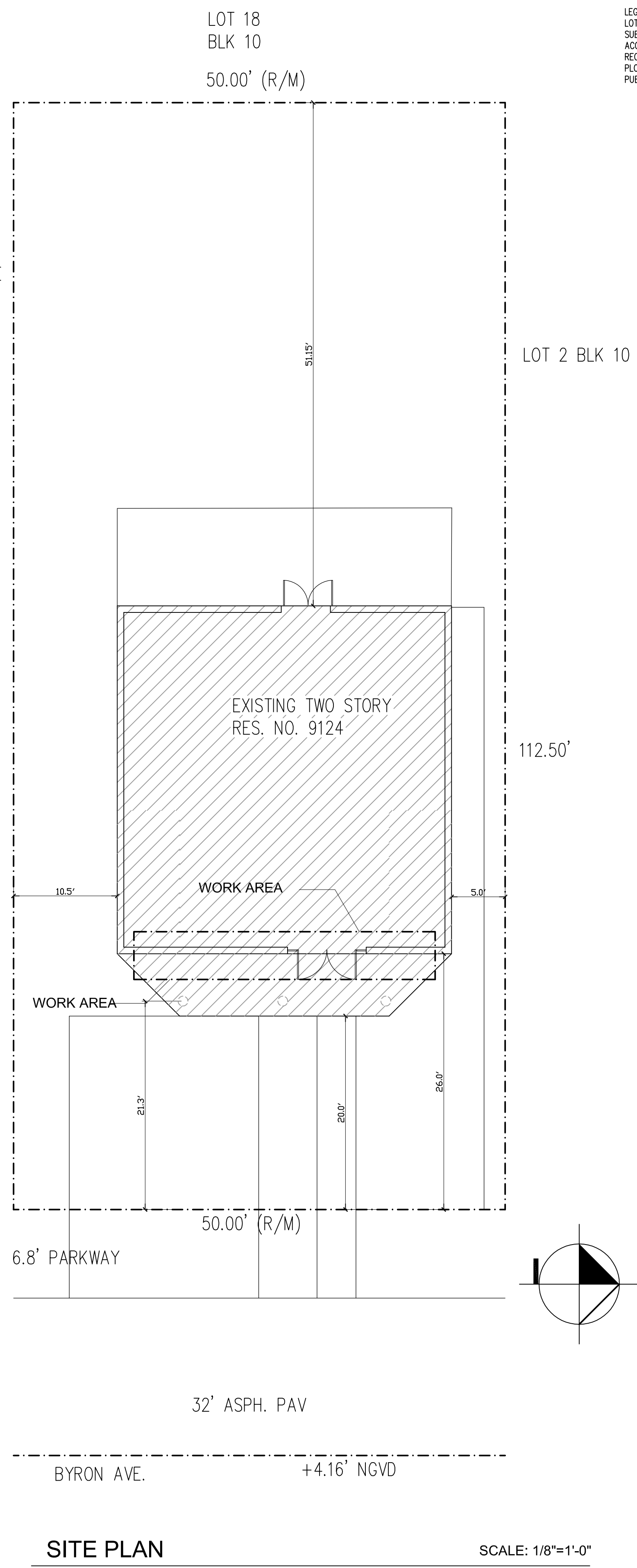
THIS DRAWING HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOSE RAUL CONDE R.A. USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES



OR A ORIGINAL SIGNATURE & ORIGINAL RAISED SEAL OF THE ARCHITECT.  
 DRAWING NUMBER:

**A1**

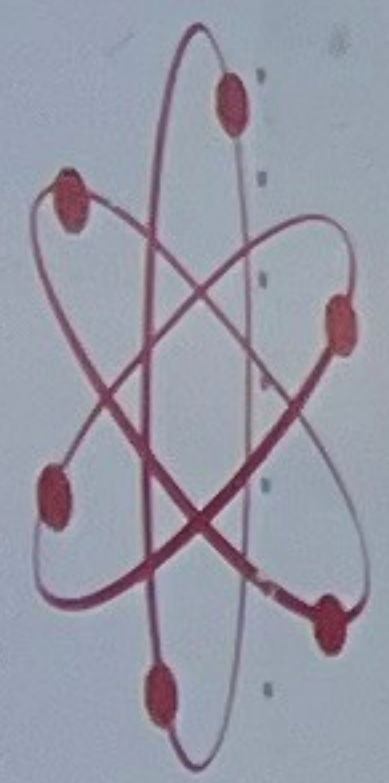
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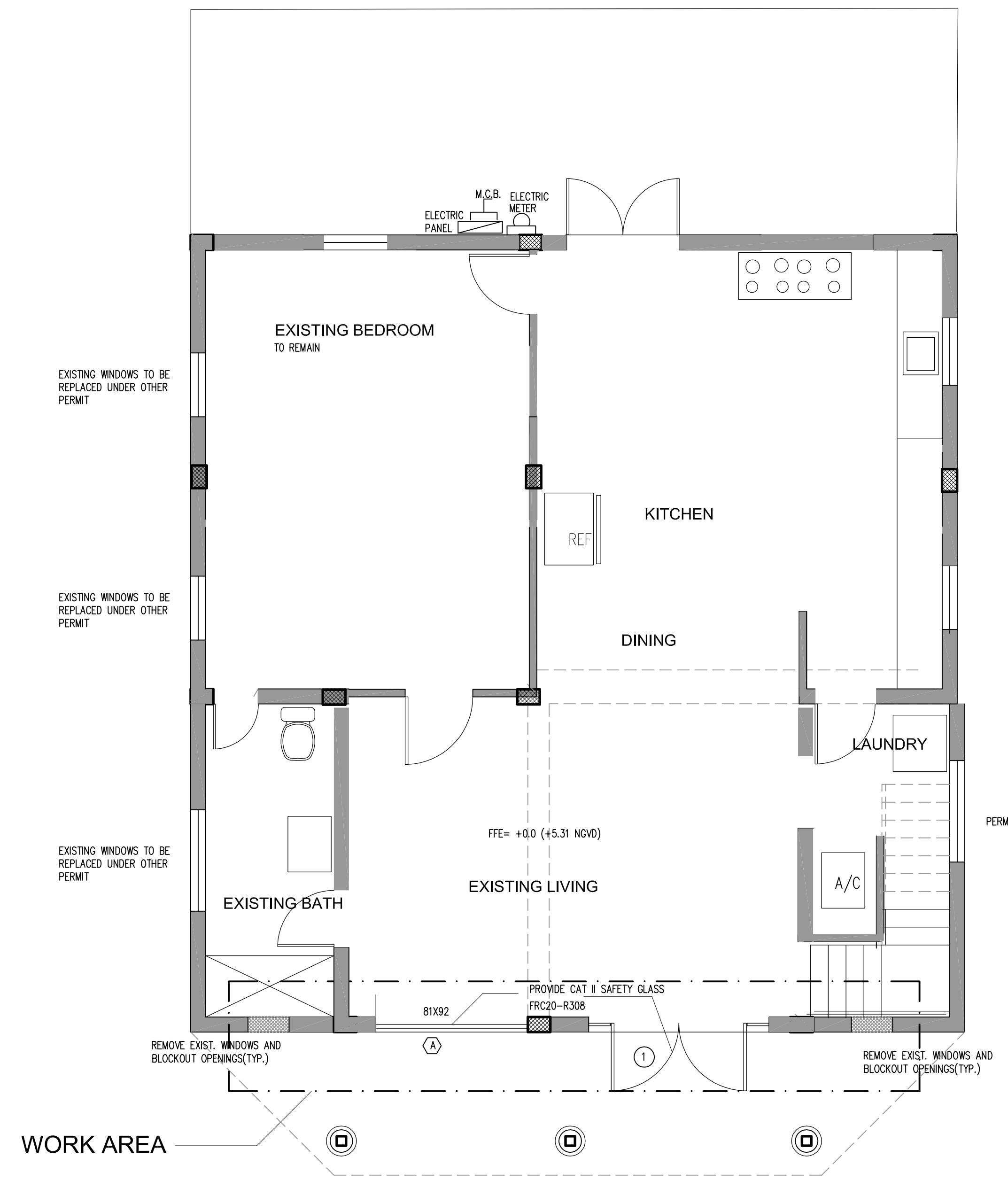
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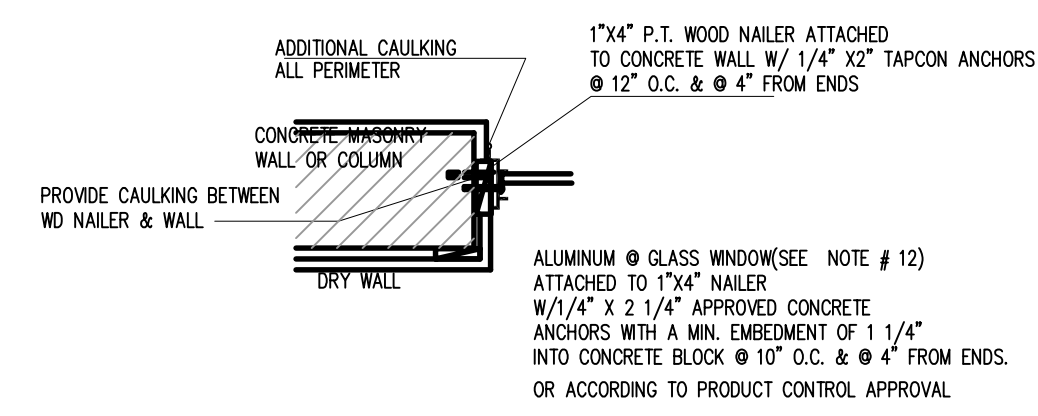
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FLOOR PLAN

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



WINDOW BUCK DETAIL N.T.S.

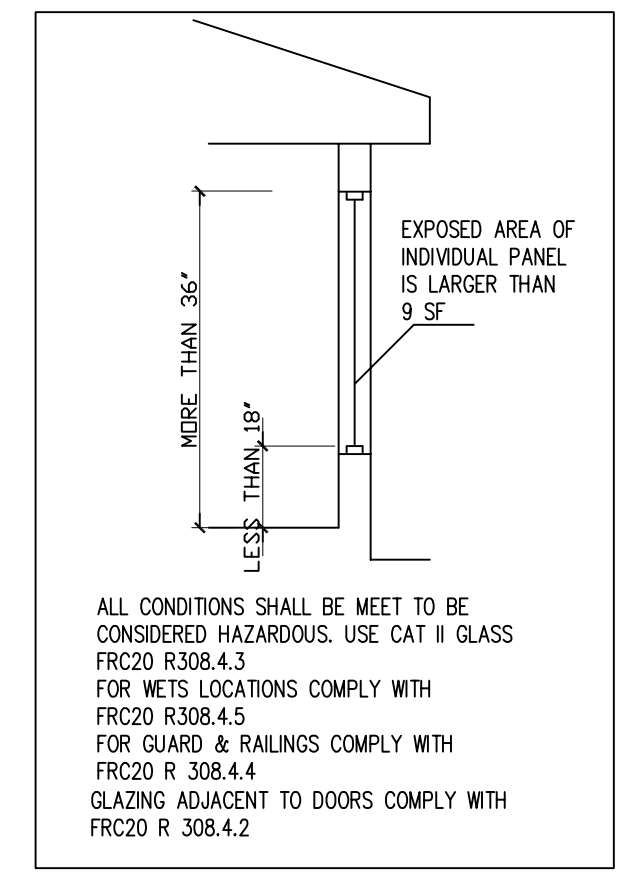
WALLS KEY	
	8" CMU EXIST. TO REMAIN
	4" EXIST. PARTITION TO REMAIN

BLOCKOUT OPENING

EXTERIOR DOORS SCHEDULE							
No.	DESCRIPTION	MATERIAL	SPECIFICATION	U FACTOR	SHGC	WIND PRESSURE	REMARKS
1	FRENCH DOOR	ALUM & GLASS	60"x80"	1.10	0.50	+ 48 SPF, -52 PSF	IMPACT RESISTANT

WINDOWS & EXT. DOORS: SINGLE LOW E GLASS  
 WINDOWS & DOORS: SEE NOTES: 12, 25, 30, 33, 44, SHEET A1  
 NOTE: CONTRACTOR TO VERIFY OPENINGS BEFORE FABRICATION OF WINDOWS.

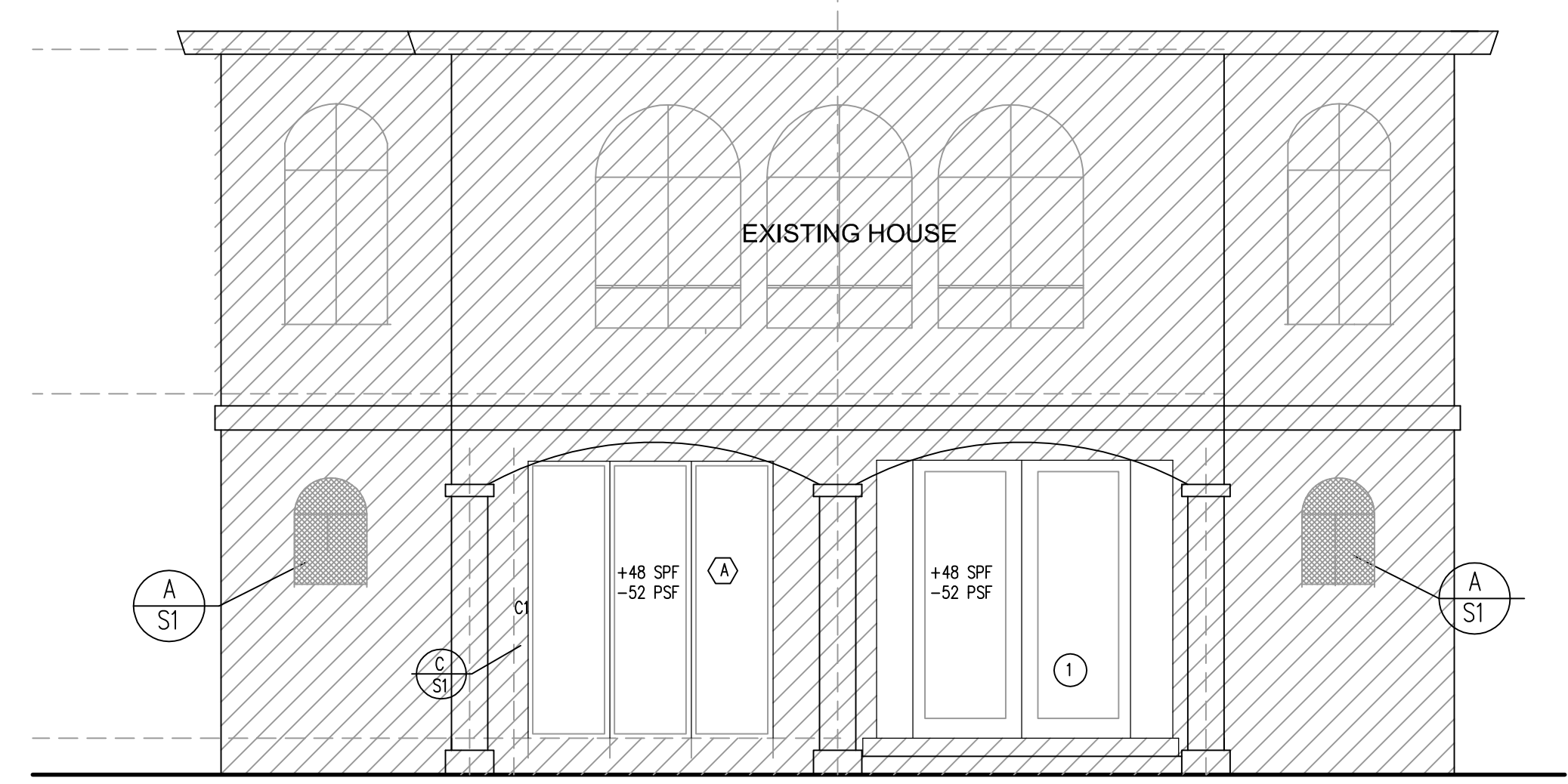
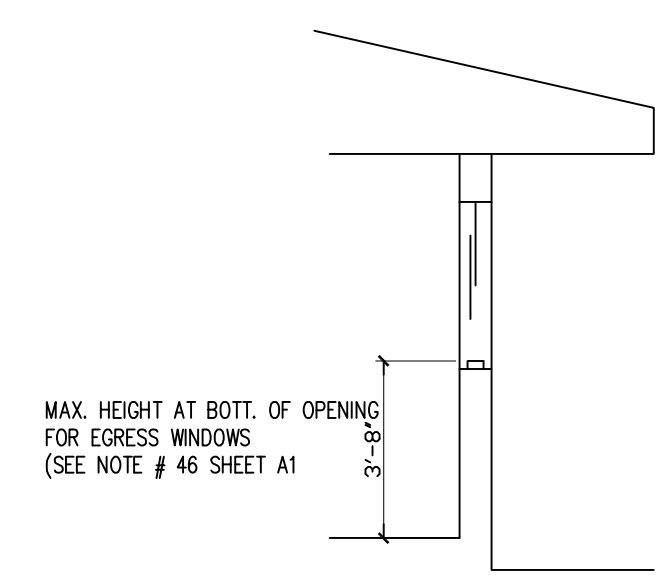
WINDOW SCHEDULE								
No.	DESCRIPTION	MATERIAL	SPECIFICATION	SIZE(WxH)	U FACTOR	SHGC FACTOR	PRESSURES	REMARKS
A	SINGLE HUNG	ALUM & GLASS	FIXED GLASS	81"x92"	1.10	0.50	+48, -52 PSF	IMPACT RESISTANT



ALL CONDITIONS SHALL BE MEET TO BE CONSIDERED HAZARDOUS. USE CAT II GLASS FRC20 R308.4.3 FOR WETS LOCATIONS COMPLY WITH FRC20 R308.4.5 FOR GUARD & RAILINGS COMPLY WITH FRC20 R 308.4.4 GLAZING ADJACENT TO DOORS COMPLY WITH FRC20 R 308.4.2

**CABINETS NOTES**  
 43-STUDS IN BEARING WALLS, EXT. WALLS AND NON BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2" X 4" @ 16" O.C. OR 2" X 6" @ 24" O.C. PROVIDE A MINIMUM OF 2" X 4" HORIZONTAL WOOD BACKING FASTENED TO NOT LESS THAN 2 STUDS FOR EACH WALL HUNG FIXTURE OR WALL CABINET.  
 50 INSULATION MATERIALS SHALL HAVE A FLAME SPREAD CLASSIFICATION NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 (FRC20 R302.10) SECTIONS R302.10.1 THROUGH R302.10.5

18-ALL WALL COVERING SHALL COMPLY WITH WALL & CEILING FINISHES SHALL BE ACCORDING TO TABLE 803.11 FBC-20 WALLS AND CEILINGS FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION NOT GREATER THAN 200 (FRC17 R302.9.1) WALLS AND CEILINGS FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 (FRC17 R302.9.2) INSULATION MATERIALS SHALL HAVE A FLAME SPREAD CLASSIFICATION NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 (FRC20 R302.10) SECTIONS R302.10.1 THROUGH R302.10.5 EVERY SEPARATE BUILDING OR AN ADDITION TO AN EXISTING BUILDING OF A PERMIT FOR NEW CONSTRUCTION IS ISSUED AND HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, A FIREPLACE, AN ATTACHED GARAGE, OR OTHER FEATURE, FIXTURE, OR ELEMENT THAT EMITS CARBON MONOXIDE AS BYPRODUCT OF COMBUSTION SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FT. OF EACH ROOM USED FOR SLEEPING PURPOSES. FRC20 R315.1 BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. FRC17 R319 COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" FROM RECESSED LUMINAIRES, FAN MOTORS & OTHER HEAT-PRODUCING DEVICES UNLESS THE DEVICES ARE LISTED FOR LESSER CLEARANCES. FRC 20 R302.14.



EAST ELEVATION

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

ARCHITECT:



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PROJECT TITLE:

9124 FRONT RENOVATION  
 9124 BYRON AVENUE SURFSIDE FL

CLIENT:

EMMANUEL CASTILLO

ISSUES & REVISIONS:

TO CLIENT: 04-05-2023  
 FOR PERMIT: 04-10-2023

PROJECT COORDINATION:

DRAWING TITLE:

FLOOR PLAN ELEVATION

REVISIONS: DATE

SCALE: INDICATED

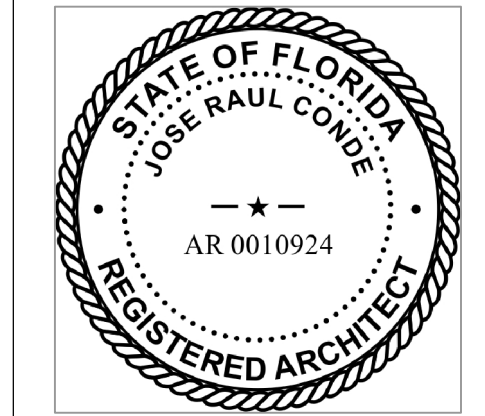
UNITS: FEET & INCHES

DRAWN BY: R.C.

CAD NAME: 9124 BYRON CASTILLO FRONT 1

PROJECT No.: 2023-010

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OR AN ORIGINAL SIGNATURE & ORIGINAL RAISED SEAL OF THE ARCHITECT.

DRAWING NUMBER:

A2

OF: -

# GENERAL NOTES RESIDENTIAL

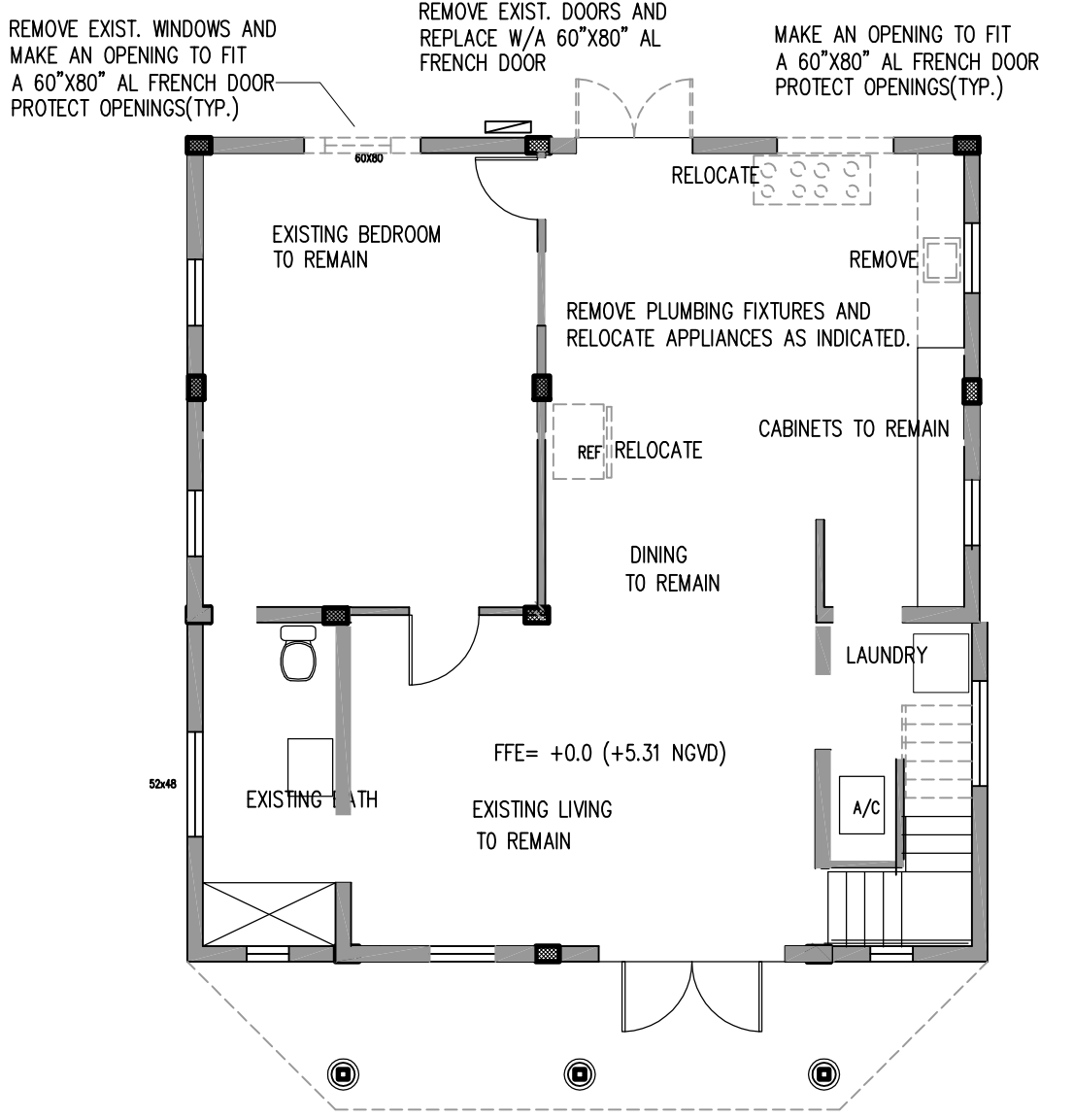
THE CONSTRUCTION OF THIS STRUCTURE SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2020 (FBC20)  
FLORIDA PLUMBING CODE 2020 (FPC20), FLORIDA ACCESSIBILITY CODE 2020 (FAC20)  
FLORIDA MECHANICAL BUILDING CODE 2020 (FMC20), FBC 2020 ENERGY CONSERVATION (FECC20)  
FLORIDA RESIDENTIAL CODE (FRC20) & FRC20 R302 TO R324, R406 & CHAPTER 44 HWHZ FOR STRUCTURAL COMPONENTS  
& EXISTING BUILDING CODE 2020 (FEC20) & FLORIDA FIRE PREVENTION CODE 5TH EDITION (2020)

- 1- DO NOT SCALE DRAWING ANY CLARIFICATIONS REQUIRED BY THE CONTRACTOR SHALL BE FURNISHED, UPON REQUEST BY THE ARCHITECT. CONTRACTOR SHALL SUBMIT REQUEST FOR SUCH CLARIFICATION OR INFORMATION, TO THE ARCHITECT BY TELEPHONE FOLLOWED UP IN WRITING WITHIN 24 HOURS.
- 2- ALL WORK SHALL CONFORM TO ALL LOCAL ZONING CODES ORDINANCES AND ALL OTHER AGENCIES THAT HAVE JURISDICTION.
- 3- ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY VARIATION FROM THIS DRAWING AS DATED ON THIS SHEET. HANDICAPPED REQUIREMENTS SHALL BE IN COMPLIANCE WITH CHAPTER 553 OF THE FLORIDA STATUTE (F.A.C. 1997) , FAIR HOUSING ACT 24 CFR 100.205 AND FBC SECT 11 & FAC 2020
- 4- CONTRACTOR TO PATCH AND REPAIR WALLS, CEILING AND FLOOR WITH MATERIALS AND FINISHES THAT MATCH WITH ADJACENT EXISTING MATERIALS AND FINISHES IN DEMOLITION AREAS. (APPLICABLE ON ADDITIONS OR ALTERATIONS ONLY).
- 5- CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWING AND ANY FIELD CONDITIONS.
- 6- IT IS NOT THE INTENT OF THIS SPECS AND DRAWINGS TO DESCRIBE IN FULL DETAIL ALL THE REQUIRED WORK AND MATERIAL, BUT THE WORK SHALL INCLUDE ALL INCIDENTAL MATERIALS AND LABOR AS MAY BE NECESSARY TO COMPLETE THE JOB IN ACCORDANCE WITH FBC AND OTHER CODES, ORDINANCES AND AGENCIES THAT HAVE JURISDICTION.
- 7- THESE SPECIFICATIONS AND CONSTRUCTION NOTES ARE IN ADDITION TO, AND DO NOT EXCLUDE ANY FOUND IN THE GENERAL SPECIFICATIONS FOR THE PROJECT.
- 8- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWING ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- 9- JOB SAFETY AND CONSTRUCTION PROCEDURES ARE RESPONSIBILITY OF THE CONTRACTOR IN COMPLIANCE WITH OSHA SAFETY AND HEALTH STANDARDS (29 CFR 1926).
- 10- ALL LADDERS AND SCAFFOLDING SHALL COMPLY WITH OSHA SAFETY AND HEALTH STANDARD (29 CFR 1926) OSHA 2207, 1983, SUBPART L PARAGRAPH 1926, 450, 1926, 451, AND 1926 452.
- 11- THE GENERAL CONTRACTOR SHALL KEEP ON SITE, AT ALL TIMES A MARK-UP "AS BUILT" SET OF DRAWINGS SHOWING ALL UP TO DATE AUTHORIZED DEVIATIONS, ALTERNATIVES OR SUBSTITUTIONS FROM THE PLANS, WHICH SHALL BE DELIVERED TO THE OWNER AT THE COMPLETION OF THE JOB.
- 12- THE GLASS AND/OR WINDOW MANUFACTURER OR SUPPLIER SHALL BE RESPONSIBLE FOR DESIGNING ALL THE ATTACHMENTS TO THE MAIN STRUCTURE TO RESIST THE WIND LOADS (PRESSURE AND SUCTION) AS REQUIRED BY CODE. MUST HAVE PRODUCT CONTROL APPROVAL FROM MIAMI DADE CITY OR FLORIDA STATE. PROVIDE METAL SHUTTERS(FBC 1626.1) PROTECTION TO ALL WINDOWS & DOORS THAT ARE NOT DESIGNED AND CONSTRUCTED TO COMPLY WITH THE IMPACT LOADS OF FBC SECT 1626.1. SHUTTERS MUST HAVE PRODUCT CONTROL APPROVAL. FIXED GLASS SHALL COMPLY WITH FRC R4401.1. MAXIMUM GLASS SIZES SHALL COMPLY WITH FRC 4401.1. FRC20 CHAPTER 24 SWINGING DOORS SHALL BE SAFETY-GLAZING & SHALL COMPLY WITH 16 CFR 1201 (SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIALS) CONTRACTOR SHALL GET FROM WINDOWS MANUFACT. THE REQ. ROUGH OPENINGS. SEPARATE PERMIT IS REQUIRED FOR WINDOWS & SHUTTERS.
- 13- CONTRACTOR, SUBCONTRACTORS, MATERIAL SUPPLIERS, ETC. SHALL MAKE THEMSELVES FAMILIAR WITH THE CONTRACT DOCUMENTS AND SHALL VERIFY ALL DIMENSIONS, CONDITIONS AT JOB SITE, PLANS, SPECIFICATIONS, ETC. AS APPLICABLE AND REPORT ANY DISCREPANCIES, ERRORS OF COMMISSION, OMISSION SEEN IN THE DRAWING OR IN THE FIELD, TO THE ARCHITECT WITHIN SEVEN (7) CALENDAR DAYS, BUT PRIOR TO ANY CONSTRUCTION, OTHERWISE WE ASSUME NO RESPONSIBILITY FOR ANY ERRORS, AND THE CONTRACTOR SUBCONTRACTOR, MATERIAL SUPPLIERS, ETC. SHALL ASSUME FULL RESPONSIBILITY FOR ERRORS AND/OR DELAYS AND CORRECT THEM AT THEIR OWN EXPENSE. ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THE PLANS, DRAWINGS, SPECIFICATIONS, ETC. NOT MADE BY THIS OFFICE IN WRITING ONLY, WILL FULLY, UNCONDITIONALLY AND TOTALLY RELEASE THE ARCHITECT, ITS EMPLOYEES, CONSULTANTS AND DESIGN PROFESSIONALS, FROM ANY AND ALL RESPONSIBILITY.
- 14- ANY COST ESTIMATION FOR THIS WORK SHALL BE BASED ON PLANS APPROVED BY THE CITY BUILDING DEPARTMENT. ANY CHANGES TO THE PLANS SHALL BE COMMUNICATED TO THE ARCHITECT IN WRITING. CHANGE ORDERS SHALL BE INITIATED BY THE OWNER ONLY.
- 15- CONTRACTOR TO CHECK PRODUCT CONTROL APPROVAL FOR MINIMUM SLOPE FOR ROOF COVERING, AND IF THIS WORK IS IN ADDITION, CONTRACTOR SHALL PROVIDE COMPLETE LABOR & MATERIAL FOR THE CONNECTION BETWEEN THE NEW & EXISTING ROOF INCLUDING BUT NOT LIMITED TO: CRICKETS, VALLEYS, RIDGES, FLASHING, ETC. TO HAVE THE WORK COMPLY WITH FBC CHAPTER 15 (FRC20) 4402.1.
- 16- CONTRACTOR SHALL INCLUDE ANY EARTH WORK(CUT OR FILL) NECESSARY TO HAVE THE PROPOSED FINISH FLOOR ELEVATION, AT LEAST 6" ABOVE FINISH GRADE. NOTIFY ARCHITECT ANY DISCREPANCY BETWEEN THIS PLANS & FIELD CONDITIONS.
- 17- UNLESS OTHERWISE NOTED, ALL WALL & PARTITIONS SHALL RECEIVE 2 COATS OF LATEX PAINT SHERWIN WILLIAMS COMMERCIAL GRADE. FLOOR TO BE CARPET IN BEDROOMS & CERAMIC TILE IN LIVING, DINING, KITCHEN & BATH AREAS.
- 18- ALL WALL COVERING SHALL COMPLY WITH FRC CHAPTER 7 WALLS AND CEILING FINISHES SHALL BE ACCORDING TO TABLE 803.11 FBC-20 WALLS AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION NOT GREATER THAN 200 (FRC 302.9.1) WALLS AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 (FRC 302.9.2)
- 19- PARTITIONS TO RUN FROM FLOOR TO UNDERSIDE OF SLABS, JOISTS OR TRUSSES AND TO CONSIST 3/8" x 25 GAUGE OF METAL STUDS @ 24" O.C. W/ 1/2" OPSIUM WALLBOARD BOTH SIDES U.O.N. IF WOOD STUDS ARE USED SPACE THEM @ 24" O.C. SEE NOTE # 26.
- 20- GLASS MAT WATER-RESISTANT OPSIUM BACKING PANELS, DISCRETE NONASBESTOS FIBER-CEMENT INTERIORS SUBSTRATE SHEETS OR NONASBESTOS FIBER MAT REINFORCED CEMENTITIOUS BACKER UNITS IN COMPLIANCE W/ ASTM C1178, C1288 OR C1325 AND INSTALLED ACCORDING TO MANUFACTURERS RECOMMENDATIONS, SHALL BE USED AS A BASE FOR WALL TILE IN TUB & SHOWER AREAS AND WALL & CEILING PANELS IN SHOWER AREAS.

- 21- GENERAL CONTRACTOR AND/OR BUILDER SHALL COORDINATE THICKNESS OF PARTITIONS TO ACCOMMODATE MECHANICAL, PLUMBING AND ELECTRICAL WORK DIMENSIONS SHOWN ON PLANS ARE NOMINAL.
- 22- LUMBER USED FOR JOISTS, RAFTERS, COLUMNS, BEAMS AND/OR OTHER STRUCTURAL MEMBER SHALL BE OF A STRESS GRADE NOT LESS THAN #2 GRADE OF SOUTHERN PINE, DOUGLAS FIR.
- 23- LUMBER USED FOR STUDS IN EXT. WALLS AND IN INT. BEARING WALLS SHALL BE OF A STRESS GRADE NOT LESS THAN STUD GRADE OF SOUTHERN PINE, DOUGLAS FIR, HEM-FIR.
- 24- LUMBER USED FOR STUDS IN INT. NON-BEARING PARTITIONS SHALL BE OF A STRESS GRADE NOT LESS THAN 0.9 X 10<sup>6</sup> PSI MODULUS OF ELASTICITY.
- 25- GENERAL CONTRACTOR AND/OR BUILDER SHALL PROVIDE CONTINUOUS CAULK & SEALANT AROUND ALL EXTERIOR OPENINGS TO PREVENT WATER PENETRATION AND AIR LEAKAGE IN ACCORDANCE WITH F.B.C.
- 26- ALL DIMENSIONS SHOWN ON PLANS ARE NOMINAL. GENERAL CONTRACTOR AND/OR BUILDER SHALL COORDINATE HIS WORK TO ACCOMMODATE PRE-MADE ITEMS (BATHTUBS, PRE-HUNG DOORS, ETC).
- 27- FOR STANDARD CONSTRUCTION DETAILS NOT SHOWN ON PLANS, GENERAL CONTRACTOR AND/OR BUILDER SHALL CONSULT THE ARCHITECT AND/OR PROCEED IN ACCORDANCE WITH THE APPLICABLE CODES AND GOOD ESTABLISHED STANDARD CONSTRUCTION PRACTICES.
- 28- STAIRS AND/OR STEPS: STAIRS SHALL BE CONSTRUCTED WITH ADEQUATE STRUCTURAL MEMBERS AND FASTENERS TO SUPPORT APPLICABLE LOADS. RISERS SHALL NOT EXCEED 7 3/4" IF RESIDENTIAL AND TREADS SHALL NOT BE LESS THAN 10". (FRC20 R311.7.5) RAILING SHALL BE PROVIDED AT BOTH SIDES AT HEIGHT OF NOT LESS THAN 34" NOR MORE THAN 38" FROM LINE OF NOSING TO TOP OF RAIL. STAIRS SHALL COMPLY WITH NFPA 101 AND SUBMITTED TO BUILDING DEPT. FOR APPROVAL WHEN APPLICABLE. STAIRS AND/OR STEP SHALL BE PROVIDED WITH A NON SLIP SURFACE.
- 29- RAILINGS: RAILINGS AND/OR STAIR RAILING SHALL BE DESIGNED TO RESIST A LOAD OF 50 POUNDS PER LINEAL FOOT APPLIED IN ANY DIRECTION AT THE TOP. HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO A LOAD OF NOT LESS THAN 200#. VERTICAL PICKETS AND/OR FILLER TO RESIST A 4" DIAMETER OBJECT IN ALL OCCUPANCY GROUPS RAILINGS SHALL BE BETWEEN 34" TO 38" HIGH AND SHALL COMPLY WITH FRC20 R4403.1 (R311.8.3) NFPA 101.
- 30- SAFE GUARDS: OPEN OR GLAZED WALL OPENINGS AND ANY WALKING SURFACE WITH A DIFFERENCE OF LEVEL EXCEEDING 30" SHALL BE PROVIDED WITH SAFEGUARDS NOT LESS THAN 36" IN HEIGHT. FRC20 R312 (R4403.1), FBC 1013
- 31- ALL CERAMIC TILE FLOORS SHALL BE "NON-SLIP" TYPE.
- 33- OPERATIVE WINDOWS OR GLAZED PANELS EXTERIOR WALLS SHALL BE PROVIDED WITH SAFEGUARDS WHEN THERE IS A DROP OF MORE THAN 4 FT. ON THE FAR SIDE OF SUCH WINDOWS AND THE SILL IS LESS THAN 3.5 FT. ABOVE THE NEAR SIDE WALKING SURFACE. SAFEGUARDS SHALL COMPLY WITH FRC 20 SECT R312 CODE OPERATIVE WINDOWS ALSO COMPLY WITH FRC 20 R4410.1 (FBC 20 CHAPTER 24) BLOC. CODE.
- 35- GENERAL CONTRACTOR AND/OR BUILDER SHALL APPLY INSULATION MATERIAL AND GLAZING IN ACCORDANCE WITH PLANS AND/OR "ENERGY FORMS" ATTACHED TO THE BUILDING DRAWINGS.
- 36- GENERAL CONTRACTOR AND/OR BUILDER SHALL COMPLY WITH FEMA REGULATIONS REGARDING FLOOD CRITERIA ELEVATION FOR NEW & SUBSTANTIAL RENOVATION OF RESIDENTIAL AND NON-RESIDENTIAL STRUCTURES.
- 37- WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE-TREATED FRC20 R 317.
- 38- EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.
- 39- SEPARATE PERMIT & PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:  
STRUCTURAL GLAZING, RIDGE VENTILATION, PRECAST SYSTEMS, STORM SHUTTERS, DOORS, ROOFING, AWNINGS, FENCES, RAILINGS, WOOD TRUSSES, MULLIONS, WINDOWS, HANDRAILS.
- 40- ALL SHOP DRAWINGS REQUIRED BY CITY BUILDING DEPARTMENT, SHALL BE REVIEWED & APPROVED BY ARCHITECT, BEFORE TO BE SUBMITTED.
- 41- ALL PENETRATIONS ON FIRE RATED WALLS, SHALL BE SEALED WITH A FIRESTOPPING APPROVED UNDER UL LISTING DETAIL.
- 42- MAINTAIN INTEGRITY OF SHELL OR FIRE ENVELOPE, WHEN APPLICABLE, DURING ANY DEMOLITION OR RENOVATION OF EXISTING BUILDING.
- 43- STUDS IN BEARING WALLS, EXT. WALLS AND NON BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2" X 4" @ 16" O.C. OR 2" X 6" @ 24" O.C. PROVIDE A MINIMUM OF 2" X 4" HORIZONTAL WOOD BACKING FASTENED TO NOT LESS THAN 2 STUDS FOR EACH WALL HUNG FIXTURE OR WALL CABINET.
- 44- THE GLAZING @ SLIDING & SWINGING DOORS AND IN SHOWER TO TUB ENCLOSURES, INCLUDING ANY GLAZING WITHIN 60" OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE, SHALL BE SAFETY GLAZING CATEGORY II.
- 45- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT IS SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE (NFPA 101) EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.
- 46- FRC20 SECT R310.1 : IN ANY DWELLING , EVERY SLEEPING ROOM AND EVERY LIVING AREA SHALL HAVE AT LEAST ONE PRIMARY MEANS OF ESCAPE AND ONE SECONDARY MEANS OF ESCAPE. A SECONDARY MEANS OF ESCAPE ARE:  
A) A DOOR, STAIRWAY, PASSAGE, OR HALL PROVIDING A WAY OF UNRESTRICTED TRAVEL TO THE OUTSIDE AT GROUND LEVEL THAT IS INDEPENDENT FROM THE PRIMARY ESCAPE.  
B) AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT USE OF TOOLS OR KEYS, PROVIDING A CLEAR OPENING OF 5.7 SF, 20" WOTH MIN. & 24" MIN HEIGHT, BOTT. OF OPENING @ 44" MAX. GROUND FLOOR OPENINGS SHALL BE PERMITTED TO HAVE 5.0 SF MIN.
- 47- ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER FBC-20 1816. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING(FRC20 R318) DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".
- 48- SHOWER/BATH/TUB COMPARTMENT MUST HAVE FLOOR & WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE COMPARTMENT FLOOR AT THE DRAIN. FRC 20 R307.2
- 49- AT LEAST ONE MEAN OF ESCAPE SHALL BE PROVIDED WHILE THE HOUSE IS PROTECTED WITH TEMPORARY STORM SHUTTERS. FRC 20 R310.4

**SCOPE OF WORK:**  
**EXIST. HOUSE RENOVATION:**  
RECONFIGURE EXISTING KITCHEN  
ADD THREE 60" FRENCH DOORS AT WEST EXTERIOR WALL  
MECHANICAL SYSTEM TO REMAIN  
PLUMBING SYSTEM TO REMAIN (U,O,N.)  
ELECTRICAL SYSTEM OUTSIDE OF WORK AREA TO REMAIN  
REMAINDER OF THE HOUSE TO REMAIN UNDISTURBED

## ALTERATION LEVEL II (FBC (E) CHAPTER 8)



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

VERIFY ALL NEW OPENINGS WITH WINDOW MANUFACTURER

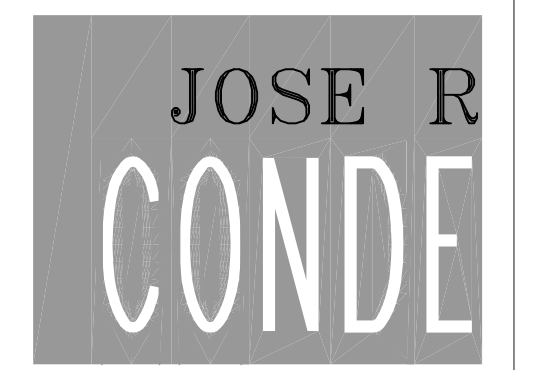
WALLS KEY	
—	8" CMU EXIST. TO REMAIN
- - -	4" EXIST. PARTITION TO REMAIN
---	8" CMU EXIST. TO BE REMOVED
----	FOUNDATION TO REMAIN

**CODE LEGEND**

CODE IN EFFECT: FBC 2020  
CONSTRUCTION TYPE: V B  
USE: RESIDENTIAL  
OCCUPANCY: R3

LEGAL DESCRIPTION:  
LOT: 1 BLOCK: 10  
SUBDIVISION: ALTOS DEL MAR NO. 4  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN  
PLOT BOOK: 10 PAGE: 63  
PUBLIC RECORDS OF MIAMI-DADE

ARCHITECT:



**JOSE R CONDE R.A.**

REG. # AR 001924

8306 MILLS DRIVE # 109  
MIAMI, FLORIDA 33183  
PHONE: (305) 594 0686  
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PROJECT TITLE:

## 9124 KITCHEN RENOVATION

9124 BYRON AVENUE SURFSIDE FL

CLIENT:

ISSUES & REVISIONS:

TO CLIENT:	02-05-2023
FOR PERMIT:	02-08-2023

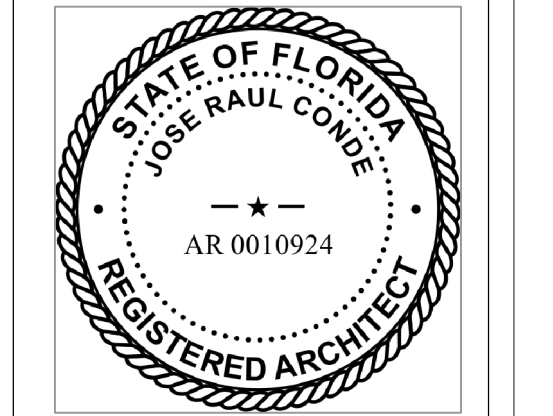
PROJECT COORDINATION:

### SITE PLAN DEMOLITION PLAN

REVISIONS: DATE

SCALE: INDICATED  
UNITS: FEET & INCHES  
DRAWN BY: R.C.  
CAD NAME: 9124 BYRON CASTILLO JOHANY  
PROJECT No.: 2023-010

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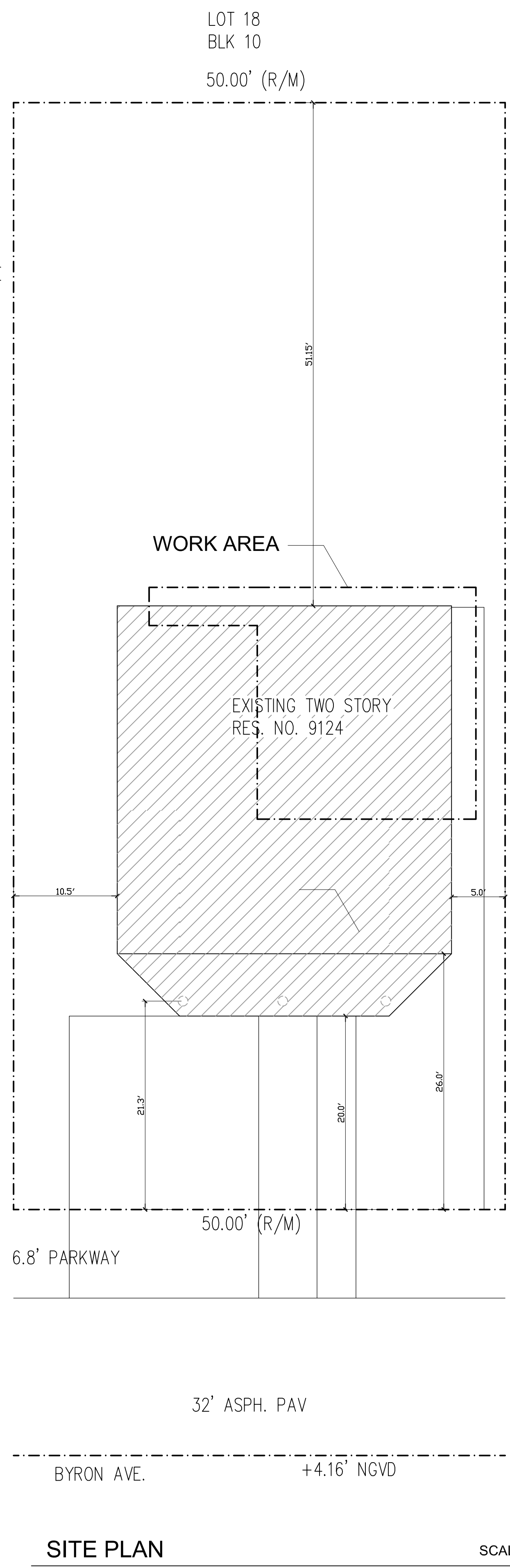


OR A ORIGINAL SIGNATURE & ORIGINAL RAISED SEAL OF THE ARCHITECT.

DRAWING NUMBER:

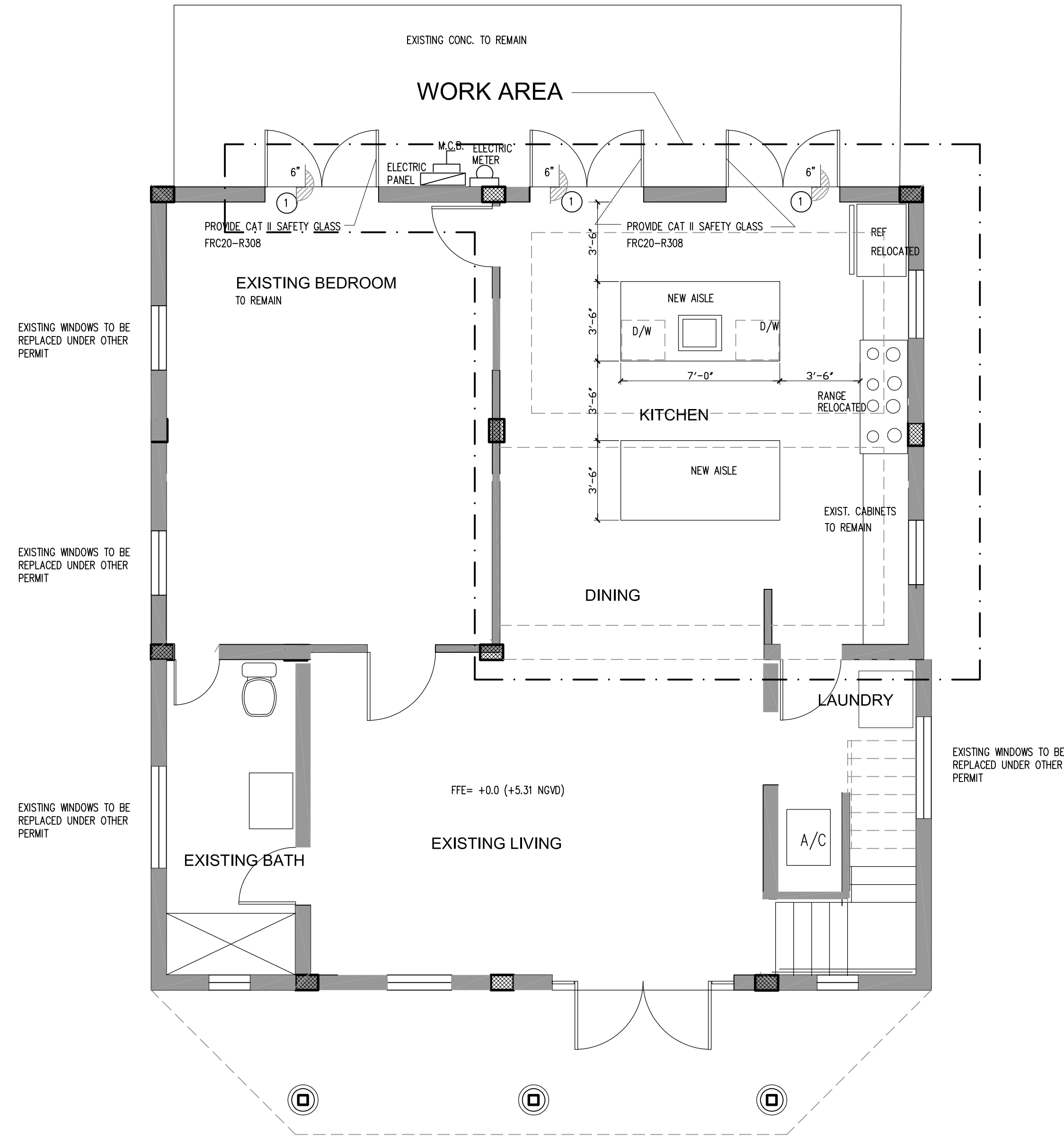
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OF: -



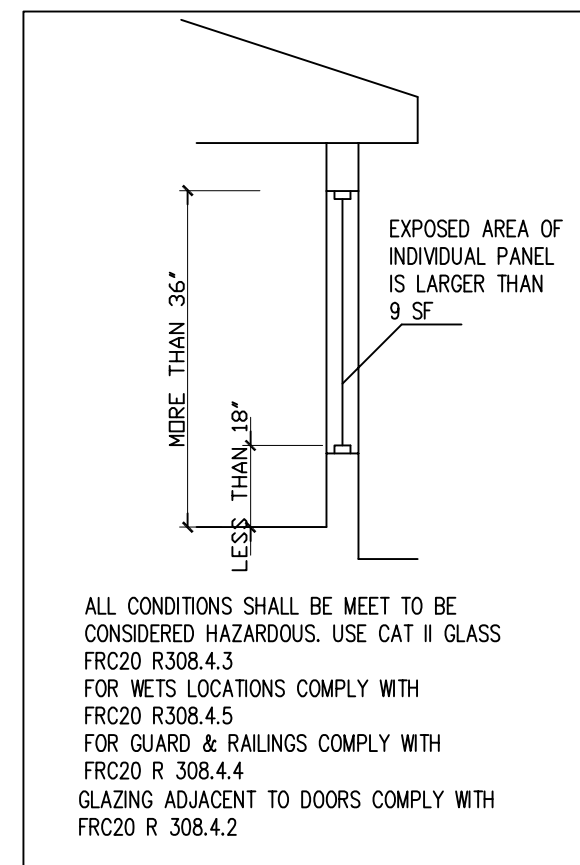
SITE PLAN SCALE: 1/8"=1'-0"





No.	DESCRIPTION	MATERIAL	SPECIFICATION	U FACTOR	SHGC	WIND PRESSURE	REMARKS
1	FRENCH DOOR	ALUM & GLASS	60"x80"	1.10	0.50	+ 48 SPF, -52 PSF	IMPACT RESISTANT

WINDOWS & EXT. DOORS: SINGLE LOW E GLASS  
 WINDOWS & DOORS: SEE NOTES, 12, 25, 30, 33, 44, SHEET A1  
 NOTE: CONTRACTOR TO VERIFY OPENINGS BEFORE FABRICATION OF WINDOWS.



**CABINETS NOTES**

43-STUDS IN BEARING WALLS, EXT. WALLS AND NON BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2" X 4" @ 16" O.C. OR 2" X 6" @ 24" O.C. PROVIDE A MINIMUM OF 2" X 4" HORIZONTAL WOOD BACKING FASTENED TO NOT LESS THAN 2 STUDS FOR EACH WALL HUNG FIXTURE OR WALL CABINET.

50 INSULATION MATERIALS SHALL HAVE A FLAME SPREAD CLASSIFICATION NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 (FRC20 R302.10) SECTIONS R302.10.1 THROUGH R302.10.5

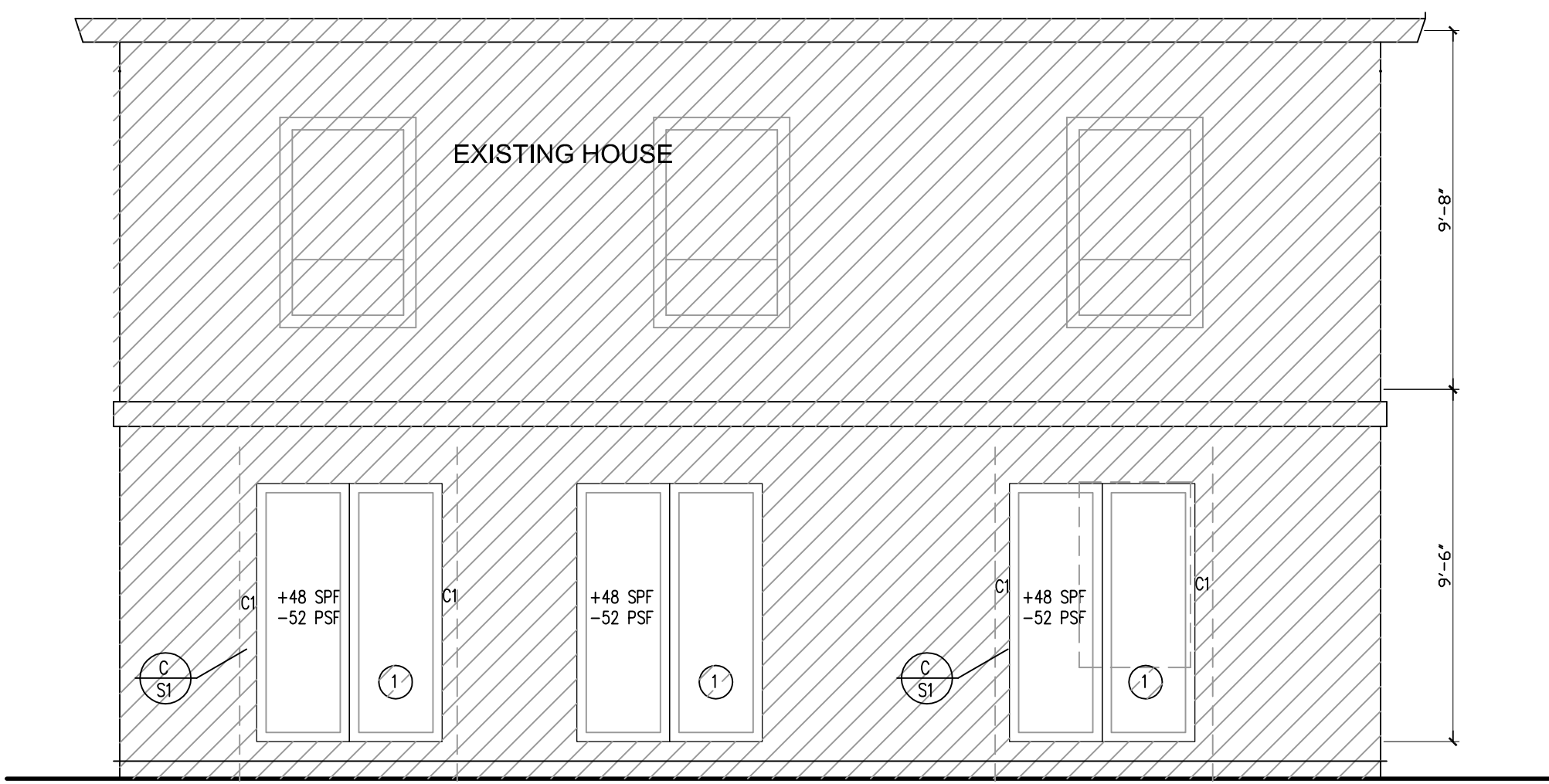
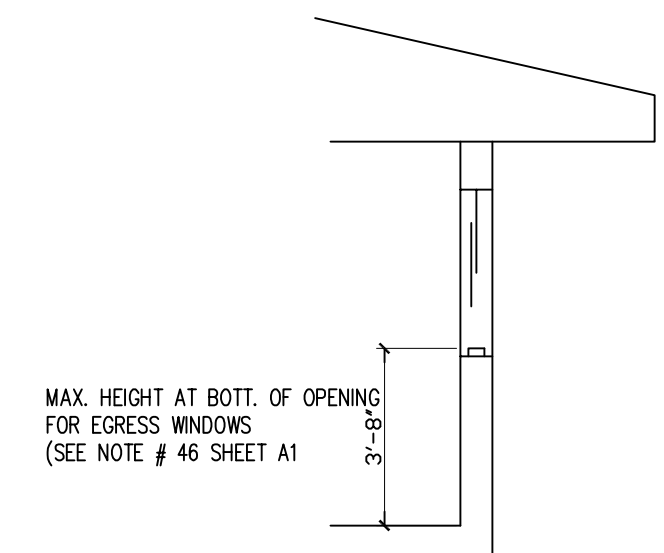
18-ALL WALL COVERING SHALL COMPLY WITH WALL & CEILING FINISHES SHALL BE ACCORDING TO TABLE 803.11 FBC-20 WALLS AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION NOT GREATER THAN 200 (FRC17 R302.9.1) WALLS AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 (FRC17 R302.9.2)

INSULATION MATERIALS SHALL HAVE A FLAME SPREAD CLASSIFICATION NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 (FRC20 R302.10) SECTIONS R302.10.1 THROUGH R302.10.5

EVERY SEPARATE BUILDING OR AN ADDITION TO AN EXISTING BUILDING OF A PERMIT FOR NEW CONSTRUCTION IS ISSUED AND HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, A FIREPLACE, AN ATTACHED GARAGE, OR OTHER FEATURE, FIXTURE, OR ELEMENT THAT EMITS CARBON MONOXIDE, AS BYPRODUCT OF COMBUSTION SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FT. OF EACH ROOM USED FOR SLEEPING PURPOSES. FRC20 R315.1

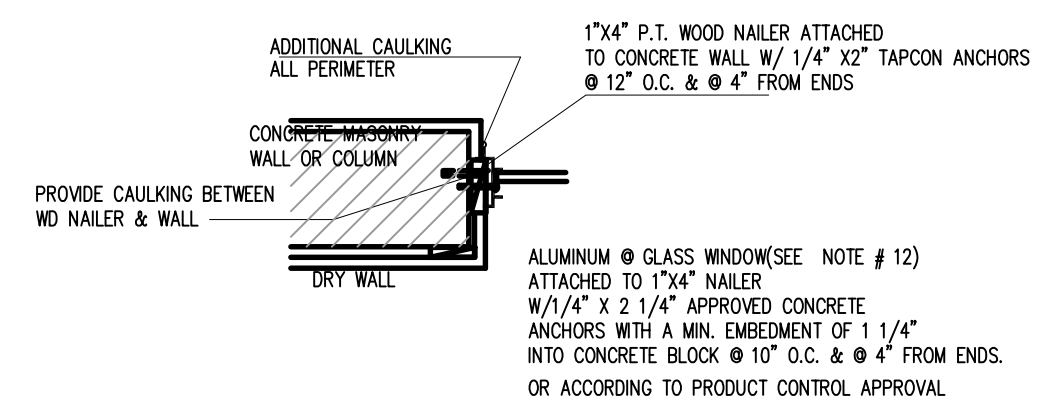
BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. FRC17 R319

COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 1" FROM RECESSED LUMINARIES, FAN MOTORS & OTHER HEAT-PRODUCING DEVICES UNLESS THE DEVICES ARE LISTED FOR LESSER CLEARANCES. FRC 20 R302.14.

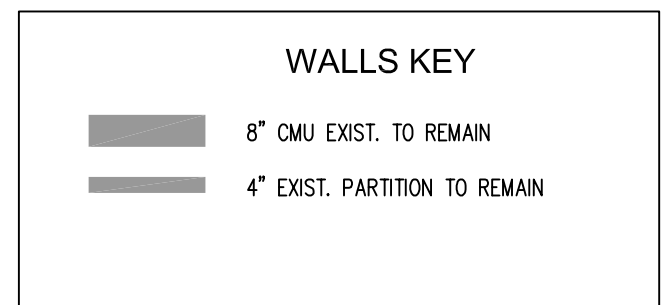


FLOOR PLAN

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



WINDOW BUCK DETAIL N.T.S.



ARCHITECT:



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PROJECT TITLE:

9124 KITCHEN RENOVATION

9124 BYRON AVENUE SURFSIDE FL

CLIENT:

-

-

-

-

ISSUES & REVISIONS:

TO CLIENT: 02-05-2023

FOR PERMIT: 02-08-2023

PROJECT COORDINATION:

DRAWING TITLE:

FLOOR PLAN ELEVATION

REVISIONS: DATE

SCALE: INDICATED

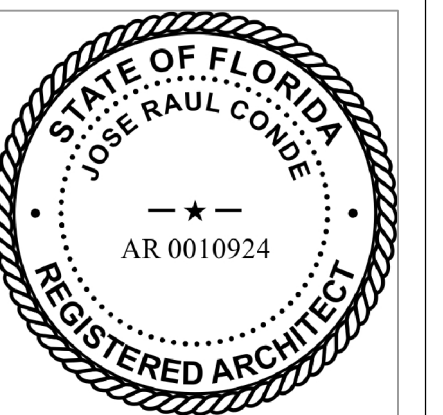
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DRAWN BY: R.C.

CAD NAME: 9124 BYRON CASTILLO JOHANY

PROJECT No.: 2023-010

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ISSUES & REVISIONS:

TO CLIENT: 02-05-2023  
 FOR PERMIT: 02-08-2023

PROJECT COORDINATION:

DRAWING TITLE:

1ST FLOOR  
 REINFORCING PLAN  
 DETAILS

REVISIONS: DATE

SCALE: INDICATED

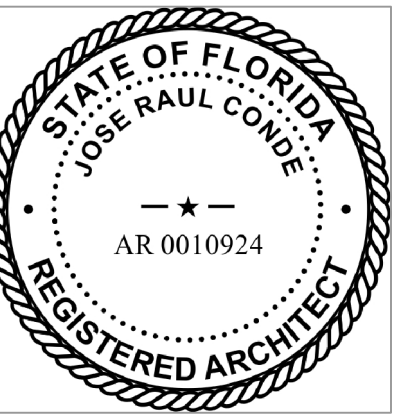
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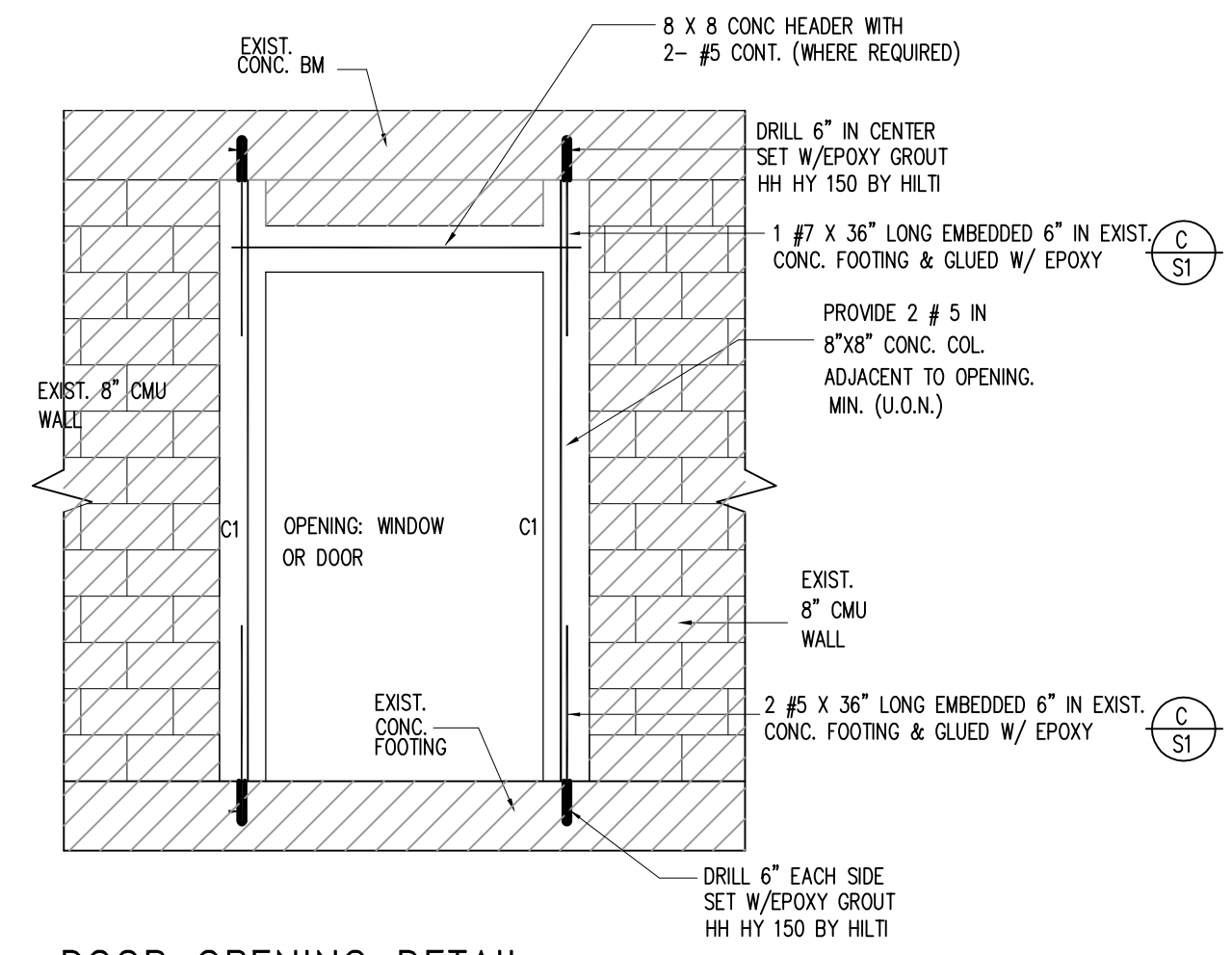


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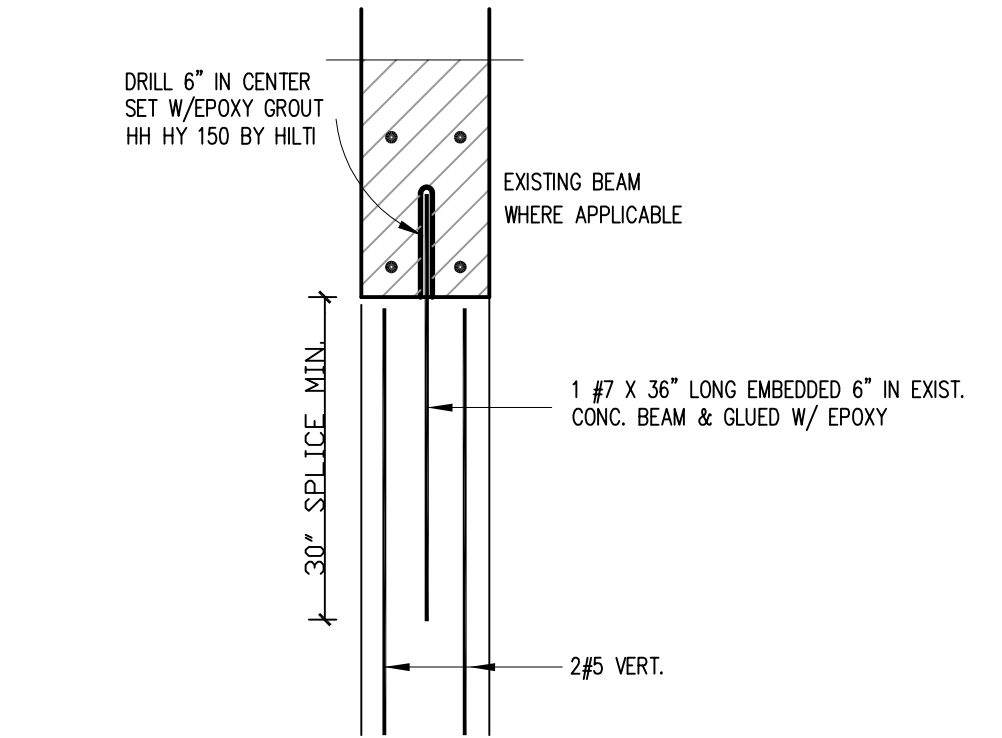
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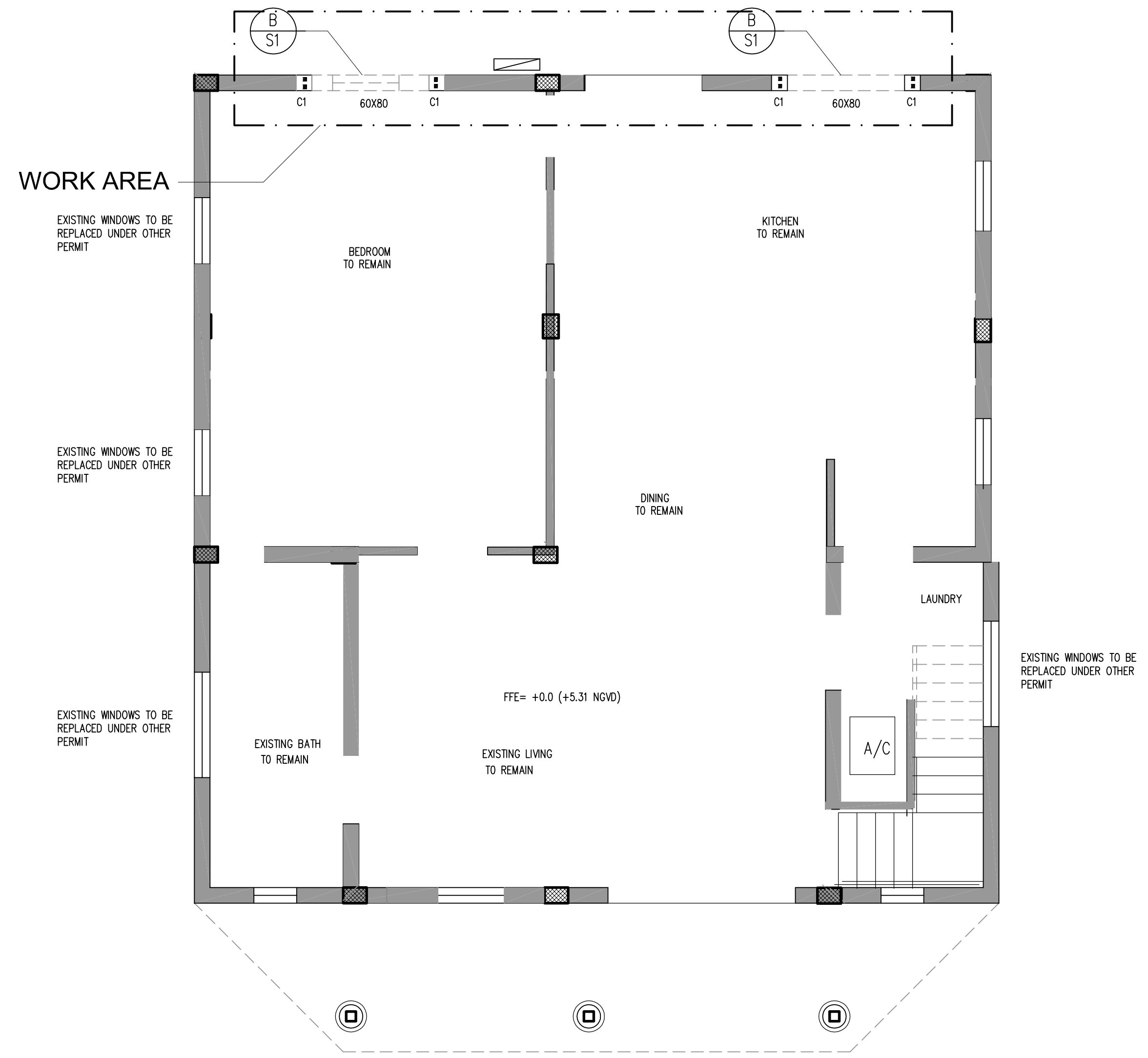
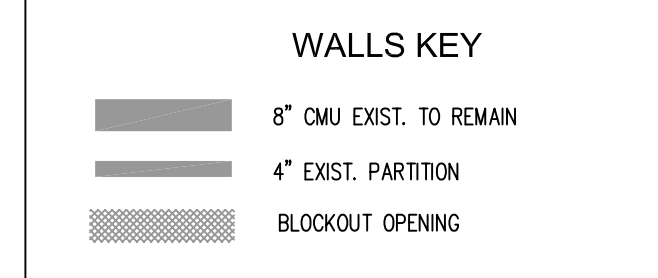
OF: -



DOOR OPENING DETAIL



C1 COL DETAIL



1ST FLOOR WALLS REINFORCING PLAN

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

VERIFY ALL NEW OPENINGS WITH WINDOW MANUFACTURER

STRUCTURAL NOTES RESIDENTIAL CHAPTER 44

FBC RESIDENTIAL 2020 (FRC-20) CHAPTER 46: REFERENCED STANDARDS  
 FRC-20= SECTIONS R302 TO R328 INCLUSIVE, CHAPTER 44, SECTIONS R301.2.5. & R406  
 AND IN FLOOD HAZARD AREAS ESTABLISHED IN TABLE R301.2(1), COMPLY WITH R301.2.4 & R322

DESIGN DATA:

**LOADS:** FRC-20 SECT R4403.1, FBC 1620, osce7-16  
 DEAD LOAD ON ROOF: (FLAT) 20 P.S.F. (SLOPED) 25 P.S.F. FBC 20-2319.17.2.1.5  
 LIVE LOAD ON FLOOR: 30 P.S.F. (1616 FBC & TABLE 4.1 ASCE7-16) FBC 20-2319.17.2.1.3  
 DEAD LOAD ON FLOOR: P.S.F.  
**WIND** (ASCE7-16)  
 PRESSURES ON WALLS & WINDOWS: 48 PSF(4) 52 PSF(4)  
 WIND SPEED(3 SEC GUST) = 175 MPH MIAMI DADE, (FBC20-1620.2) FIG 1609.3(1)-FIG R301.2(4)  
 BUILDING RISK FACTOR= 9 (ASCE7-16)  
 EXPOSURE CATEGORY= D (FBC20 1620.3)  
 Kzt= 1  
 ENCLOSED BUILDING  
 WIND SPEED CONVERSION:  $V_{nd} = V_{nd} \sqrt{0.6}$  (EQ. 16-32)  
 V<sub>nd</sub> = NOMINAL DESIGN WIND SPEED  
 V<sub>nd</sub> = STRENGTH DESIGN WIND SPEED (FIG 1609.3(1), 1609.3(2), 1609.3(3), 1609.3(4))  
 DEFLECTIONS= FBC-20 TABLE 1604.3

**MATERIALS SPECS. & STRESS:**

CONCRETE(f'c): 3000 P.S.I.(AT 28 DAYS) (ACI 318-14) (FRC-20 SECT R4405) ASTM C94-15  
 GROUT(f'g): 2500 P.S.I.(SLUMP 9") (+/- 1")  
 MASONRY: FBC 2121.2 (TIE COL/TIE BEAM SYSTEM) ASTM C90-14  
 REINFORCED MASONRY: TMS 402/ACI 530-13/ASCE 5-13 & TMS 602/ACI 530.1/ASCE 6-13 & FBC 2122.2  
 CONC. BLOCK UNIT: ASTM C-90-14 (TIE COL/TIE BEAM SYSTEM) FRC20 R606.5  
 STEEL BOLTS: ASTM A307-14  
 STEEL BARS: GRADE 60 (ASTM A615-15), DETAILING (ACI 315)  
 LIGHT GAUGE STEEL: ASTM A-653-15, AISI S100-16  
 STRUCTURAL STEEL: ASTM-A36-14  
**LUMBER**  
 (- FRC 20 R4409 & FBC 20 (2314)  
 NDS-15(DESIGN SPEC.), AF&PA-92(STRUCTURAL DESIGN DATA), AF&PA-05(DESIGN VALUES)  
 LUMBER USED FOR JOISTS, RAFTERS, COLUMNS, BEAMS AND/OR OTHER STRUCTURAL MEMBER SHALL BE OF A STRESS GRADE NOT LESS THAN #2 GRADE OF SOUTHERN PINE, DOUGLAS-FIR-LARCH, HEM-FIR OR SPRUCE PINE FIR (FBC20 2317.1.1)  
 LUMBER USED FOR STUDS IN EXT. WALLS AND IN INT. BEARING WALLS SHALL BE OF A STRESS GRADE NOT LESS THAN STUD GRADE OF SOUTHERN PINE.  
 DOUGLAS-FIR-LARCH, HEM-FIR OR SPRUCE PINE FIR, MAXIMUM HEIGHT OF 8'-6" (FBC20 2317.1.2)  
 LUMBER USED FOR STUDS IN INT. NON-BEARING PARTITIONS SHALL HAVE A MODULUS OF ELASTICITY OF NO LESS THAN 0.9 X 10<sup>6</sup> PSI  
 PREFABRICATED WOOD TRUSSES (FBC20- 2319.17.2)

**SOIL BEARING CAPACITY:**

FBC20, TABLE 1806.2  
 AS PER FIELD INSPECTION THE SOIL IS SAND AND ROCK WITH A BEARING CAPACITY OF 2000 P.S.F. NOTIFY ARCHITECT FOR FOUNDATION INSPECTION, LETTER CERTIFYING THAT THE FIELD CONDITIONS ARE SIMILAR TO THOSE UPON THE DESIGN IS BASED, IS REQUIRED, BEFORE PROCEEDING WITH THE WORK.

**MINIMUM CONCRETE COVER ON REINFORCING BARS:**


- UNLESS OTHERWISE NOTED.
1. CONCRETE BEAMS AND COLUMNS ..... 1 1/2"
  2. FORMED SURFACES EXPOSED TO WEATHER ..... 2"
  3. CONCRETE DEPOSIT AGAINST GROUND ..... 3"
  4. INTERIOR STRUCTURAL SLABS ..... 3/4"
  5. EXTERIOR STRUCTURAL SLABS (BALCONIES) ..... 1 1/2"

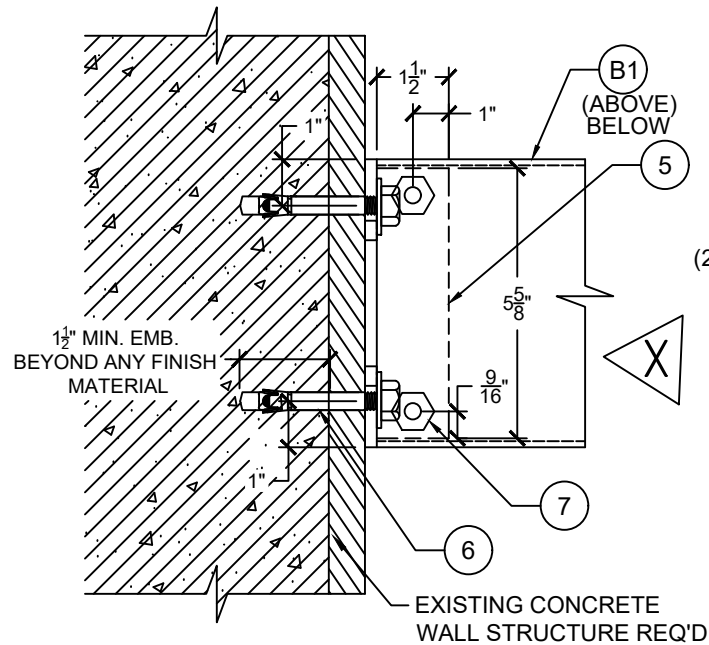
**GENERAL NOTES:**

1. THIS TRELLIS STRUCTURE HAS BEEN DESIGNED AS PER SECTION 1616 OF THE 2020 (7th EDITION) OF THE FLORIDA BUILDING CODE.
2. A.S.D. DESIGN WIND LOADS, BASED ON ASCE 7-16 AND SECTION 1620 OF THE FLORIDA BUILDING CODE, FOR V=175 mph, Kd=0.85 RISK CATEGORY II BUILDING, EXPOSURE D, ARE:  
16.2 psf ON PICKET PANELS & 38.2 psf. ROOF BEAMS.  
  
DESIGN LIVE LOADS: +30.0 psf ON ROOF BEAMS.  
DESIGN DEAD LOADS: +2.0 psf ON ROOF BEAMS.
3. ALL CONCRETE TO DEVELOP  $f'_c=3000$  psi. AT 28 DAYS. ALL CONSTRUCTION WITH REINFORCED CONCRETE TO BE IN ACCORDANCE WITH ACI 318-14 CODE. ALL WELDING TO COMPLY WITH A.W.S D1.1 REGULATIONS.
4. SOIL IS SANDY GRAVEL W/ 2000 PSF MIN. BEARING CAPACITY.
5. CONTRACTOR TO VERIFY THE EXISTENCE OF ANY UTILITIES WHICH MAY INTERFERE WITH THIS CONSTRUCTION AND SHALL NOTIFY THIS ENGINEER SHOULD ANY ALTERATION BE NECESSARY.
6. ELECTRIC SERVICE DROP CONDUCTORS OR ANY OVERHEAD WIRING SHALL NOT EXIST OR BE INSTALLED OVER ANY PART OF THIS STRUCTURE.
7. CONTRACTOR TO VERIFY ALL DIMENSIONS AND WALL CONDITIONS AT SITE BEFORE PROCEEDING WITH THE WORK AND SHALL NOTIFY THIS ENGINEER SHOULD ANY DISCREPANCIES BE FOUND THAT MIGHT ALTER THE STRUCTURAL DESIGN OF THIS STRUCTURE.
8. LOCATION, USE AND CONSTRUCTION OF THIS STRUCTURE SHALL COMPLY WITH ALL APPLICABLE ZONING REGULATIONS.
9. THIS ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY AT SITE WHICH IS THE CONTRACTOR'S RESPONSIBILITY.

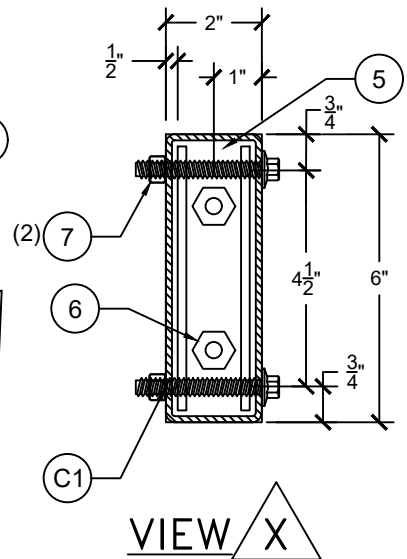
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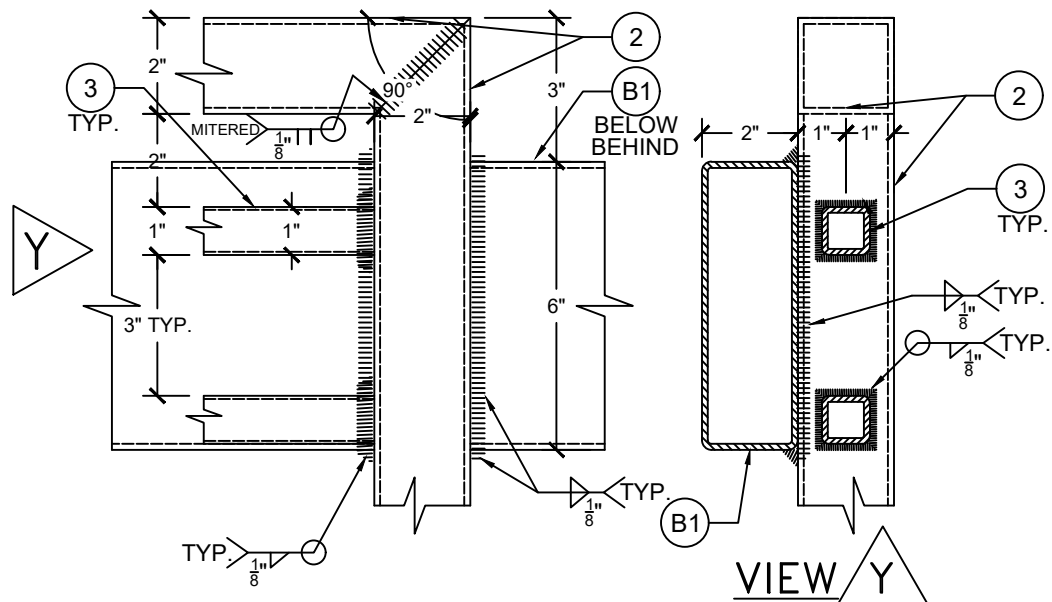
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					<b>21-140</b> DRAWING No.
REV. NO	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE
1	OWNER NAME	03/15/23	3	-	-
2	-	-	4	-	-
					SHEET 1 OF 7



**DETAIL 1**  
SCALE 1/4"=0'-1"

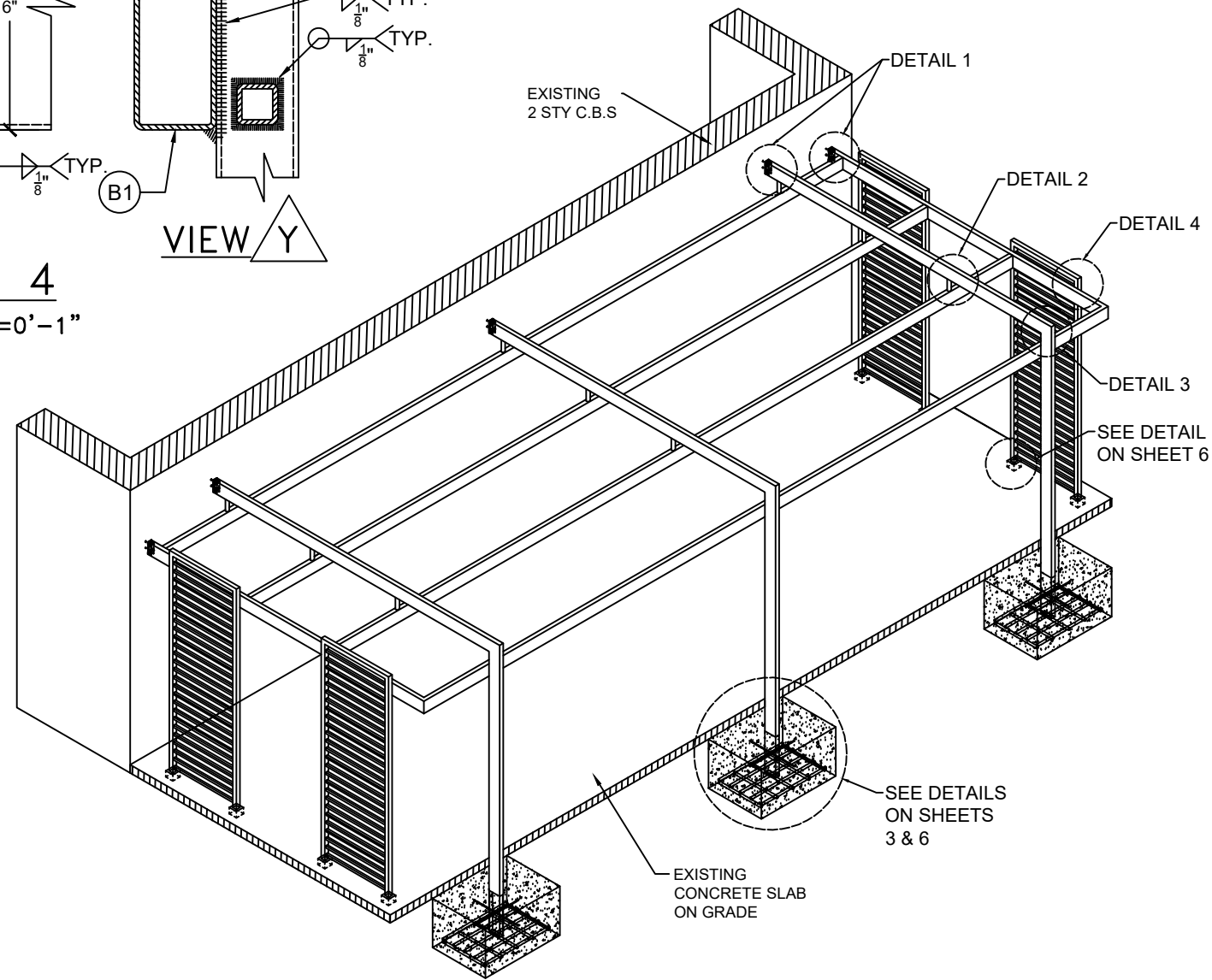


VIEW X

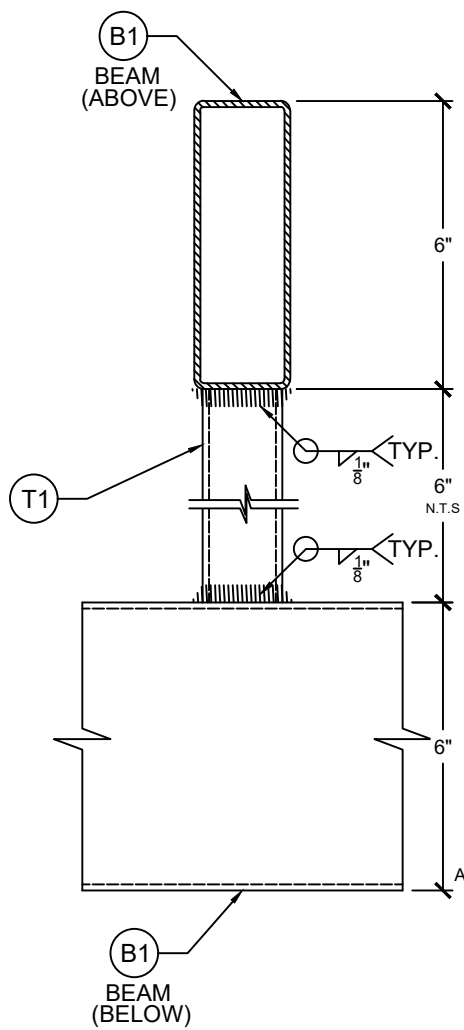


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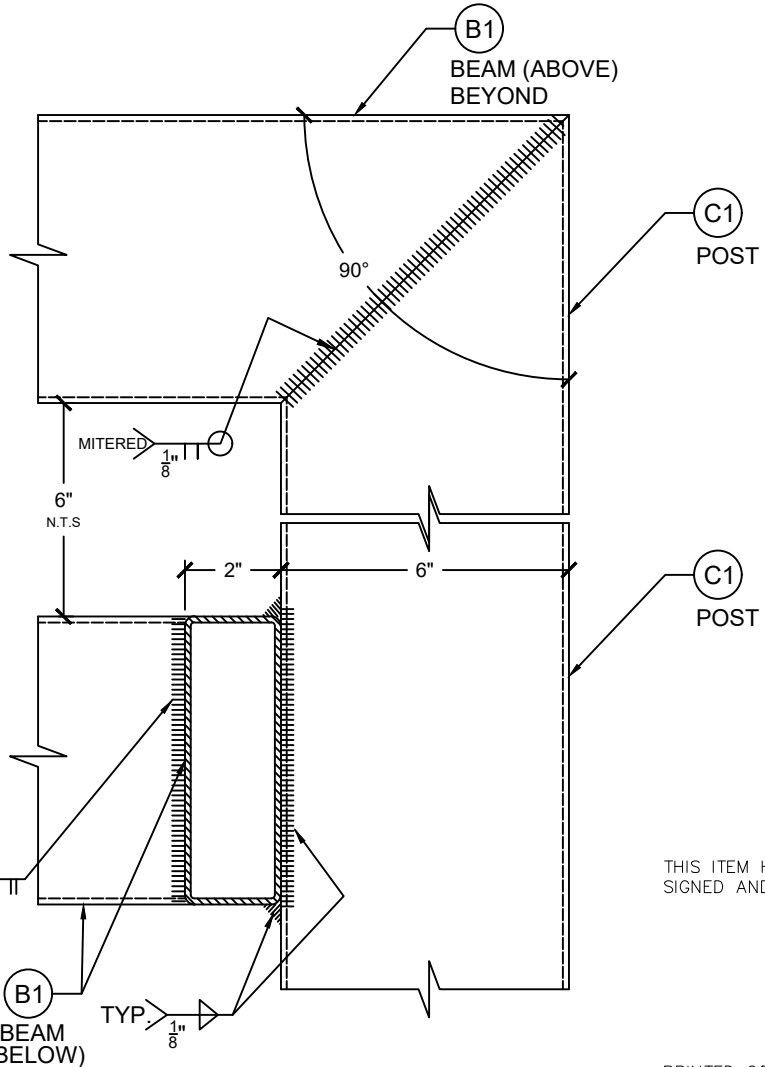
VIEW Y



**TRELLIS ISOMETRIC VIEW**  
SCALE N.T.S



**DETAIL 2 (9 LOCATIONS)**  
SCALE 1/4"=0'-1"

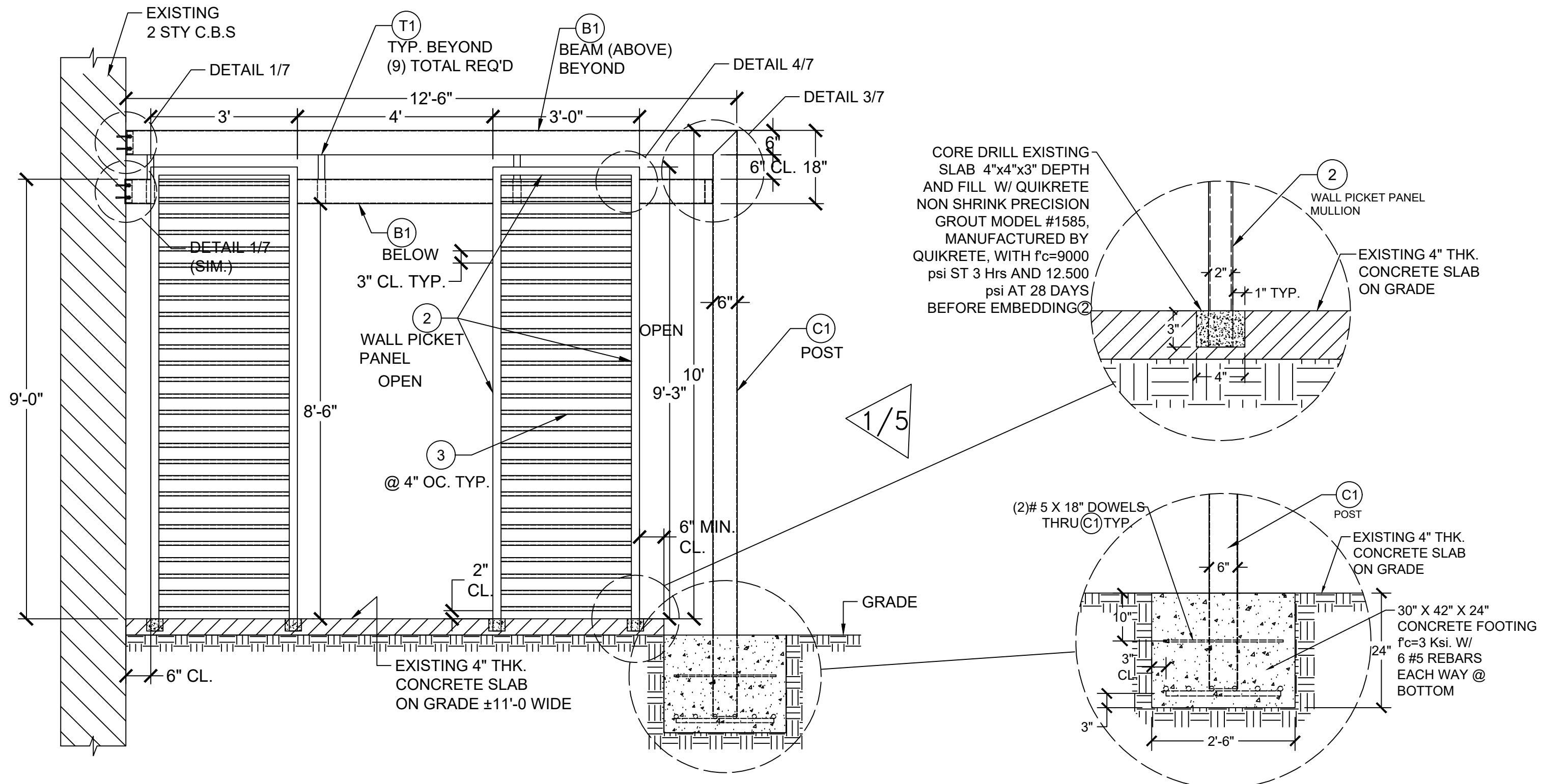



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REV. NO	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE
1	OWNER NAME	03/15/23	3	-	-
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VIEW  2  
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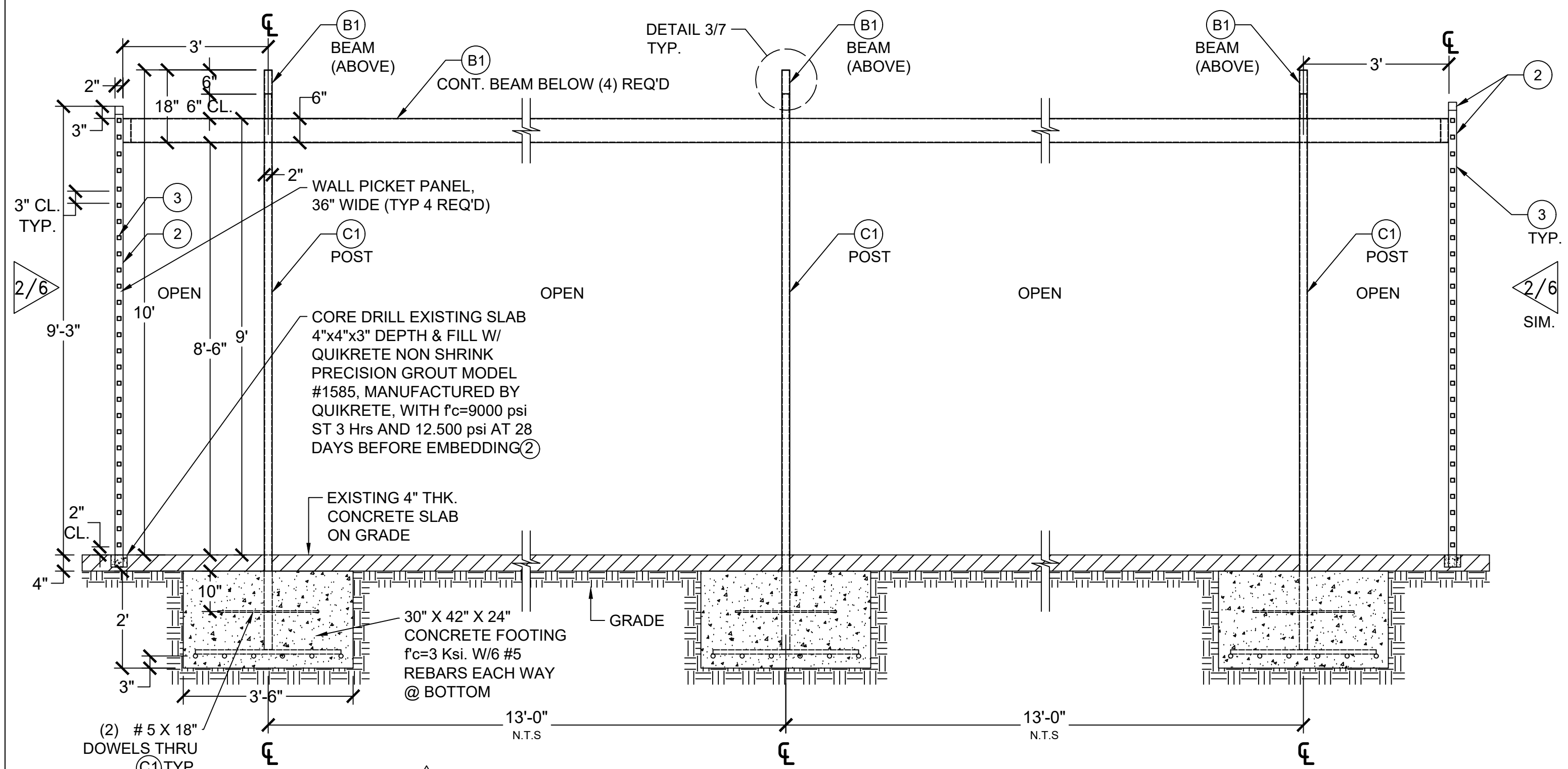
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CA-0006719  
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FLORIDA Lic. # 44167

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Mr. EMMANUEL CASTILLO 9124 BYRON AVE. SURFSIDE, FL. 33154			10/28/2021 DATE:		
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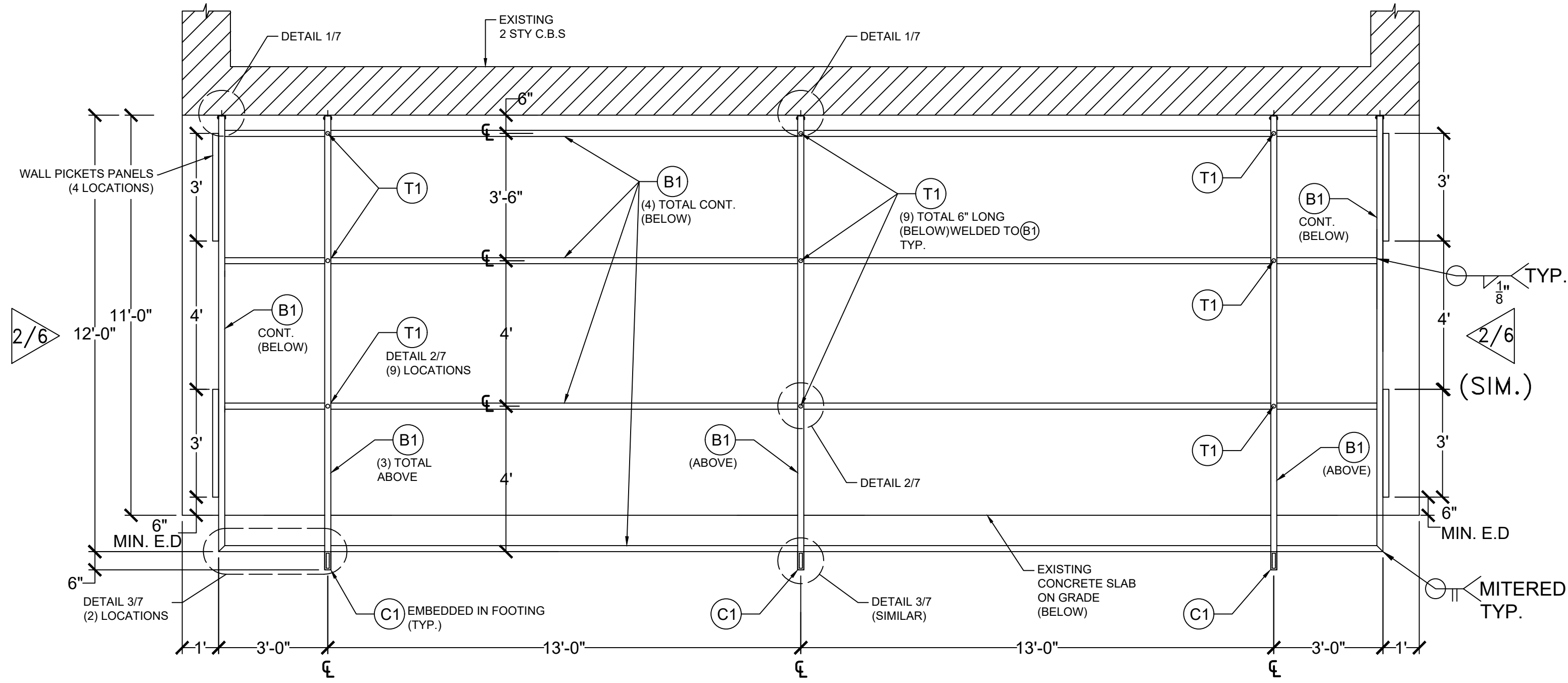


**VIEW 1**  
SCALE 1/2" = 1'-0"

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					SHEET 5 OF 7

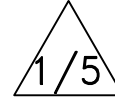


# TRELLIS PLAN VIEW

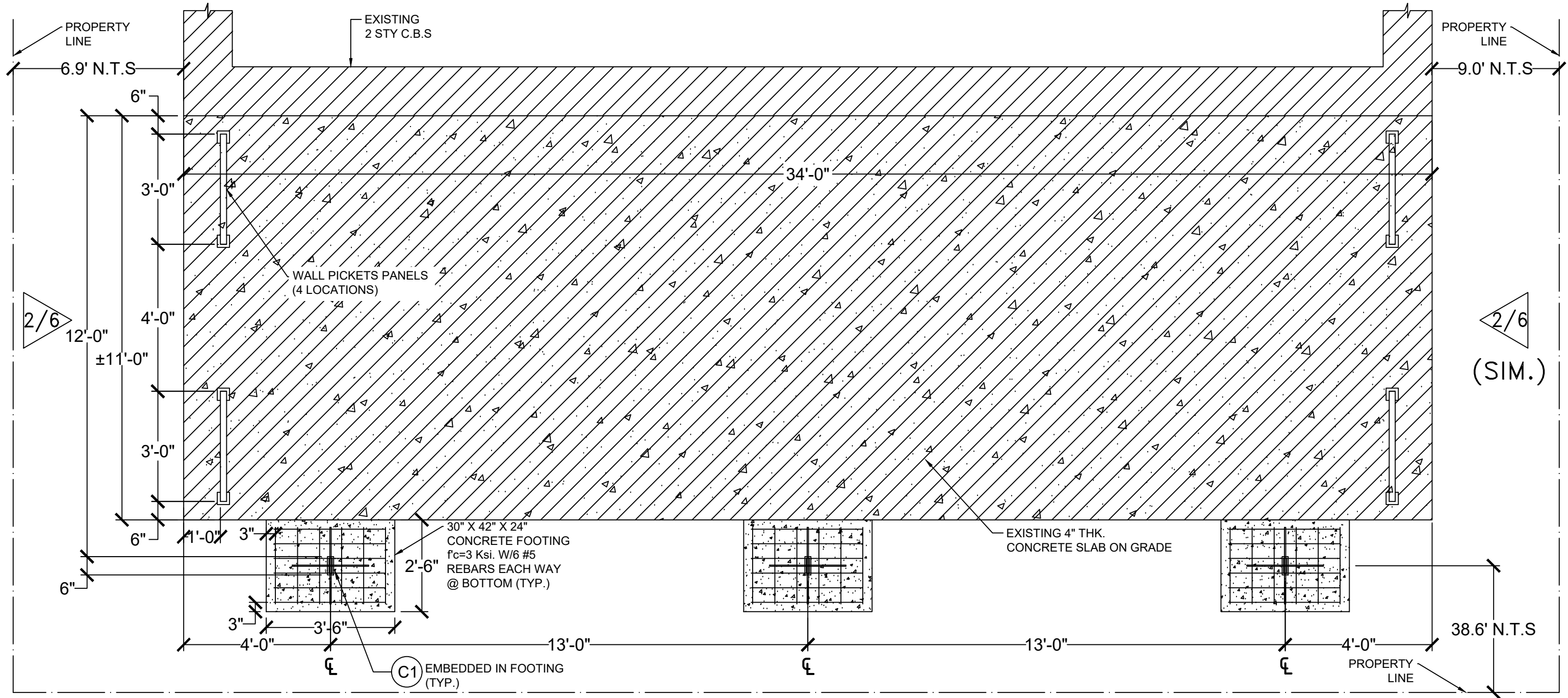
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			21-140		DRAWING No.
REV. NO	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE
1	OWNER NAME	03/15/23	3	-	-
2	-	-	4	-	-
					SHEET 4 OF 7




# FOOTING PLAN VIEW

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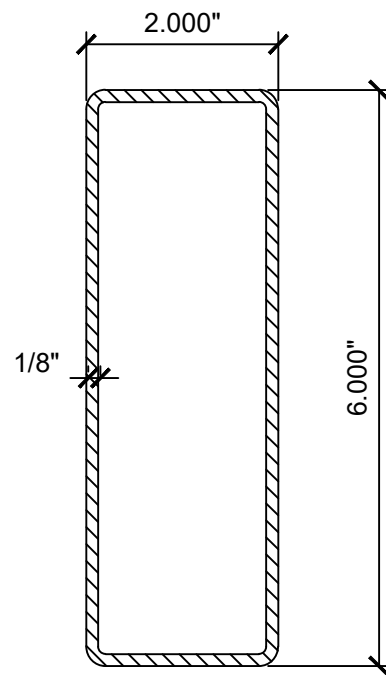
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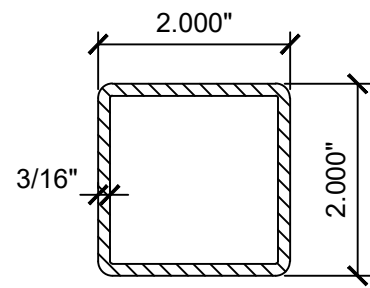
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 <b>TILTECO inc.</b> TILLIT TESTING & ENGINEERING COMPANY 6355 N.W. 36th. St., Ste. 305, VIRGINIA GARDENS, FL. 33166 Phone : (305)871-1530 . Fax : (305)871-1531 CA-0006719		Mr. EMMANUEL CASTILLO 9124 BYRON AVE. SURFSIDE, FL. 33154		10/28/2021 DATE:																			
WALTER A. TILLIT Jr. P.E. FLORIDA Lic. # 44167		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV. NO</th> <th>DESCRIPTION</th> <th>DATE</th> <th>REV. No</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>OWNER NAME</td> <td>03/15/23</td> <td>3</td> <td>-</td> <td>-</td> </tr> <tr> <td>2</td> <td>-</td> <td>-</td> <td>4</td> <td>-</td> <td>-</td> </tr> </tbody> </table>		REV. NO	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE	1	OWNER NAME	03/15/23	3	-	-	2	-	-	4	-	-	21-140 DRAWING No.	
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1	OWNER NAME	03/15/23	3	-	-																		
2	-	-	4	-	-																		
				SHEET 3 OF 7																			

# BILL OF MATERIALS:

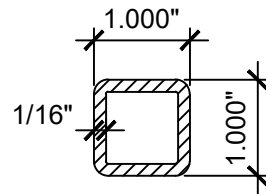
COMPONENT No.	DESCRIPTION	DIMENSIONS	MATERIAL	MANUFACTURER	NOTES
(B1).	BEAM	6.00" X 2.00" X 1/8" THK.	ASTM A-500, GRADE B Fy=46 ksi, RED OR BLACK OXIDE PAINTED PER FEDERAL SPECIFICATIONS	-	STRUCTURAL SUPPORT FOR TRELLIS
(C1).	COLUMN	6.00" X 2.00" X 1/8" THK.	ASTM A-500, GRADE B Fy=46 ksi, RED OR BLACK OXIDE PAINTED PER FEDERAL SPECIFICATIONS	-	STRUCTURAL SUPPORT FOR TRELLIS
(2).	PICKETS PANEL MULLION TUBING	2.00" X 2.00" X 3/16" THK.	ASTM A-500, GRADE B Fy=46 ksi, RED OR BLACK OXIDE PAINTED PER FEDERAL SPECIFICATIONS	-	PICKET WALL FRAME
(3).	PICKETS TUBING	1.00" X 1.00" X 1/16" THK.	ASTM A-500, GRADE B Fy=46 ksi, RED OR BLACK OXIDE PAINTED PER FEDERAL SPECIFICATIONS	-	PICKET, WELDED TO (2)
(T1).	HANGER PIPE FOR (B1)	1-1/4" NOMINAL 1.66 O.D	SCHEDULE 40 ASTM A-53 GRADE B Fy=35Ksi GALV. STL. PIPE	-	WELDED TO (B1) ABOVE & BELOW IT
(5).	WALL CLIP FOR (B1)	(SEE COMPONENT DETAIL)	ASTM A-36 STEEL RED OR BLACK OXIDE PAINTED PER FEDERAL SPECIFICATIONS	-	ANCHORED TO EXISTING WALL W/(2) (5) AND THRU BOLTED TO (B1) W/(7)
(6).	ANCHOR FOR (5)	3/8" Ø DYNABOLT SLEEVE ANCHOR	304 S.S	REDHEAD	W/1 1/2" MIN. EMBEDMENT & 4" MIN. EDGE DISTANCE
(7).	THRU BOLT	3/8" Ø - 16 X 4"	ASTM A-307 GALV. STL.	-	USE (2) EACH (5) THRU (B1) TYPICAL



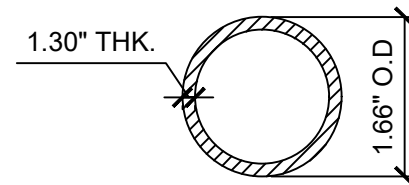
(B1) BEAM  
(C1) COLUMN



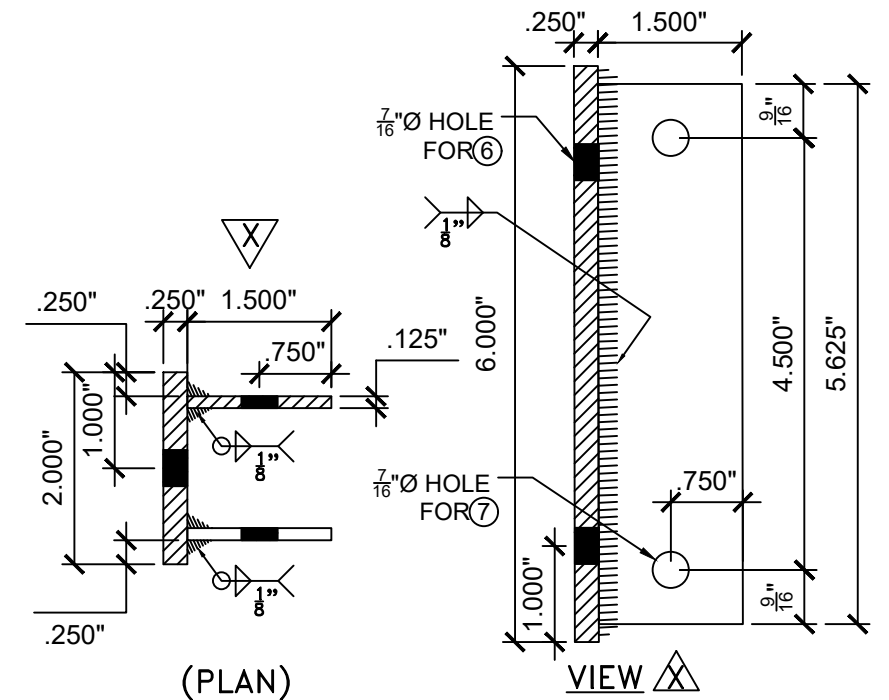
(2) PICKETS PANEL MULLION TUBING



(3) PICKETS TUBING



(T1) HANGER PIPE FOR (B1)



(PLAN)  
(5) WALL CLIP FOR (C1)

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.  
WALTER A. TILLIT JR., P.E.

## COMPONENTS

SCALE: 1/2" = 0'-1"

### FLORIDA BUILDING CODE (HIGH VELOCITY HURRICANE ZONE)

©2021 TILTECO, INC.  TILLIT TESTING & ENGINEERING COMPANY 6355 N.W. 36th. St., Ste. 305, VIRGINIA GARDENS, FL. 33166 Phone : (305)871-1530 . Fax : (305)871-1531 CA-0006719 WALTER A. TILLIT Jr. P.E. FLORIDA Lic. # 44167	<b>STEEL TRELLIS</b>  Mr. EMMANUEL CASTILLO 9124 BYRON AVE. SURFSIDE, FL. 33154	W.H DRAWN BY:  10/28/2021 DATE:  21-140 DRAWING No.																		
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## MEMORANDUM

ITEM NO. 5.C

**To:** Planning & Zoning Board

**From:** Town Planner Judith Frankel

**Date:** May 24, 2023

**Subject:** **9208 Bay Drive - Rooftop Deck with Railing and Stairs, Rooftop Mechanical Equipment and Screen and Side Yard steps with Wall Opening change.**

---

**Suggested Action:** If design approval is granted by the Planning and Zoning Board, staff recommends approval of this application with the following conditions:

- **Per Section 90-67.3a**, All equipment and enclosures shall be set back from the roof perimeter so that it is not visible from eye-level view from grade at a distance of 75 feet from any property line of the subject lot. This shall be demonstrated by line-of-sight drawings submitted as part of a zoning approval or design review package.
- **Per Section 90-67.3c**, the footprint area of the equipment, as defined by the perimeter of the decorative and acoustic screen enclosure, shall not exceed seven and one-half percent of the total area of the roof upon which it is placed.
- **Per Section 90-67.3d**, rooftop equipment and all screening elements shall not exceed six feet above the roof slab for a flat roof. The screening should be no higher than the equipment.
- Rooftop deck guardrails must comply with the 2020 Florida Building Code for safety.
- The proposed fence and gates may not be approved until the Town has determined an agreement for the use of the space in front of the subject property.

**Background:** This is an application for the addition of several accessory elements to a new single-family house that was approved by the Planning and Zoning Board in April 2021. At that time the Zoning in Progress (ZIP) did not allow mechanical equipment on the roof. The property is currently under construction and nearing completion. The applicant is now seeking approval for an alteration in wall opening with steps, rooftop deck, rooftop equipment and access stairway.

This application also includes a front yard fence and gate, however there is a small parcel of Town owned property in the front of the subject property where the fence and gate were proposed to be located. The fence and gate cannot be reviewed or approved at this time. The applicant will make arrangements with Town Administration for review at a later date after the

ownership and use issues are resolved. Other interior changes to the home are proposed and will be reviewed separately by the Building Department.

This is a large property with 15,029 SF. The home has 39% lot coverage and with the proposed steps 37.5% pervious space. The proposed steps add 21.3 square feet of impervious space to the property and are in the 5-foot south side setback.

This application adds a rooftop deck and rooftop mechanical equipment for greater functionality of the home. Rooftop deck safety guardrails must comply with the Florida Building Code height of 42-inches. Plans note a 48-inch railing which is not permitted. The railing is proposed to be a dark bronze aluminum to match the windows and doors of the home. The roof deck is set on the rear portion of the home and is unlikely to be visible from Bay Drive. The code required all portions of a roof deck to be setback a minimum of 10 feet from all roof edges which is complied with on the submitted plans.

The rooftop mechanical equipment may occupy no more than 7.5% of the square footage of the roof. Calculations have not been provided, but the footprint of the enclosed area appears to be approximately 10% of the roof area. This should be reduced. The eastern edge of the mechanical area is greater than 80 feet from the property line. The requirement is that the mechanical area not be visible from eye level at a distance of 75 feet. Screening of the mechanical equipment is required and may be no higher than the equipment being screened with a maximum height of 6 feet above the 30-foot building height.

The stairway to the roof deck occupies a second-floor setback space on the south side of the property. The stairway railing will have a 36-inch-high dark bronze aluminum railing.

The additional door on the south side of the property will not adversely impact the percentage of wall openings. The steps to access that doorway will be in the required south side setback but will not be covered and are "open to the sky". The slight increase in impervious area from the steps still allows for at 37% impervious space for the property.

[9208 Bay Drive Images and Tables.pdf](#)

[9208 Bay Drive Agenda Packet.pdf](#)

[9208 Bay Drive Property Survey](#)



# Town of Surfside, Florida Development Review

## 9208 Bay Drive Images



9208 Bay Drive Aerial view 2022 / Image courtesy of Google Maps- 2022



9208 Bay Drive / Image courtesy of Google Maps 2022



## Town of Surfside, Florida Development Review

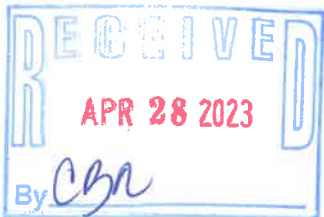
Table 1: 90-50.2 Roof Deck provisions

	<b>Required</b>	<b>Proposed</b>
Stair Location	Interior or Exterior	Exterior
Stair heights	30 ft max.	30 ft
Deck Setbacks	10 feet all sides	10 feet all sides

Table 2: 90-67.3 Rooftop mechanical

	<b>Required</b>	<b>Proposed</b>
Setback	Not visible from 75 FT at eye level	Line-of-sight diagram not provided
Screening	Height of equipment	Not Provided
Footprint	Less than 7.5% of roof area	Not Provided
Height	6 FT max.	Not Provided





Pre-Application Mtg.

**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](mailto:jfrankel@townofsurfsidefl.gov)

<b>PROJECT INFORMATION</b> ALL INFORMATION IS REQUIRED	
PROPERTY ADDRESS:	9208 Bay Drive, Surfside FL 33154
OWNER'S NAME:	9208 Bay Drive, LLC (Reuven & Iris Herssein)
PHONE:	305-775-3430 Email: reuven@hersseinlaw.com
AGENT'S NAME:	Owner
ADDRESS:	701 94th Street, Surfside FL 33154
PHONE:	Email: reuven@hersseinlaw.com
ZONING CATEGORY:	Residential
DESCRIPTION OF PROPOSED WORK :	Front Yard (4' high) Rolling Gate with Pedestrian Entrance; (2) South Side Pantry opening; (the Pervious area of property is 5632 which exceeds min requirement of 5260; See sheet A); (3) Steps to Rooftop Equipment housing, including required safety railing on rooftop deck;
Application Meeting Date:	

<b>INTERNAL USE ONLY</b>			
Date Submitted	04/28/2023	Project Number	23-3677
Report Completed		Date	4/28/23
Fee Paid	\$ 200.00		

<b>ZONING STANDARDS</b>	Required	Provided
Plot Size		
Setbacks (F/R/S)		
Lot Coverage		
Height		
Pervious Area	5260	5632

Reuven Herssein 4-27-23  
SIGNATURE OF OWNER DATE

Reuven Herssein 4-27-23  
SIGNATURE OF AGENT DATE



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

The Planning and Zoning 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.

*Reuven Herssein*

4-27-23

\_\_\_\_\_  
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:**

Reuven & Iris Herssein

4-27-23

\_\_\_\_\_  
Name of Representative

\_\_\_\_\_  
DATE

Reuven & Iris Herssein

4-27-23

\_\_\_\_\_  
Name of Owner

\_\_\_\_\_  
DATE



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

Project Address \_\_\_\_\_

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

**SUBMITTAL REQUIREMENTS FOR REVIEW:**

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

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



- 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 – Two (2) reduced sized sets (11" x 17" sheets) of the complete design development drawings. Plans must be digitally signed and sealed.*

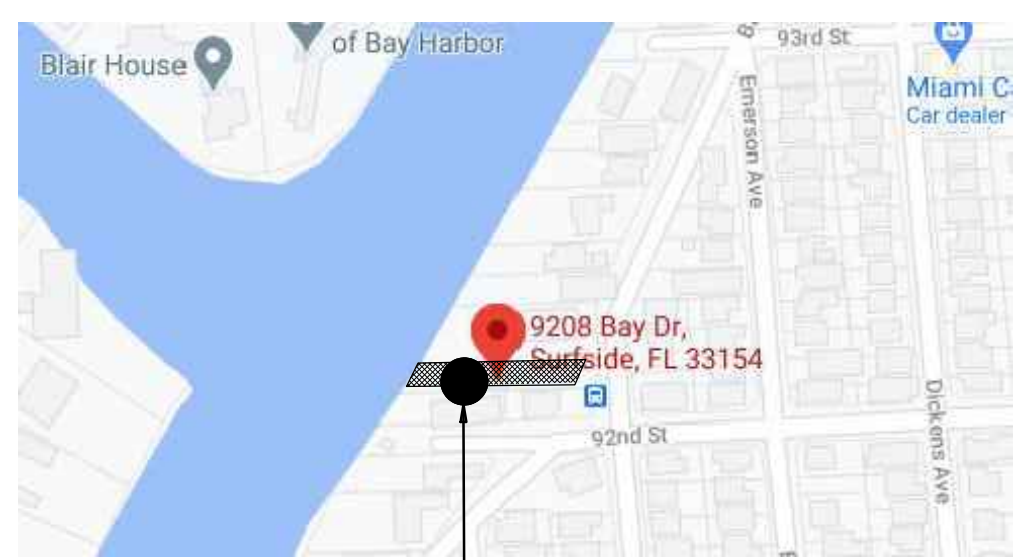
For ask questions or to schedule a pre-application meeting please contact:

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

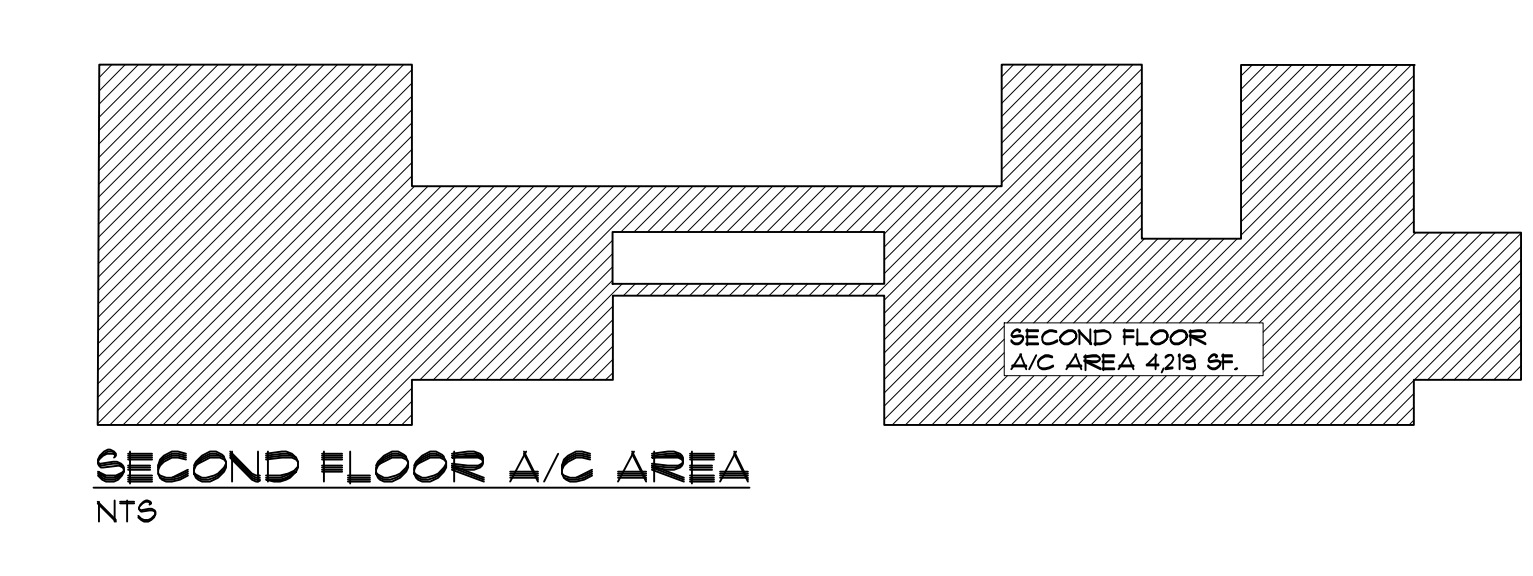
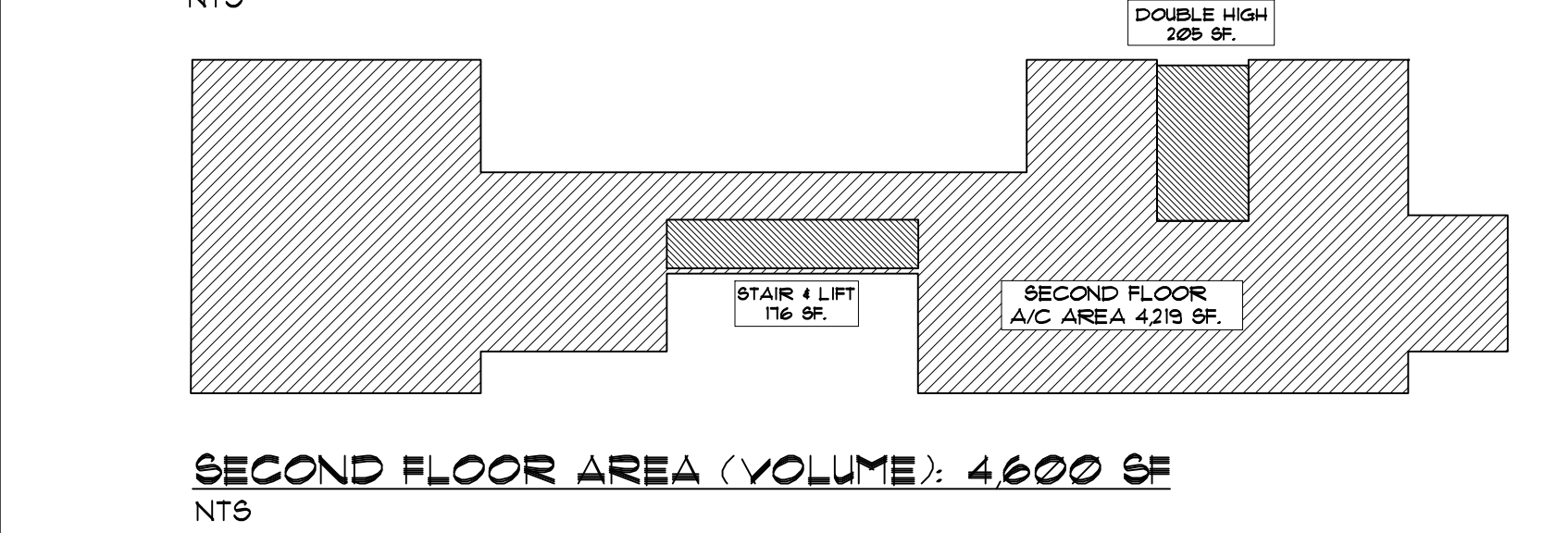
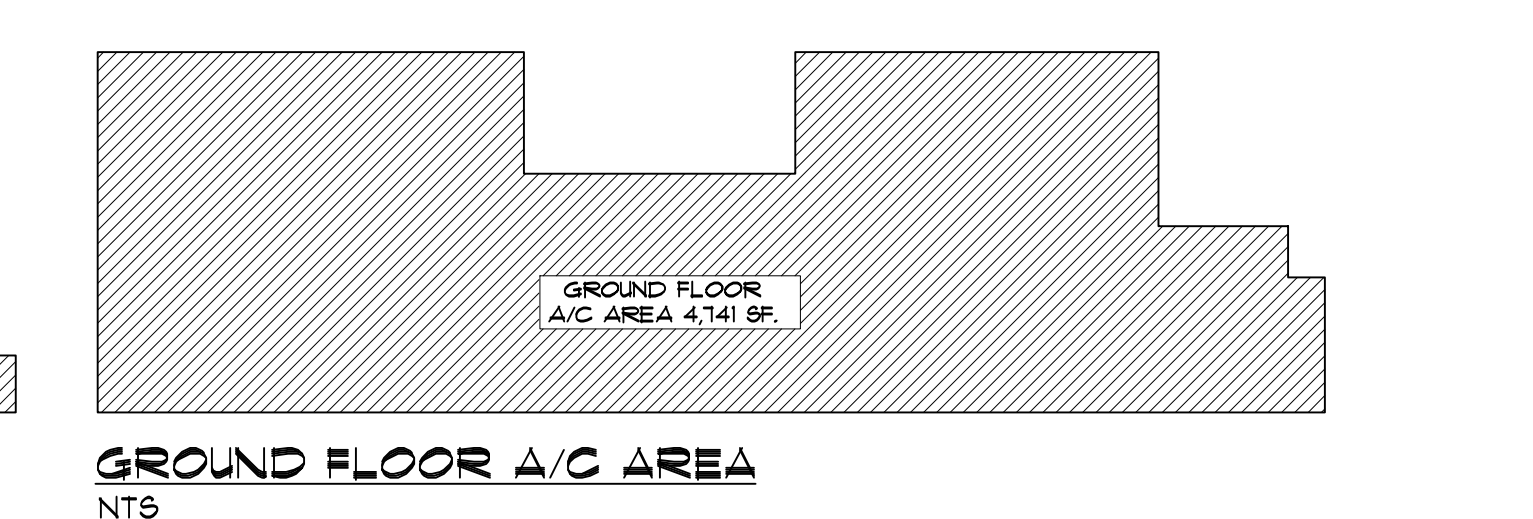
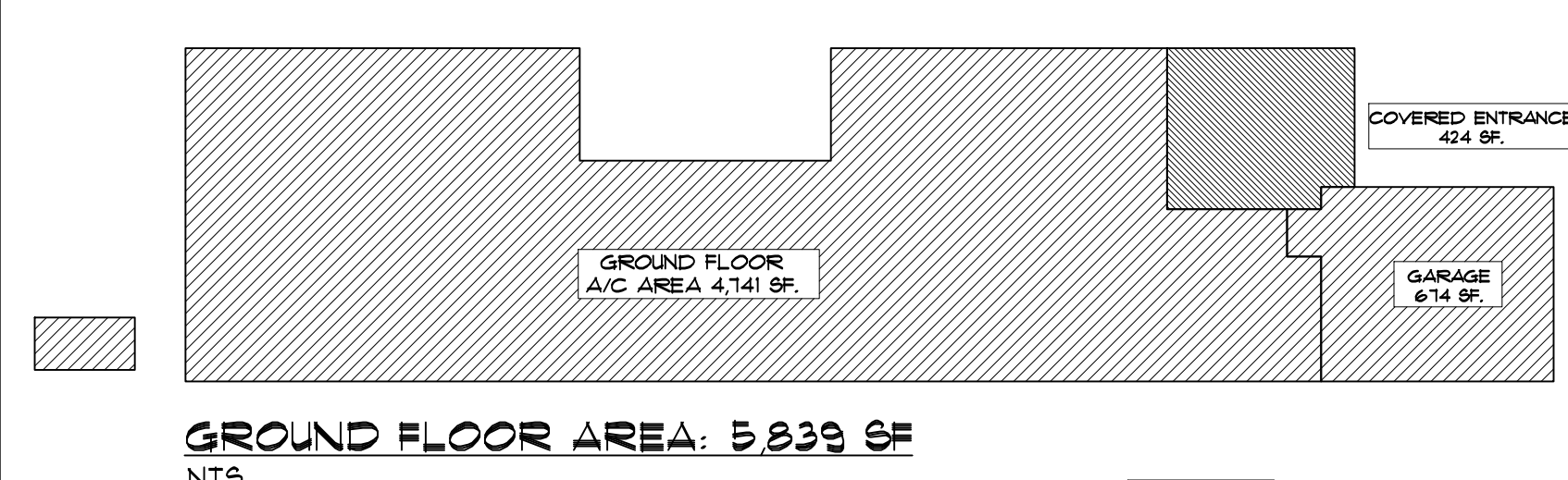
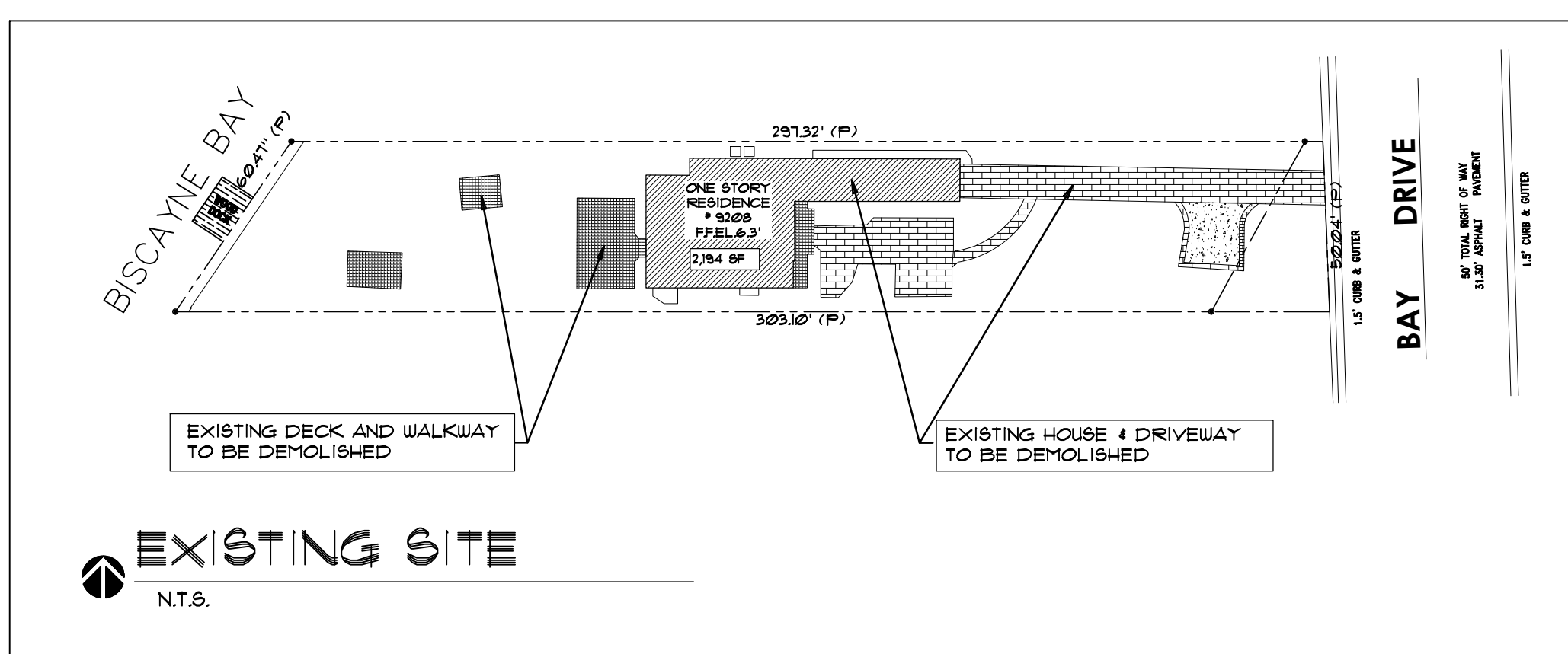
# PROPOSED RESIDENCE FOR: MR. & MRS. HERSSEIN

PROPERTY ADDRESS:  
9208 BAY DR SURFSIDE, FLORIDA 33154

- WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
  - THESE GENERAL NOTES (UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS)
  - THE FLORIDA BUILDING CODE RESIDENTIAL 2020 1<sup>ST</sup> EDITION
  - ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS
  - NATIONAL ELECTRICAL CODE, NFPA 70 NATIONAL BOARD OF FIRE UNDERWRITERS
- ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE SUB CONTRACTOR NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE
- THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN
- ALL CONDITIONS AND ALL APPLICABLE REQUIREMENTS OF THE CONTRACT BETWEEN THE CONTRACTOR AND OWNER SHALL GOVERN ALL SECTIONS OF THE SPECIFICATIONS
- ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERRABLE FROM THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DRAWINGS AND SPECIFICATIONS ARE DIRECTED TO THE ATTENTION OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BY MENTION NOTE OR DETAIL IDENTIFICATION OR IMPLICATIONS HOWEVER BRIEF MEANS THE CONTRACTOR SHALL PROVIDE AND INSTALL. ALL WORK PERFORMED TO BE PART OF A COMPLETE PACKAGE WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS
- ALL PERMITS, INSPECTIONS, APPROVALS, ETC. SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR IN ALL FIELDS OF HIS WORK AND HE SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTION AND APPROVAL OF HIS WORK. PERMITS BUILDING PERMITS SHALL BE OBTAINED BY THE CONTRACTOR
- ALL WORK COMPLETED OR OTHERWISE SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AND PROVIDE ALL FENCES, BARRICADES, ETC. AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY AND AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THIS WORK. HE SHALL REPAIR AT HIS OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION
- DISCREPANCIES: THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PROJECT THOROUGHLY INSPECT THE SITE, THE DRAWINGS AND SPECIFICATIONS SO AS TO THOROUGHLY UNDERSTAND THE WORK AND ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT DISCREPANCIES OR OMISSIONS ARE REPORTED AND CLARIFICATION OBTAINED FROM THE ARCHITECT PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE INCORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE COST OF THE SAME BEING BORNE BY THE CONTRACTOR. HE SHALL VERIFY ALL DIMENSIONS FOR COORDINATION
- BEFORE COMMENCING WITH THE WORK THE CONTRACTOR SHALL FILE WITH OWNER CURRENT INSURANCE CERTIFICATES IN THE AMOUNTS REQUESTED BY THE OWNER FOR WORKMAN COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. IT IS THE INTENTION OF THE PARTIES THAT THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND ARCHITECT FOR ANY AND ALL COSTS, CLAIMS, SUITS, AND DAMAGES FOR PROPERTY DAMAGE AND PERSONAL INJURY INCLUDING DEFENDING AGAINST OUT OF THE WORK OF THE CONTRACTOR
- OMISSION: IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED
- ALTERING STRUCTURAL MEMBERS: NO STRUCTURAL MEMBER SHALL BE OMITTED, NOTCHED, CUT, BLOCKED OUT, OR RELEGATED WITH OUT PRIOR APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER
- ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOB IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS
- ALL COLORS SHALL BE AS SELECTED BY THE ARCHITECT
- THE CONTRACTOR SHALL LEAVE ALL CHASES, HOLES, OR OPENING TRUE AND OF PROPER SIZE IN HIS OWN WORK OR CUT SAME IN EXISTING WORK AS MAY BE NECESSARY FOR PROPER INSTALLATION OF HIS OWN OR OTHER CONTRACTORS WORK CONSULTING WITH OTHER CONTRACTORS CONCERNING PROPER LOCATION AND SIZE OF SAME. IN CASE OF HIS FAILURE TO LEAVE OR CUT SAME IN THE PROPER PLACE, HE SHALL CUT THEM AFTERWARDS AT HIS OWN EXPENSE. NO EXCESSIVE CUTTING WILL BE PERMITTED NOR SHALL ANY STRUCTURAL MEMBER BE CUT WITHOUT THE CONSENT OF THE ARCHITECT. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL WORK OF HIS TRADES AND THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER
- ALL CONTRACTORS WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT AND REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADE. ALL ADJACENT SURFACES TO THEIR WORK SHALL BE LEFT AS THEY APPEAR PRIOR TO THE COMMENCEMENT OF THE CONTRACTORS WORK TO BE DONE. CONTRACTOR SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF THIS INSTALLATION. ALL GLASS AND HARDWARE SHALL BE THOROUGHLY CLEANED IN A MANNER ACCEPTABLE TO THE OWNER
- THE CONTRACTOR SHALL GUARANTEE IN WRITING IN FORM AS ACCEPTABLE TO THE OWNER ALL LABOR AND MATERIALS INSTALLED BY HIM FOR A PERIOD NO LESS THAN (1) ONE YEAR AFTER DATE OF ACCEPTANCE OF WORK BY THE OWNER EXCEPT AS MODIFIED HEREIN OR ON OTHER DRAWINGS. SHOULD DEFECTS OCCUR, ALL WORK BY THE OWNER EXCEPT AS MODIFIED HEREIN OR ON OTHER DRAWINGS. SHOULD DEFECTS OCCUR, ALL
- ALL WORK AND/OR MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OF SPECIFICATIONS
- SHOP DRAWINGS AND SAMPLES FOR ITEMS DESIGNATED BY THE ARCHITECT SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL
- NO CLAIMS FOR EXTRAS OR CHANGE ORDERS WILL BE GIVEN CONSIDERATION UNLESS THEY ARE IN WRITING AND SIGNED BY THE ARCHITECT, THE CONTRACTOR AND THE OWNER
- THE GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION OF BUILDINGS OF THE AMERICAN INSTITUTE OF ARCHITECTS, DOCUMENT A-201, LATEST ADDITIONS, ARE HEREBY MADE PART OF CONTRACT DOCUMENTS. THESE GENERAL NOTES, SPECIFICATIONS AND CONTRACT BETWEEN THE OWNER AND CONTRACTOR SHALL TAKE PRECEDENCE OVER THE "GENERAL CONDITIONS" IN THE EVENT OF A CONFLICT
- AIR CONDITIONING & VENTILATION PERMIT BY MECHANICAL CONTRACTOR
- LANDSCAPING NOTES
  - ALL PLANTS TO BE GUARANTEED FOR 60 DAYS TO COMMENCE AT CERTIFICATED OF OCCUPANCY. ALL LANDSCAPE AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A GOOD HEALTHY CONDITION AND SPRINKLER SYSTEMS OF SUFFICIENT SIZE AN SPACING SHALL BE INSTALLED TO SERVE ALL CERTIFIED LANDSCAPE AREAS OR WATER OUTLET WITHIN 50 FEET OF LANDSCAPE AREA. INSTALLATION ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES. PLANT MATERIALS USED IN CONFORMANCE TO STANDARDS FOR FLORIDA NO. 1 OR BETTER IN GRASSES & STANDARDS FOR NURSERY PLANTS PART 1, 1983 AND PART 1, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA.
  - CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE APPROVAL OF TRUSSES AND FINE CAST JOISTS SHOP DRAWINGS.

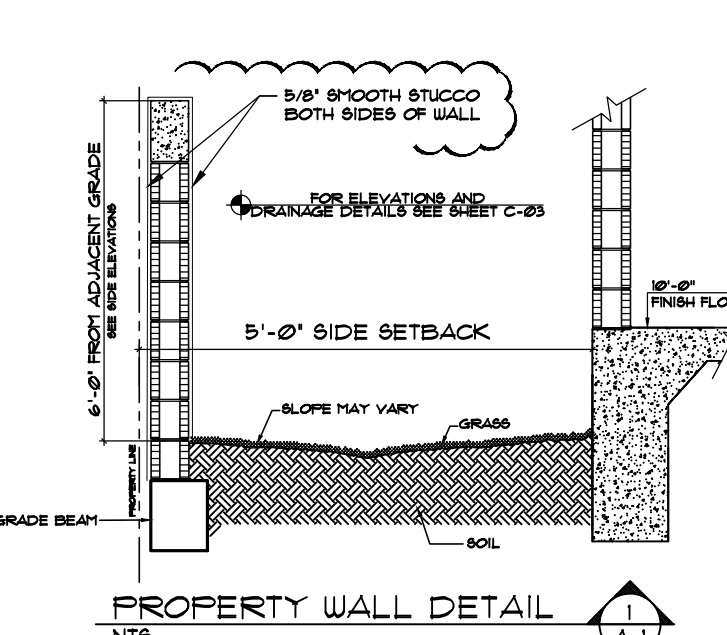


LOCATION OF PROJECT



AREAS-GROUND FLOOR		AREAS-SECOND FLOOR	
GROUND FLOOR A/C	4,741 SF	BUILDING (SECOND FLOOR A/C)	4,219 SF
GARAGE	674 SF	STAIR / LIFT	176 SF
COVERED ENTRANCE	424 SF	OPEN DOUBLE HEIGHT	205 SF
TOTAL	5,839 SF	TOTAL AREA	4,600 SF

A/C AREAS	
GROUND FLOOR A/C AREA	4,741 SF
SECOND FLOOR A/C AREA	4,219 SF
TOTAL A/C AREAS	8,960 SF

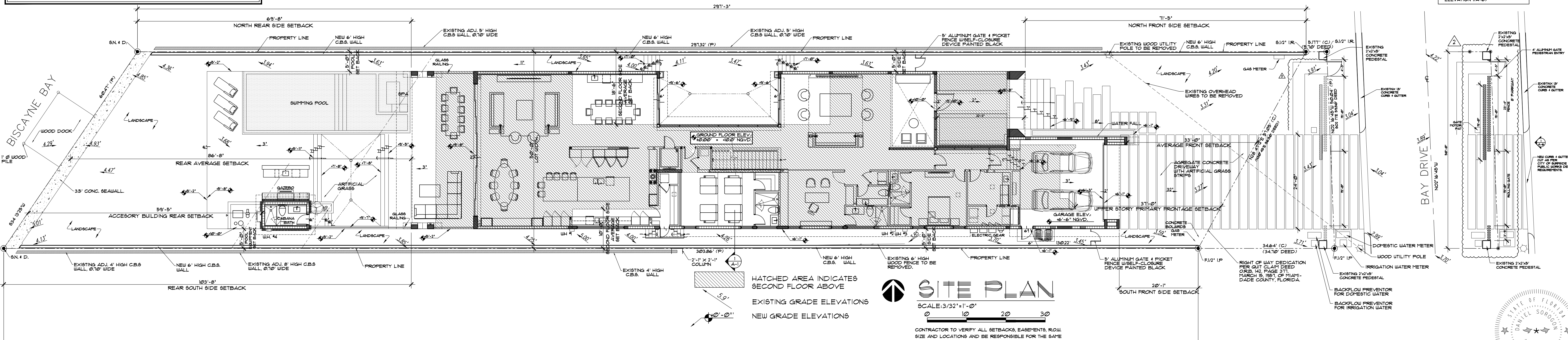


- SEPARATE PERMITS, CALCULATIONS & SHOP DRAWINGS ARE REQUIRED FOR:
- ALL EXTERIOR WORK
  - PRECAST STRUCTURAL ELEMENTS WITH THE CERTIFICATION OF THE MANUFACTURER AS PRECAST PRODUCER
  - SWIMMING POOL AND SPA
  - EXTERIOR WINDOWS AND DOORS
  - ALUMINUM GRILLERS
  - STAIR HAND RAIL AND GUARD RAILS
  - ALL STAIRCASES

ZONING DATA		
ZONING: H30 A (SEE MAP)	REQUIRED/ALLOWED	PROVIDED
LOT AREA: 15,079 SF.	EQUAL OR LESS THAN 50 FT.	50 FT.
LOT WIDTH	65% TO 80%	50 FT.
LOT AREA	8,000 SF. MIN	15,079 SF.
UPPER STORY AREA BETWEEN	65% TO 80%	80%
FIRST FLOOR MAX. LOT COVERAGE	15,079 SF X 40% = 6,031 SQ.FT.	5,839 SQ.FT. = 38.85%
SECOND FLOOR MAX. LOT COVERAGE 80% OR 32% OF LOT 15,079 SF X 32% = 4,825 SF.	5,839 SF X 80% = 4,671 SQ.FT.	4,600 SQ.FT. = 30.78%
FIRST FLOOR PRIMARY FRONTAGE SETBACK	20 FT.	20'-0" FT.
UPPER STORY PRIMARY FRONTAGE SETBACK	20 FT.	33'-0" FT.
REAR SETBACK	20 FT.	62'-8" FT.
LOTS WITH A DEPTH GREATER THAN 125 FEET WILL BE REQUIRED TO PROVIDE FRONT AND REAR YARD THAT COMBINE TO EQUAL AT LEAST 36% OF THE LOT'S DEPTH	NORTH SIDE 36% OF LOT DEPTH 291'-3" FT. X 348' = 121' FT.	71'-5" 68'-8" 141'-1" 141'-1" 41.4%
	AVERAGE 36% OF LOT DEPTH 302'-6" FT. X 348' = 109.3 FT.	33'-0" 66'-8" 119'-8" 119'-8" 39.8%
	SOUTH SIDE 36% OF LOT DEPTH 302'-6" FT. X 348' = 123'-9" FT.	20'-11" 89'-8" 123'-9" 123'-9" 40.1%
FRONT SETBACKS (LOTS EQUAL TO OR LESS THAN 50 FEET IN WIDTH)	5'-0" FT.	5'-0" FT.
SECOND FLOOR AVERAGE SETBACK	10'-0" FT.	10'-0" FT.
UPPER STORY PRIMARY REAR SETBACK	20 FT.	55'-11" FT.
ACCESSORY BUILDING		
ACCESSORY BUILDING REAR SETBACK	5 FT.	47'-11" FT.
ACCESSORY BUILDING INTERIOR SETBACK	5 FT.	5 FT.
ACCESSORY BUILDING MAX. HEIGHT	12 FT.	12 FT.
ACCESSORY SWIMMING POOL		
ACCESSORY SWIMMING POOL REAR SETBACK	5 FT.	31 FT.
ACCESSORY BUILDING POOL INTERIOR SETBACK	5 FT.	5 FT.
POOL EQUIPMENT SETBACK	5 FT. SIDE OR REAR SETBACK	5'-0" FROM P.L.
MAX. BUILDING HEIGHT FROM GROUND OF ROAD TO TOP OF THE SLAB	30'-0"	30'-0"
PREVIOUS AREA		
MIN. PERVIOUS AREA	15,079 SF X 35% = 5,260 SF.	37,476 + 5,632 SF.
MIN. PERVIOUS AREA FOR FRONT YARD	140 SF X 50% = 70 SF.	52,024 + 1,354 SF.
MIN. PERVIOUS AREA FOR REAR AREA	1,238 SF X 40% = 495.2 SF.	99,716 + 1,238 SF.
DRIVEWAY WIDTH REQUIRED	24 FT WIDE	24 FT WIDE
MECHANICAL EQUIPMENT SETBACK	10'-0" MINIMUM FROM BUILDING PARAPET	10'-0"
BUILDING AREAS UNDER A/C:		
GROUND FLOOR AC AREA:		4,741 SF
SECOND FLOOR AC AREA:		4,219 SF
TOTAL AC AREAS:		8,960 SF
GENERAL AREAS:		
GARAGE		674 SF.
COVERED ENTRANCE		424 SF.
GROUND FL. COVERED TERRACE		862 SF.

**LEGAL DESCRIPTION:**  
LOT 2 IN BLOCK 17, "ALTOS DEL MAR NO. 5" ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 92, LESS RIGHT-OF-WAY TO THE TOWN OF SURFSIDE AS CONTAINED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 142, AT PAGE 371, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**FLOOD INFORMATION:**  
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 8.0 NGVD 1929). THIS PROPERTY WAS FOUND IN THE TOWN OF SURFSIDE, COMMUNITY NUMBER 120659, DATED 09/11/09. MINIMUM LOWEST FLOOR ELEV. IS 8'-0" + 2'-0" FREEBOARD = 10'-0" NGVD



REVISIONS BY:

1	2023-23-23	DS
3		
4		
5		

PROPOSED RESIDENCE FOR:  
**MR. & MRS. HERSSEIN**  
PROPERTY ADDRESS: 9208 BAY DR SURFSIDE, FLORIDA 33154

**florida architectural services inc.**  
daniel sorogon AR 0010418 architect / planner  
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 663-0212

**FAT**

DRAWN: DS  
CHECKED: DS  
DATE: MAY 28, 2021  
SCALE: 1/32" = 1'-0"  
FILE: 9208-HERSSEIN  
SHEET NO. 1 OF 18 SHEETS  
COLOR ORIGINAL

STATE OF FLORIDA  
DANIEL SOROGON  
REGISTERED ARCHITECT  
#10,418

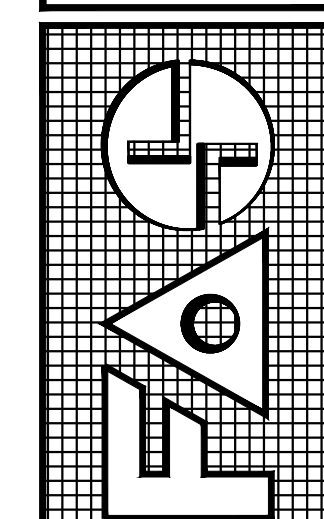
FOLIO 14-2239-006-2810

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REVISIONS	BY
1 10-19-21	DB
2 03-23-23	DB
3	
4	
5	

PROPOSED RESIDENCE FOR:  
**MR. & MRS. HERSEIN**  
 PROPERTY ADDRESS: 9208 BAY DR. SUITE 206, FORT LAUDERDALE, FLORIDA 33314

**florida architectural services inc.**  
 daniel sorogon architect/planner  
 AR 0010418  
 34 N.W. 168 TH. STREET, NORTH MIAMI BEACH, FL. 33169 (305) 663-0212

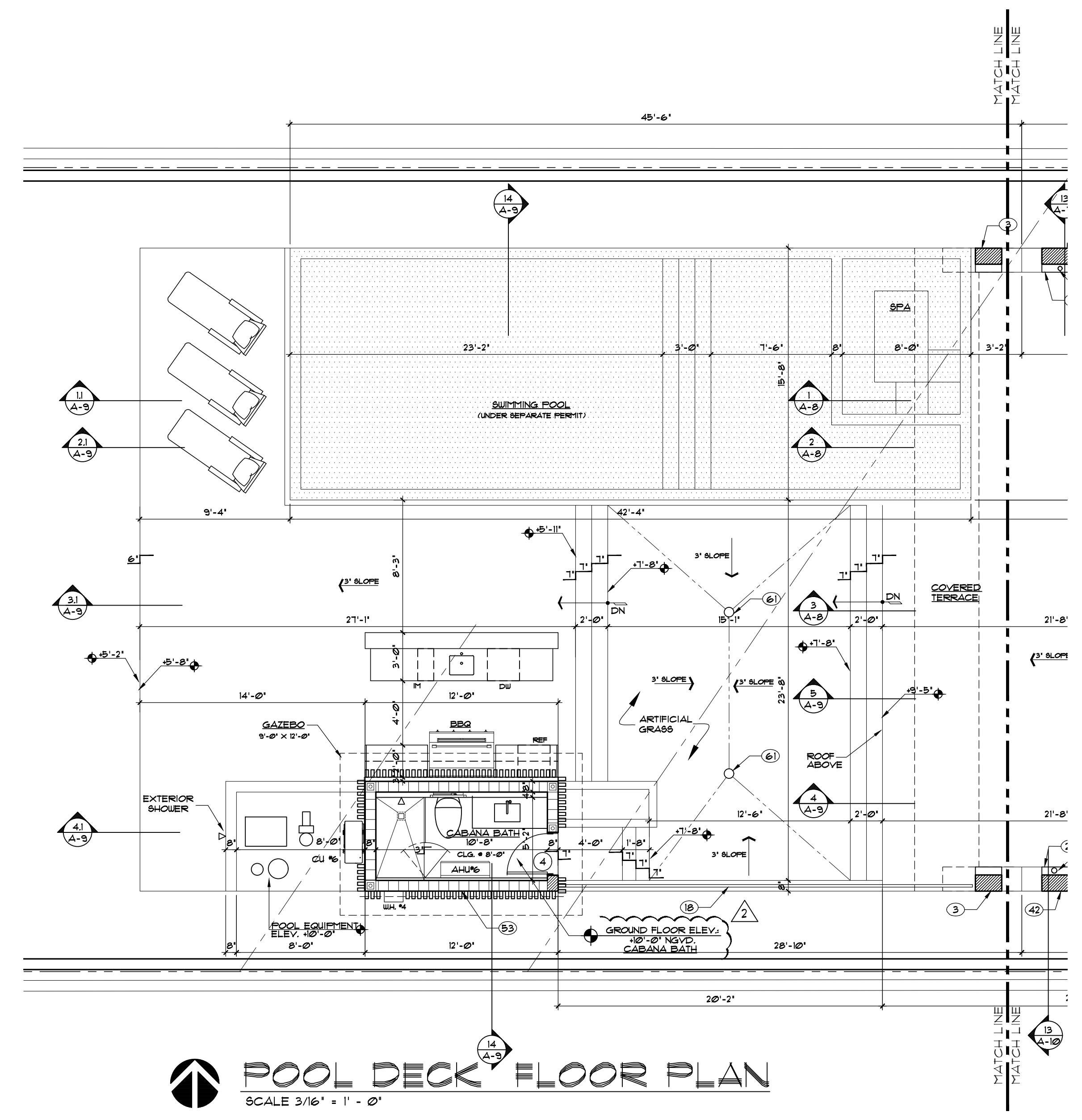
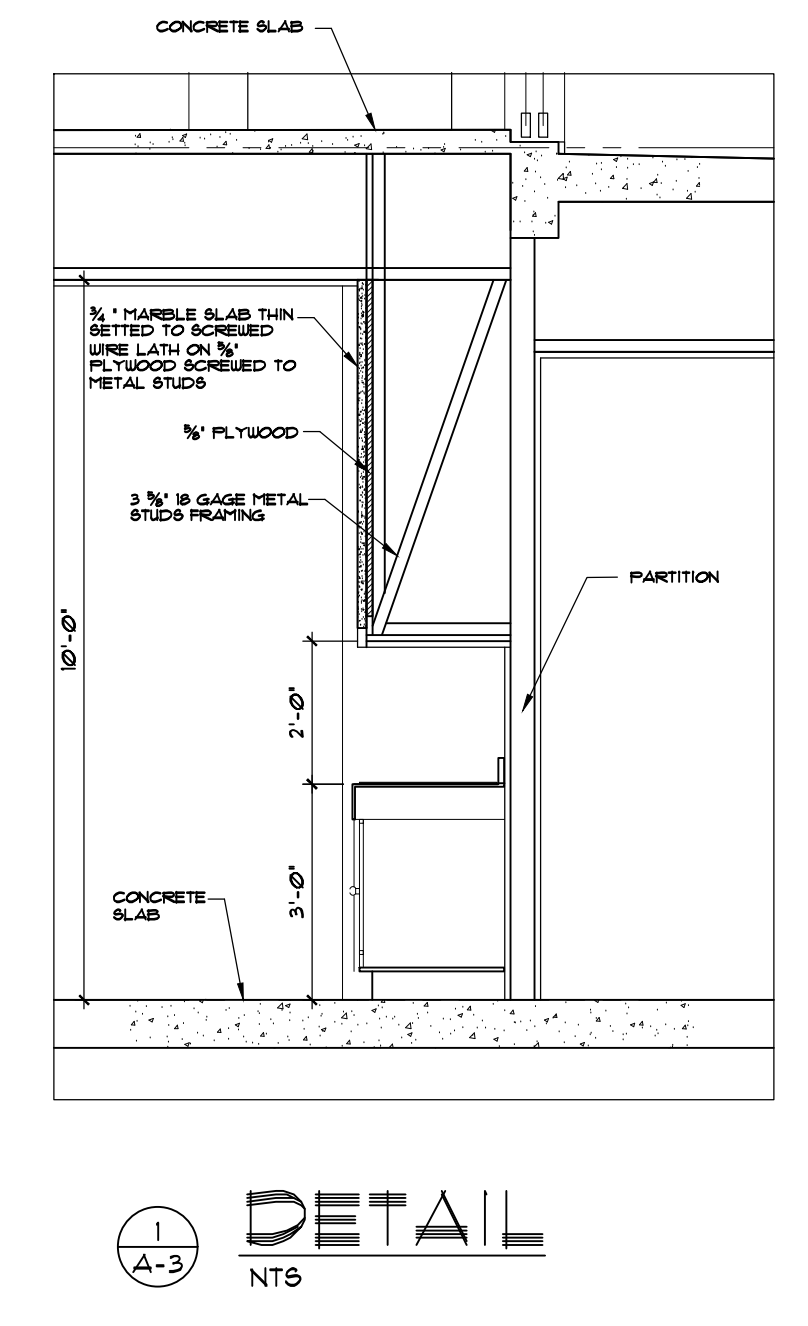


DRAWN: SS-CB  
 CHECKED: DB  
 DATE: MAY 28, 2021  
 SCALE: 3/16" = 1'-0"  
 FILE: 9208-HERSEIN  
 SHEET NO. **A-3**  
 OF 18 SHEETS  
 COLOR ORIGINAL

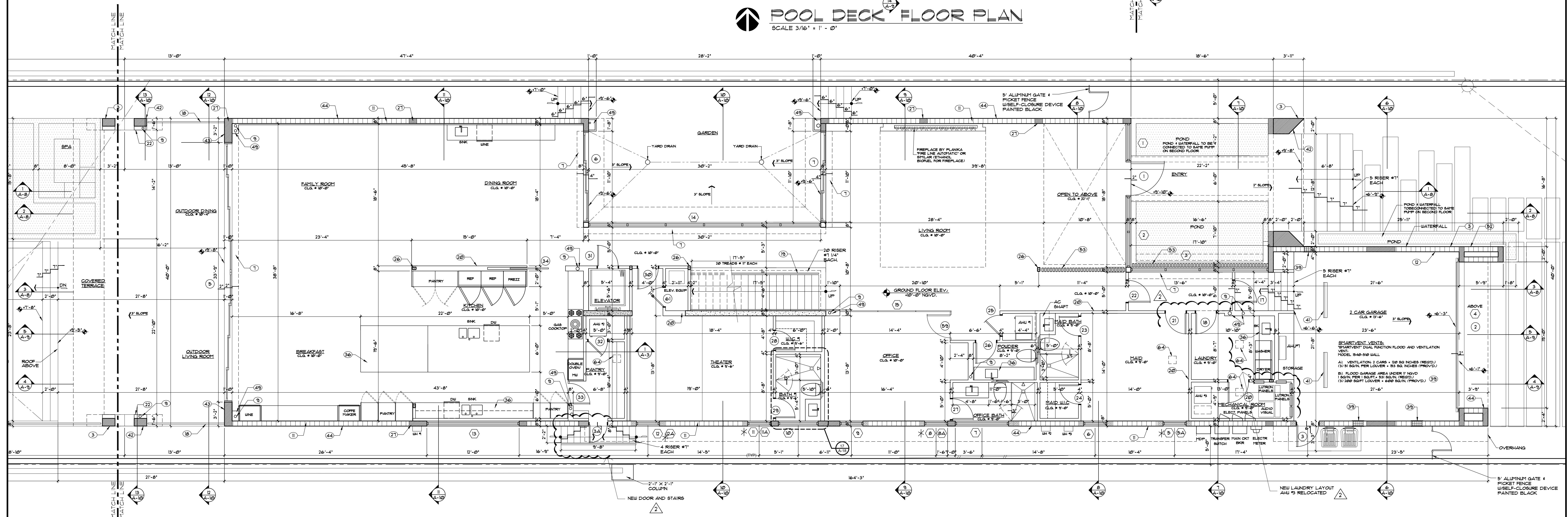
- SEE SHEET A-13 FOR LEGEND
- REINFORCED CONCRETE COLUMN SEE STRUCTURAL DRUGS FOR DETAIL
  - STEEL COLUMN SEE STRUCTURAL DRUGS FOR DETAIL
  - CONCRETE BLOCK WALL
  - INTERIOR PARTITION SEE ITEM NO. 28 ON LEGEND ON A-13
  - CEILING ABOVE
  - SECTION MARK
  - DOOR TAG SEE DOOR SCHEDULE AT SHEET A-13
  - WINDOW TAG SEE WINDOW SCHEDULE AT SHEET A-13
  - CONCRETE FILLED BLOCK CELL
  - FINOTES FLOOR SLOPE

- GENERAL NOTES:**
- SLAB:**
- ALL CONCRETE BLOCK WALLS SHALL BE RECESSED 3/4" DEEP IN CONCRETE SLAB.
  - ALL EXTERIOR DOOR THRESHOLDS SHALL BE RECESSED 3/4" DEEP IN CONCRETE SLAB.
- PARTITION INSULATION:**
- ALL INTERIOR WALLS SHALL BE PROVIDED WITH SOUND ATTENUATING BLANKET INSULATION.
- POOL SAFETY:**
- ALL DOOR & WINDOW ALARMS FOR POOL SAFETY ACCORDING TO IBC SECTION 404.2.1/1.9
  - POOL ALARM BUILT/INPASS SWITCH
- METAL FRAMING:**
- CONTRACTOR TO PROVIDE 1 1/2" CHASE WALL WHERE NECESSARY IN CASE STRUCTURE IS NOT LEVELLED OR FLURRED (FIELD CONDITION)
- SOIL SHALL BE TREATED WITH TERMITES PROTECTION IN ACCORDANCE WITH FBCR 318**

\* WINDOWS MARKED WITH EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF THE IBC 2018 FOR SECOND MEANS OF ESCAPE. CLEAR OPENING OF EGRESS WINDOW SHALL NOT BE LESS THAN 20" IN WIDTH, NOT LESS THAN 24" IN HEIGHT, AND SHALL BE A MIN. TOTAL OF 5.7 SQUARE FEET IN CLEAR AREA, 8.0 SQUARE FEET ON GROUND FLOOR ONLY.



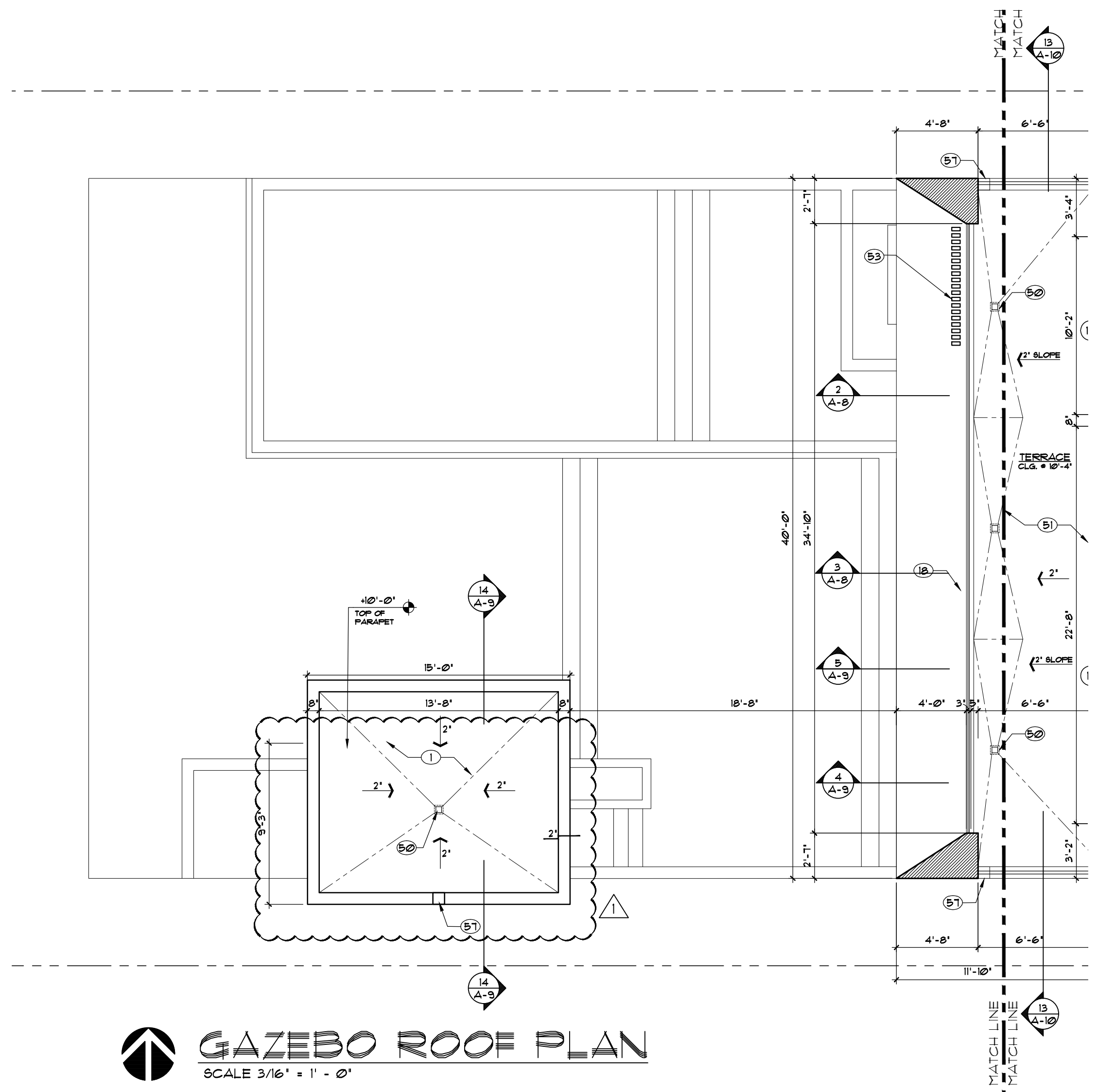
**POOL DECK FLOOR PLAN**  
 SCALE 3/16" = 1' - 0"



**GROUND FLOOR PLAN**  
 SCALE 3/16" = 1' - 0"



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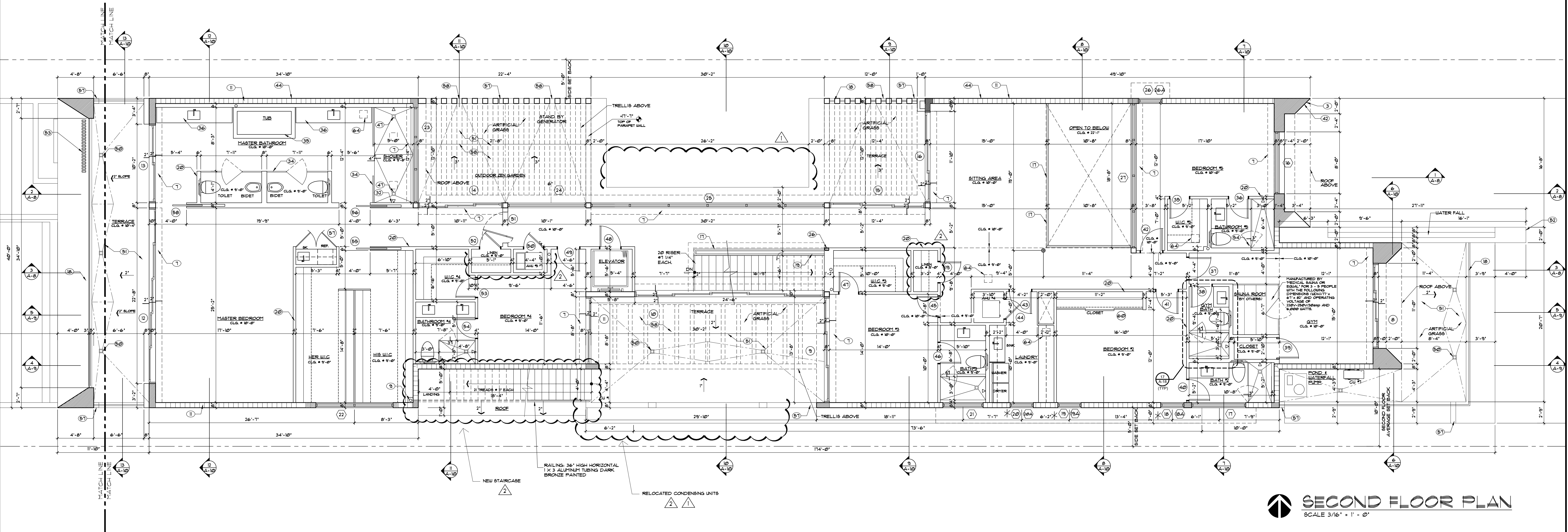


SEE SHEET A-13 FOR LEGEND (NO)

- REINFORCED CONCRETE COLUMN  
SEE STRUCTURAL DRUGS FOR DETAIL
- STEEL COLUMN  
SEE STRUCTURAL DRUGS FOR DETAIL
- CONCRETE BLOCK WALL
- INTERIOR PARTITION  
SEE ITEM NO. 20 ON LEGEND ON A-13
- CEILING ABOVE
- SECTION MARK
- DOOR TAG  
SEE DOOR SCHEDULE AT SHEET A-11
- WINDOW TAG  
SEE WINDOW SCHEDULE AT SHEET A-12
- CONCRETE FILLED BLOCK CELL
- DENOTES FLOOR SLOPE

- GENERAL NOTES:**
- SLAB:**
- ALL CONCRETE BLOCK WALLS SHALL BE RECESSED 3/4" DEEP IN CONCRETE S-L-43
  - ALL EXTERIOR DOOR THRESHOLDS SHALL BE RECESSED 3/4" DEEP IN CONCRETE S-L-43
- PARTITION INSULATION:**
- ALL INTERIOR WALLS SHALL BE PROVIDED WITH SOUND ATTENUATING BLANKETS INSULATION.
- POOL SAFETY:**
- ALL DOOR & WINDOW ALARMS FOR POOL SAFETY ACCORDING TO FBC SECTION 424.2.1.13
  - POOL ALARM SHANTY/BYPASS SWITCH
- METAL FRAMING:**
- CONTRACTOR TO PROVIDE 1" CHASE WALL WHERE NECESSARY IN CASE STRUCTURE IS NOT LEVELLED OR FLUMBED (FIELD CONDITION).
- SOL SHALL BE TREATED WITH TERMITIC PROTECTION IN ACCORDANCE WITH FBCR 318

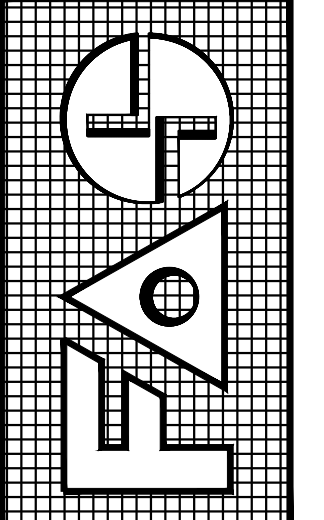
\* WINDOWS MARKED WITH EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF THE FBC 2020 FOR SECOND FLOOR OR ESCAPE. CLEAR OPENING OR EGRESS WINDOW SHALL NOT BE LESS THAN 20" IN WIDTH NOT LESS THAN 24" IN HEIGHT AND SHALL BE A MIN TOTAL OF 57 SQUARE FEET IN CLEAR AREA. 5.0 SQUARE FEET ON GROUND FLOOR ONLY.



REVISIONS	BY:
1 10-19-21	DS
2 03-23-23	DS
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PROPOSED RESIDENCE FOR:  
**MR. & MRS. HERSEIN**  
PROPERTY ADDRESS: 9208 BAY DR SUITESIDE, FLORIDA 33154

**florida architectural services inc.**  
daniel sorogon AR 0010418 architect / planner  
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH, FL. 33169 (305) 663-0212



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DS  
DATE  
MAY 28, 2021  
SCALE:  
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FILE:  
9208-HERSEIN



SHEET NO.  
**A - 4**  
OF 18 SHEETS  
COLOR ORIGINAL

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SEE SHEET A-13 FOR LEGEND (NO)

- REINFORCED CONCRETE COLUMN  
SEE STRUCTURAL DRAWINGS FOR DETAIL
- STEEL COLUMN  
SEE STRUCTURAL DRAWINGS FOR DETAIL
- CONCRETE BLOCK WALL
- INTERIOR PARTITION  
SEE ITEM NO. 28 ON LEGEND ON A-13
- CEILING ABOVE
- SECTION MARK
- DOOR TAG  
SEE DOOR SCHEDULE AT SHEET A-11
- WINDOW TAG  
SEE WINDOW SCHEDULE AT SHEET A-12
- CONCRETE FILLED BLOCK CELL
- RENOTER FLOOR SLOPE

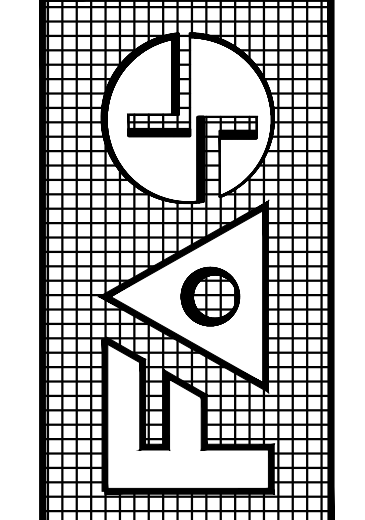
\* WINDOWS MARKED WITH EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF THE FBC 2008 FOR SECOND MEANS OF ESCAPE. CLEAR OPENING OF EGRESS WINDOW SHALL NOT BE LESS THAN 20" IN WIDTH, NOT LESS THAN 24" IN HEIGHT, AND SHALL BE A MIN TOTAL OF 5.7 SQUARE FEET IN CLEAR AREA. 5.0 SQUARE FEET ON GROUND FLOOR ONLY.

- GENERAL NOTES:**
- SLAB:**
- ALL CONCRETE BLOCK WALLS SHALL BE RECESSED 3/4" DEEP IN CONCRETE SLAB.
  - ALL EXTERIOR DOOR THRESHOLDS SHALL BE RECESSED 3/4" DEEP IN CONCRETE SLAB.
- PARTITION INSULATION:**
- ALL INTERIOR WALLS SHALL BE PROVIDED WITH ROUGH ATTACHING BLANKETS INSULATION.
- POOL SAFETY:**
- ALL DOOR & WINDOW ALARMED FOR POOL SAFETY ACCORDING TO FBC SECTION 424.2.1(1)
  - POOL ALARM BAY/BYPASS SWITCH
- METAL FRAMING:**
- CONTRACTOR TO PROVIDE 1 1/2" CHASE WALL WHERE NECESSARY IN CASE STRUCTURE IS NOT LEVELED OR FLIPPED (FIELD CONDITION)
- SOIL SHALL BE TREATED WITH TERMITES PROTECTION IN ACCORDANCE WITH FBCR 318

REVISIONS	BY:
1 10-19-21	D8
2 03-23-23	D8
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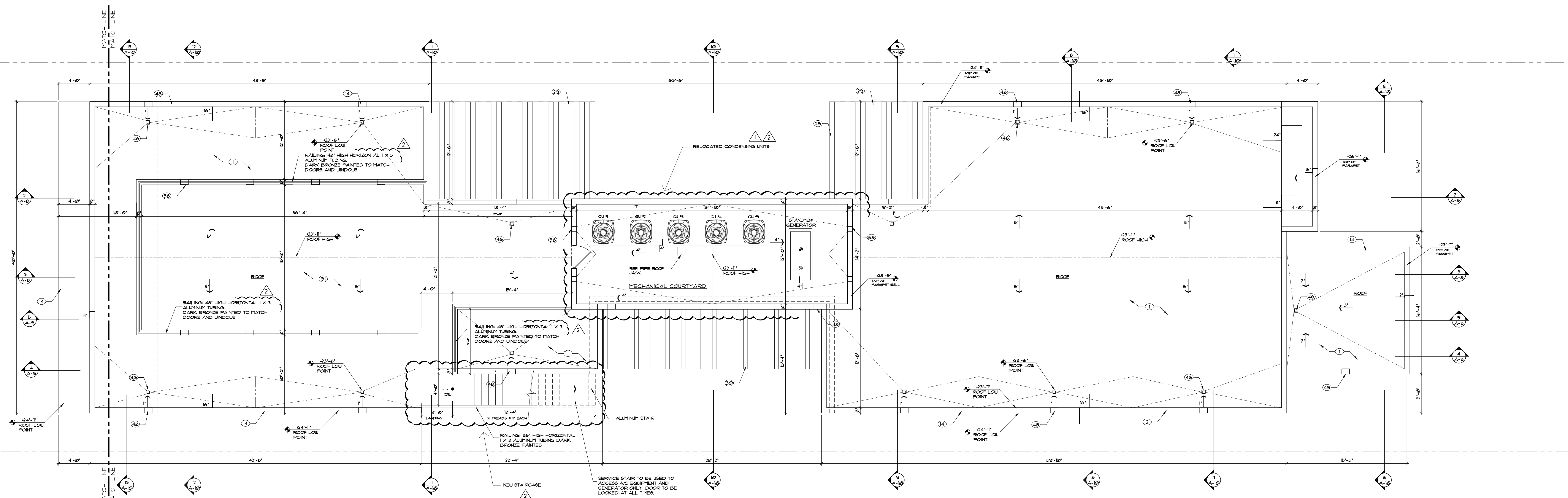
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MR. & MRS. HERSEIN  
PROPERTY ADDRESS: 9108 BAY DR SUFFSIDE, FLORIDA 33154  
FOLIO #: 14-2235-006-2810

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9208-HERSEIN

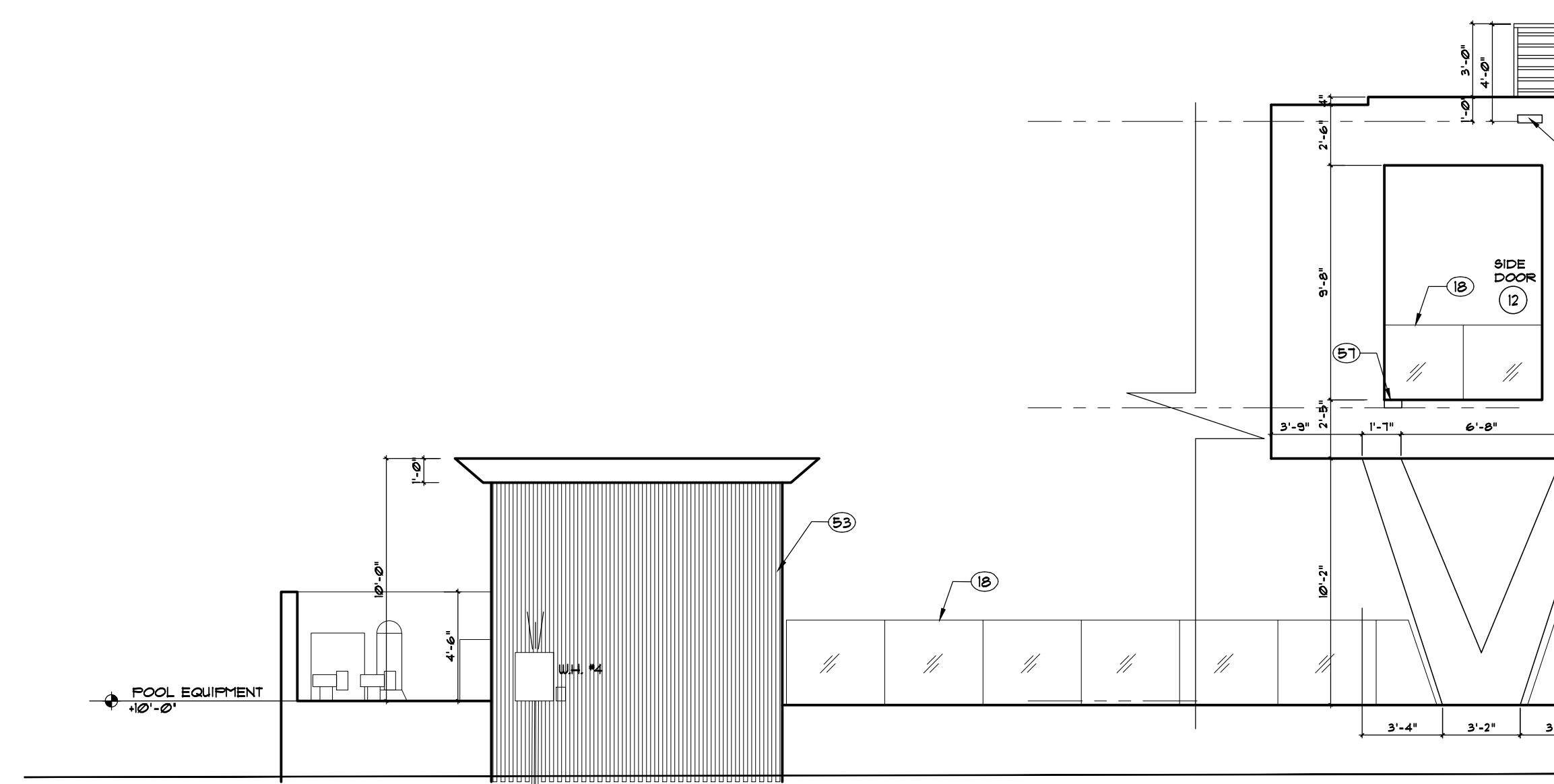
SHEET NO.  
**A-5**  
OF 18 SHEETS  
COLOR ORIGINAL



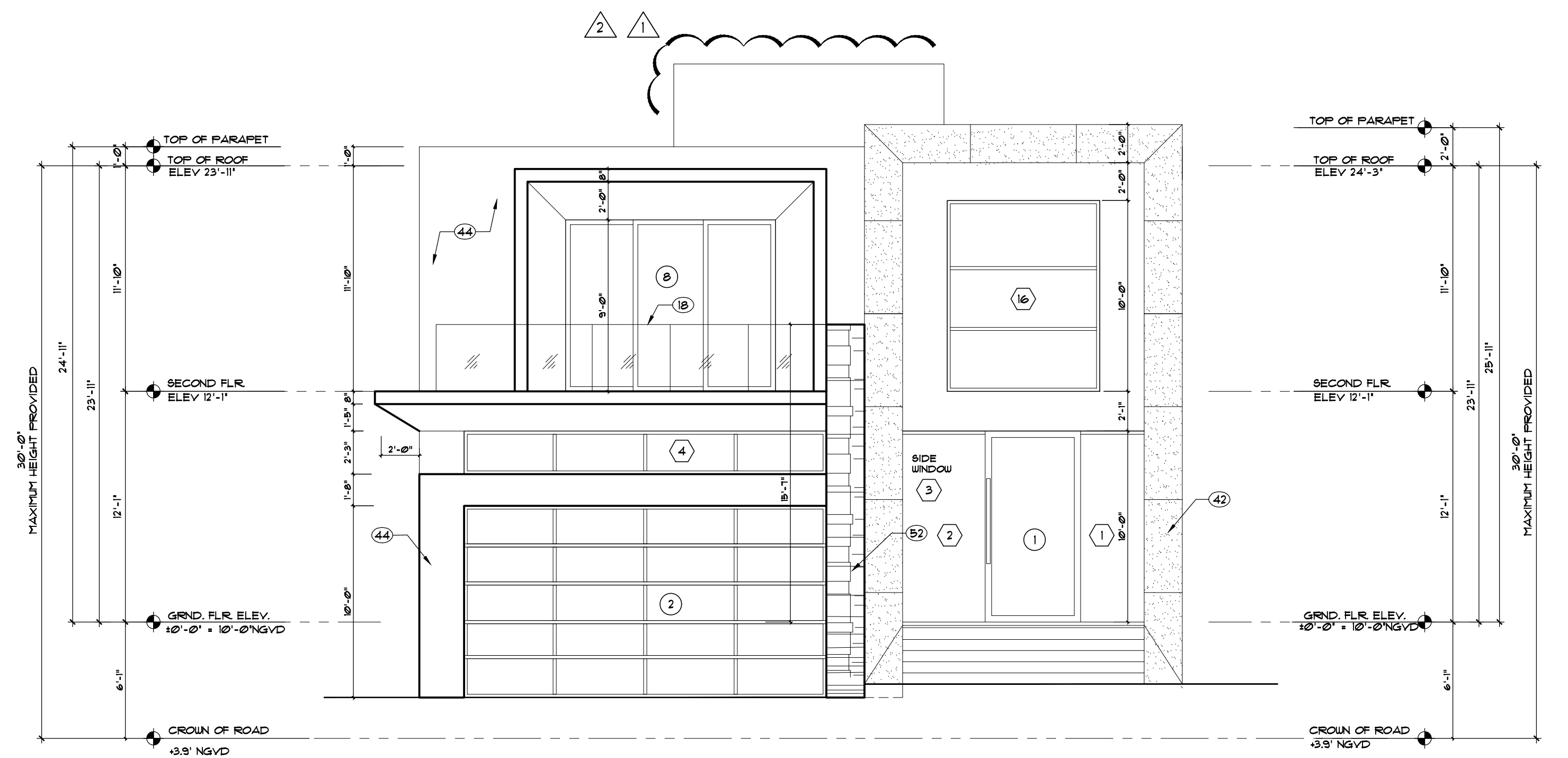
**ROOF PLAN**  
SCALE 3/16" = 1' - 0"



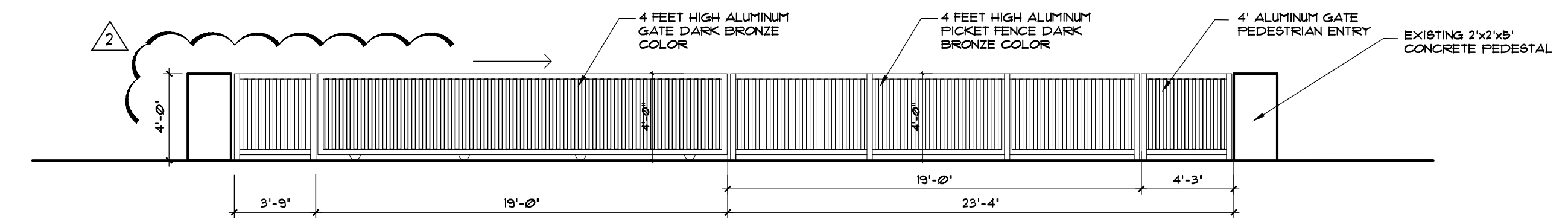
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**GAZEBO (SOUTH)**  
SCALE 3/16" = 1' - 0"

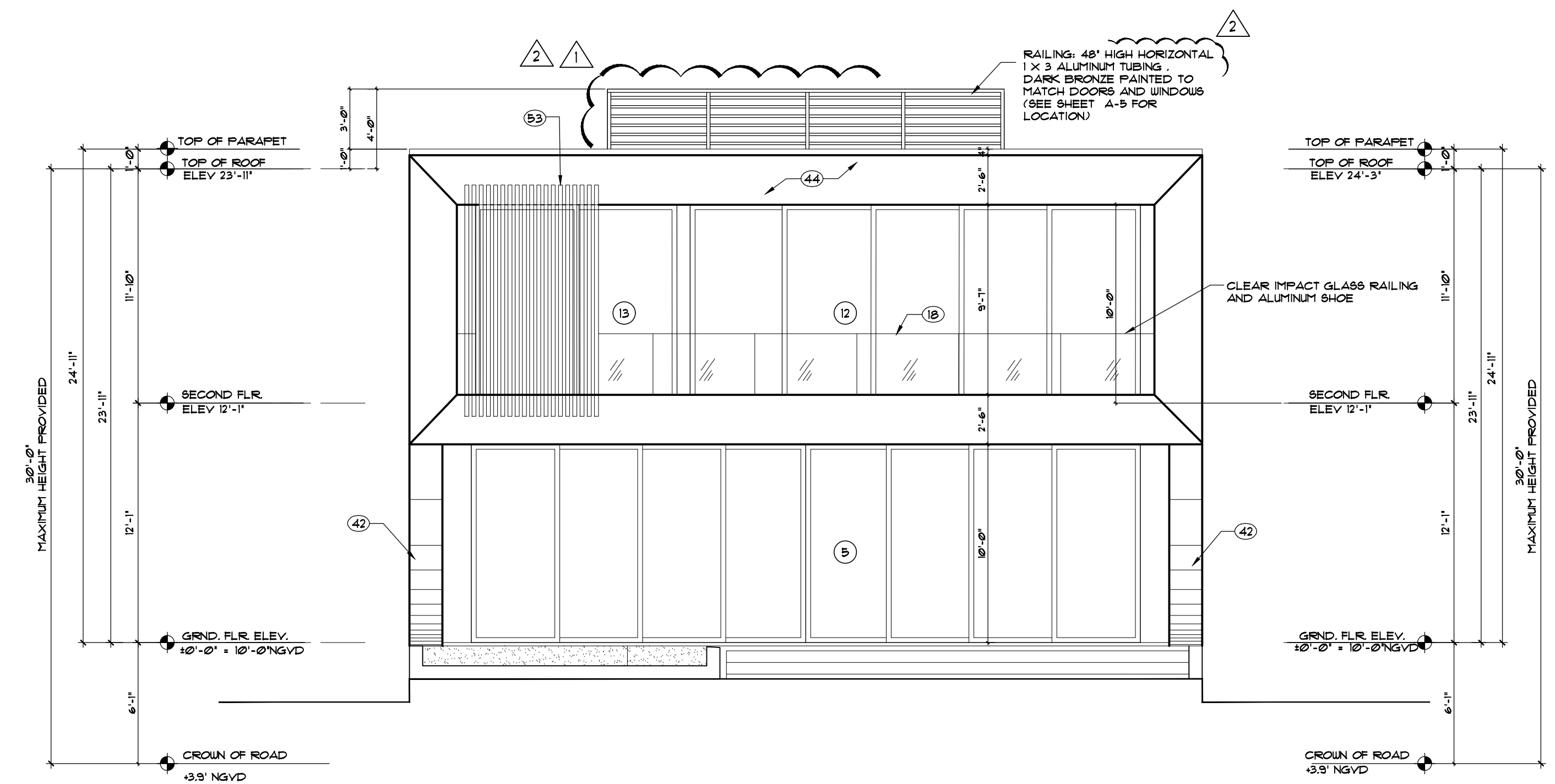


**FRONT ELEVATION (EAST)**  
SCALE 3/16" = 1' - 0"

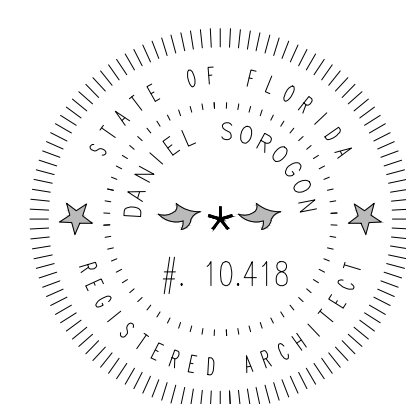


NOTE: FENCE AND GATE TO BE 2" ALUMINUM AND 2" AIR SPACE TO CREATE 50% SOLID/OPAQUE CODE REQUIREMENTS.

**FRONT YARD FENCE AND GATE**  
SCALE 3/16" = 1' - 0"



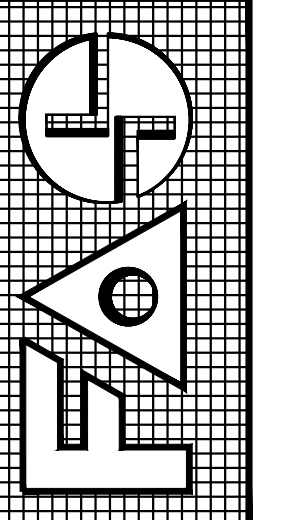
**REAR ELEVATION (WEST)**  
SCALE 3/16" = 1' - 0"



REVISIONS	By:
1 10-19-21	DS
2 03-23-23	DS
3	
4	
5	

PROPOSED RESIDENCE FOR:  
**MR. & MRS. HERSEIN**  
PROPERTY ADDRESS: 9208 BAY DR SUFFSIDE, FLORIDA 33154  
FOLIO # 14-2235-006-2810

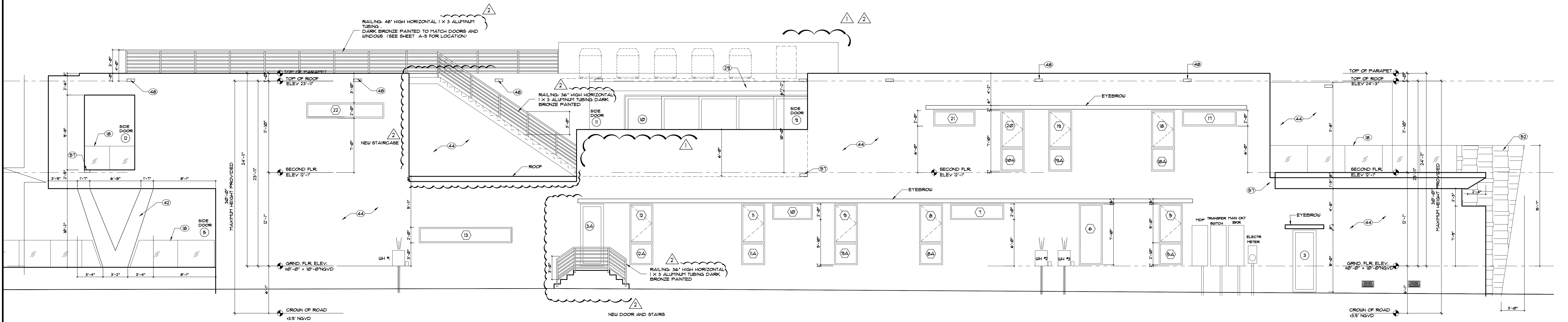
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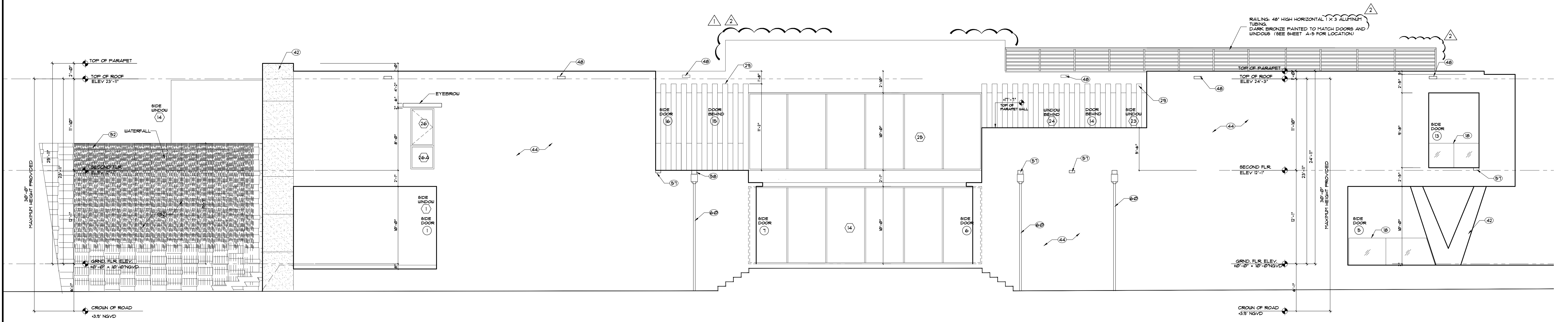
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CHECKED: DS  
DATE: MAY 28, 2021  
SCALE: 3/16" = 1' - 0"  
FILE: 9208-HERSEIN

SHEET NO. **A-6**  
OF 13 SHEETS  
COLOR ORIGINAL

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**RIGHT ELEVATION (SOUTH)**  
SCALE 3/16" = 1' - 0"

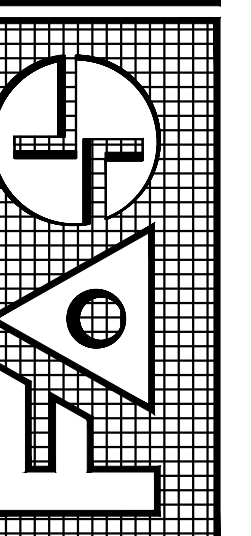


**LEFT ELEVATION (NORTH)**  
SCALE 3/16" = 1' - 0"

REVISIONS	BY:
1 10-19-21	DG
2 03-23-23	DG
3	
4	
5	

PROPOSED RESIDENCE FOR:  
**MR. & MRS. HERSEIN**  
PROPERTY ADDRESS: 9108 BAY DR SUFFSIDE, FLORIDA 33154  
FOLIO #: 14-2235-0006-2810

**florida architectural services inc.**  
daniel sorogon architect / planner  
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH, FL. 33169  
AR 0010418 (305) 653-0212



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BS-CB  
CHECKED  
DS  
DATE  
MAY 28, 2021  
SCALE:  
3/16" = 1' - 0"  
FILE:  
9208-HERSEIN



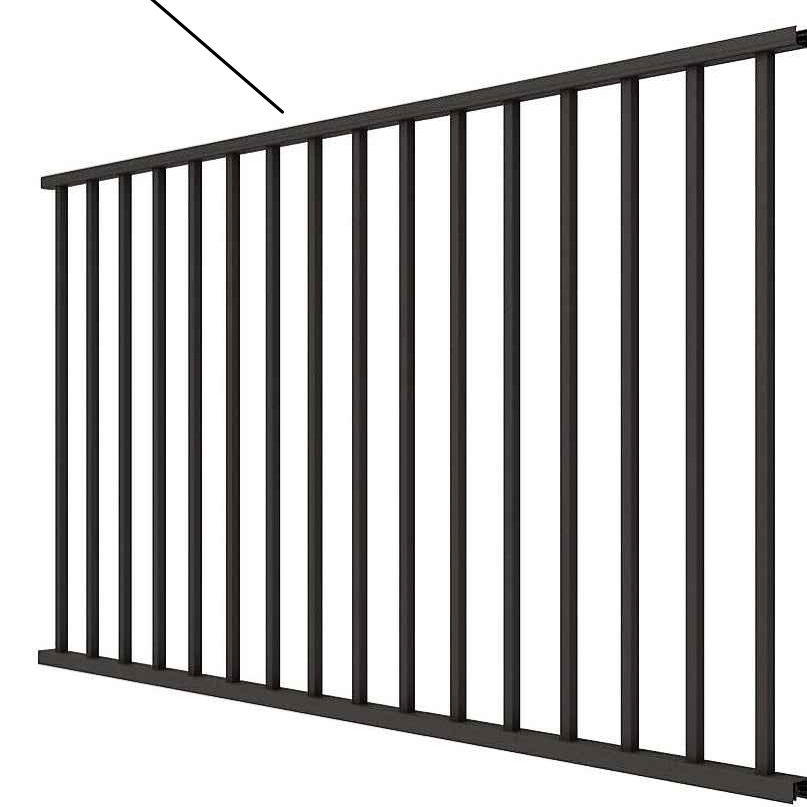
SHEET NO.  
A-7  
OF 18 SHEETS  
COLOR ORIGINAL

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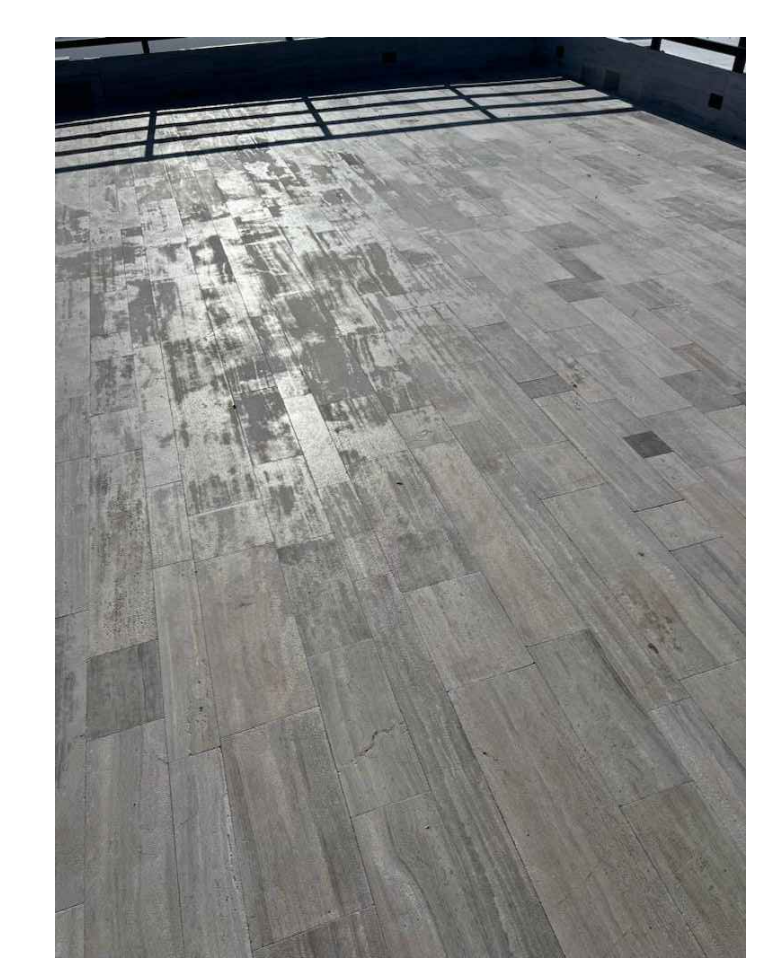
## FRONT YARD FENCE AND GATE

NOTE: FENCE AND GATE TO BE 2" ALUMINUM AND 2" AIR SPACE TO CREATE 50% SOLID/OPAQUE CODE REQUIREMENTS. (SEE ELEVATION 1/A-6)



4 FEET HIGH ALUMINUM 2 X 4 TUBING PICKET FENCE AND GATE. DARK BRONZE COLOR TO MATCH WINDOWS AND DOORS

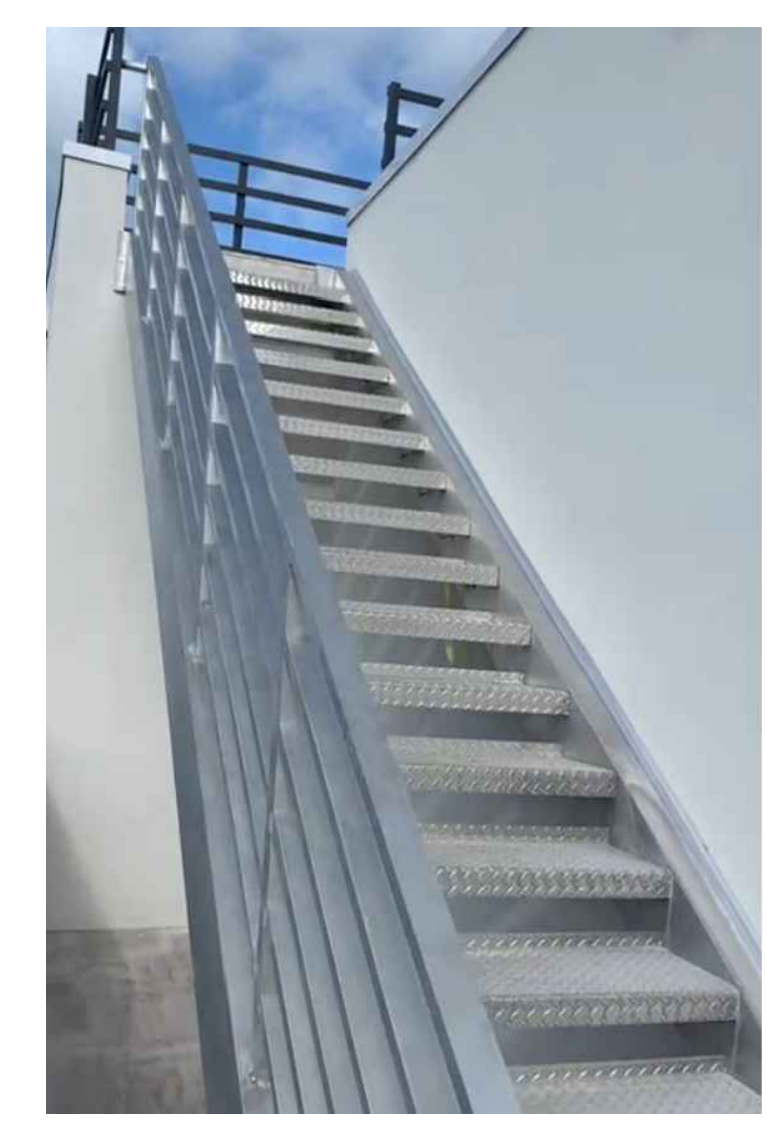
4' HIGH ALUMINUM GATE PEDESTRIAN ENTRY: 2 X 4 TUBING DARK BRONZE COLOR TO MATCH WINDOWS AND DOORS



ROOF DECK FLOORING: GRAY STONE SLATS WITH WOOD GRAIN FINISH IMITATION.



RAILING: 48" HIGH HORIZONTAL 1 X 3 ALUMINUM TUBING. (36" RAILING ABOVE 12" HIGH MASONRY PARAPET) DARK BRONZE PAINTED TO MATCH DOORS AND WINDOWS (SEE SHEET A-5 FOR LOCATION)



RAILING: 36" HIGH HORIZONTAL 1 X 3 ALUMINUM TUBING DARK BRONZE PAINTED TO MATCH DOORS AND WINDOWS (SEE SHEETS A-4 AND A-5 FOR LOCATION)

## ROOF DECK AND STAIR RAILING

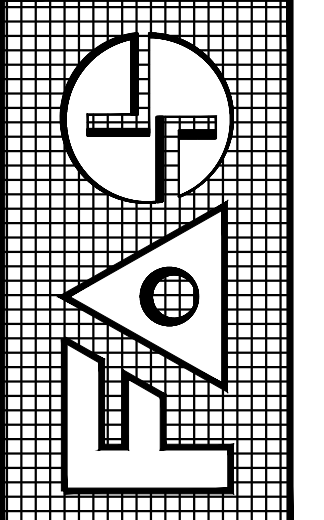
# MATERIAL SHEET



REVISIONS	By:
1 04-21-23	DS
2	
3	
4	
5	

PROPOSED RESIDENCE FOR:  
**MR. & MRS. HERSEIN**  
 PROPERTY ADDRESS: 9208 BAY DR SUITESIDE, FLORIDA 33154  
 FOLIO #: 14-2235-006-2810

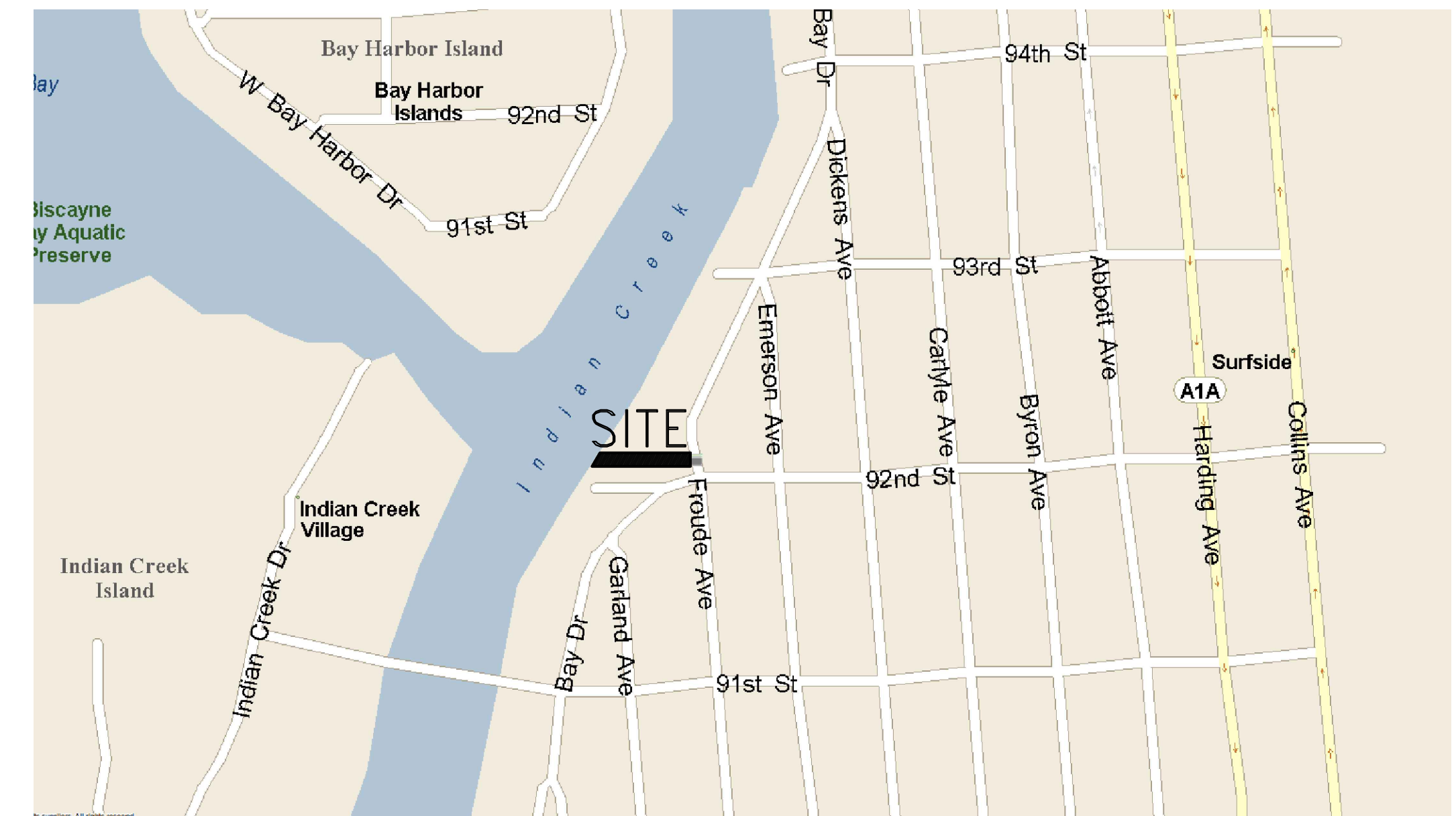
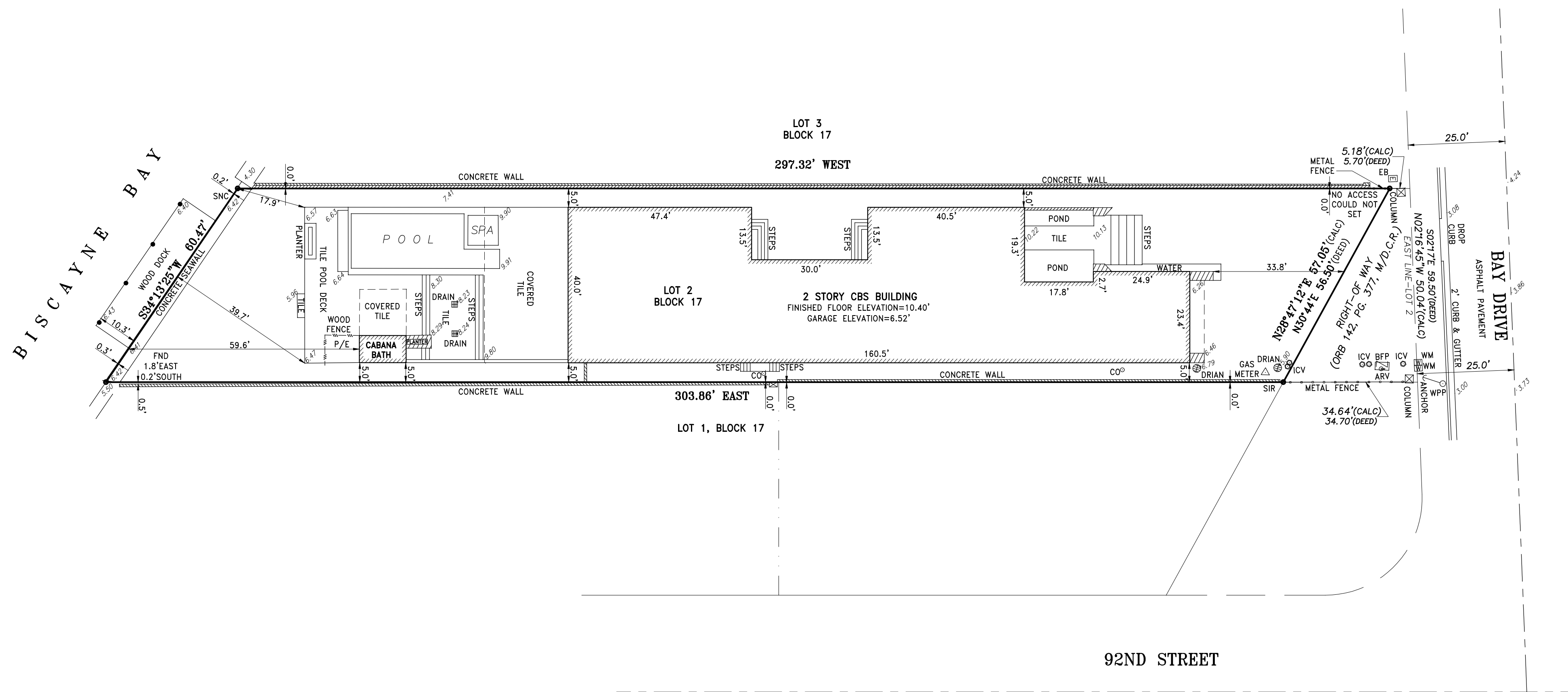
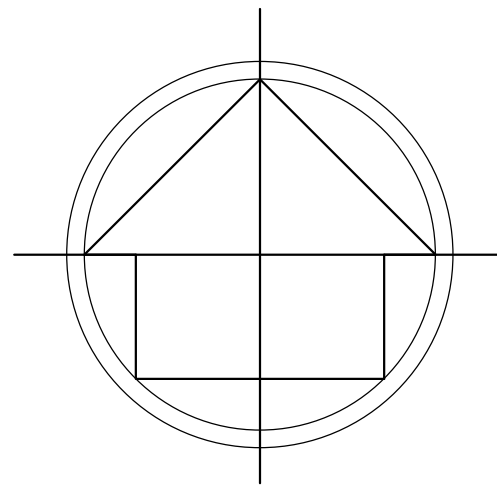
**florida architectural services inc.**  
 daniel sorogon AR 0010418 architect / planner  
 34 N.W. 168 TH. STREET, NORTH MIAMI BEACH, FL. 33169 (305) 653-0212



DRAWN: DS-CB  
 CHECKED: DS  
 DATE: MAY 28, 2021  
 SCALE:  
 FILE: 9208-HERSEIN

SHEET NO. MATERIALS OF 10 SHEETS  
 COLOR ORIGINAL

# SKETCH OF SURVEY



## LOCATION MAP (NTS)

### LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL & CAP
FND	FOUND NAIL & DISK
PRM	PERMANENT REFERENCE MARKER
P.B.	PLAT BOOK
M/D.C.R.	MIAMI/DADE COUNTY RECORDS
FPL	FLORIDA POWER & LIGHT
-X-	CHAIN LINK FENCE
-E-	OVERHEAD UTILITY LINES
WM	WATER METER
WV	WATER VALVE
BFP	BACK FLOW PREVENTER
ICV	IRRIGATION CONTROL VALVE
ARV	AIR RELEASE VALVE
EB	ELECTRIC BOX
WPP	WOOD POWER POLE
MLP	METAL LIGHT POLE
P/E	POOL EQUIPMENT
CLP	CONCRETE LIGHT POLE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
0.00	ELEVATIONS
R	RADIUS
Δ	DELTA ANGLE
A	ARC DISTANCE
NTS	NOT TO SCALE

### LAND DESCRIPTION:

LOT 2, IN BLOCK 17, OF "ALTOS DEL MAR NO. 5", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 92, LESS RIGHT-OF-WAY TO THE TOWN OF SURFSIDE, AS CONTAINED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 142, AT PAGE 377, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

QUIT CLAIM DEED O.R.B. 142, PAGE 377, MARCH 15, 1957, OF MIAMI/DADE COUNTY, FLORIDA;

BEGIN AT THE SE CORNER OF LOT 2, BLOCK 17, OF "ALTOS DEL MAR NO. 5", PLAT BOOK 8, AT PAGE 92, AND PROCEED WESTERLY ALONG THE SOUTH LINE OF LOT 2 A DISTANCE OF 34.7' MORE OR LESS TO A POINT; THENCE PROCEED N30°45'E OR THEREABOUTS A DISTANCE OF 56.5' MORE OR LESS TO A POINT; THENCE PROCEED EASTERLY A DISTANCE OF 5.7' MORE OR LESS ALONG THE NORTH LINE OF LOT 2 TO A POINT; THENCE PROCEED S02°17'E OR THEREABOUTS ALONG THE EAST LINE OF LOT 2 A DISTANCE OF 59.5' MORE OR LESS TO THE POINT OF BEGINNING.

### NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
7. BENCHMARK DESCRIPTION: MIAMI/DADE COUNTY BENCHMARK 'Z 313' ELEVATION = 9.59' (NGVD29)
8. BEARINGS SHOWN HEREON ARE BASED ON THE DEED.

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120659
PANEL NUMBER	0144L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN MAY, 2023. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4188

SURVEY DATE: 05/11/23

## COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954) 689-7766  
EMAIL: OFFICE@CSASURVEY.NET

CLIENT :

KTL, LLC

9208 BAY DRIVE  
SURFSIDE, FLORIDA 33154

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY AND IMPROVEMENTS SURVEY	05/11/23	SKETCH	JD	REC

REVISIONS	DATE	FB/PG	DWN	CKD

PROJECT NUMBER: 10004-23

SCALE: 1" = 20'

SHEET  
1  
OF  
1  
SHEET



## MEMORANDUM

ITEM NO. 5.D

**To:** Planning & Zoning Board  
**From:** Town Planner Judith Frankel  
**Date:** May 24, 2023  
**Subject:** 9540 Collins Avenue - The Shul - Signs and Fence

---

**Suggested Action:** Staff finds the application meets the zoning code regarding signs with the exception of one sign that exceeds the maximum size of 45 SF. If the Planning and Zoning Board determines the design is appropriate, staff recommends approval of the sign portion of the application with the condition that no signs exceed 45 SF.

Staff finds that the proposed fence extension to the existing wall does not meet the zoning code. The applicant may extend the fence to a maximum height of 6-feet under the current zoning code. If the Planning and Zoning Board determines the glass fence design is appropriate, staff recommends approval of the fence with the condition that it be no more than 6-feet in total height.

**Background:** This is an application to approve signs for two entities at 9540 Collins Avenue and a fence extension for one of the entities, in the H40 zoning district. The Shul of Bal Harbour is comprised of the synagogue and social hall buildings and the Child Enrichment Center. The Child Enrichment Center contains a preschool and other youth centered activities. These uses do not conform to the zoning code and have received special exemption by the Town Commission.

The proposed signs are governed by the below code:

- **Per section 90-73(b)** Individually mounted letter signs are an approved sign type for the H40 zoning district and are permitted as under the requirements of **section 90-73(a)(3)b.**, except total sign area for multi-family dwellings within the H30C and H40 districts shall not exceed 75 square feet. Neither of these entities are multi-family dwellings and so the size restriction for H40 do not apply. **Section 90-73(a)(3)b** states that in no case shall the total sign area on any single operating enterprise exceed 150 square feet and no single sign shall exceed 45 square feet.

The total sign square footage for the Main Building and Social Hall combined is less than 150 SF. The application states that the largest sign is 44 SF. However, the two largest signs listed in the table for the North Building are part of one title for the building and appear as one sign.

Together the title "The Menachem Mendel Shneerson" and "Center for Jewish Learning and Living" appear to comprise one sign sized at a total of 85.20 SF. The total square footage for the Child Enrichment Center is 75.26 SF and none of the proposed signs exceed 45 SF. In addition to the individually mounted letter signs, there is one monument sign attached to the exterior wall. This sign is proposed to be 6.91 SF where 25 SF is allowed. All sign letters are proposed to be Times New Roman Bold font in brushed stainless steel.

The proposed fence extension does not comply with the zoning code which allows for a maximum fence height of 6-feet anywhere in Surfside. The zoning code does not treat different zoning districts or uses separately. Per code **section 90-56.4**, lots over 100 feet in width may have up to 6 feet in height. The entire Shul property is 400.3 feet long. The existing wall that contains the playground for the Child Enrichment Center is 4.5-feet and is set back 5 -feet from the property line. The existing wall is 100% opaque, and the additional proposed height is 100% transparent. The wall and fence may be extended another 1.5 feet. The applicant is requesting 4-feet additional as a safety measure for the playground, for a total height of 8.5 feet. A zoning code change would be required to permit that height as a variance cannot be utilized in cases of height restrictions.

[9540 Collins Avenue Images and Tables.pdf](#)

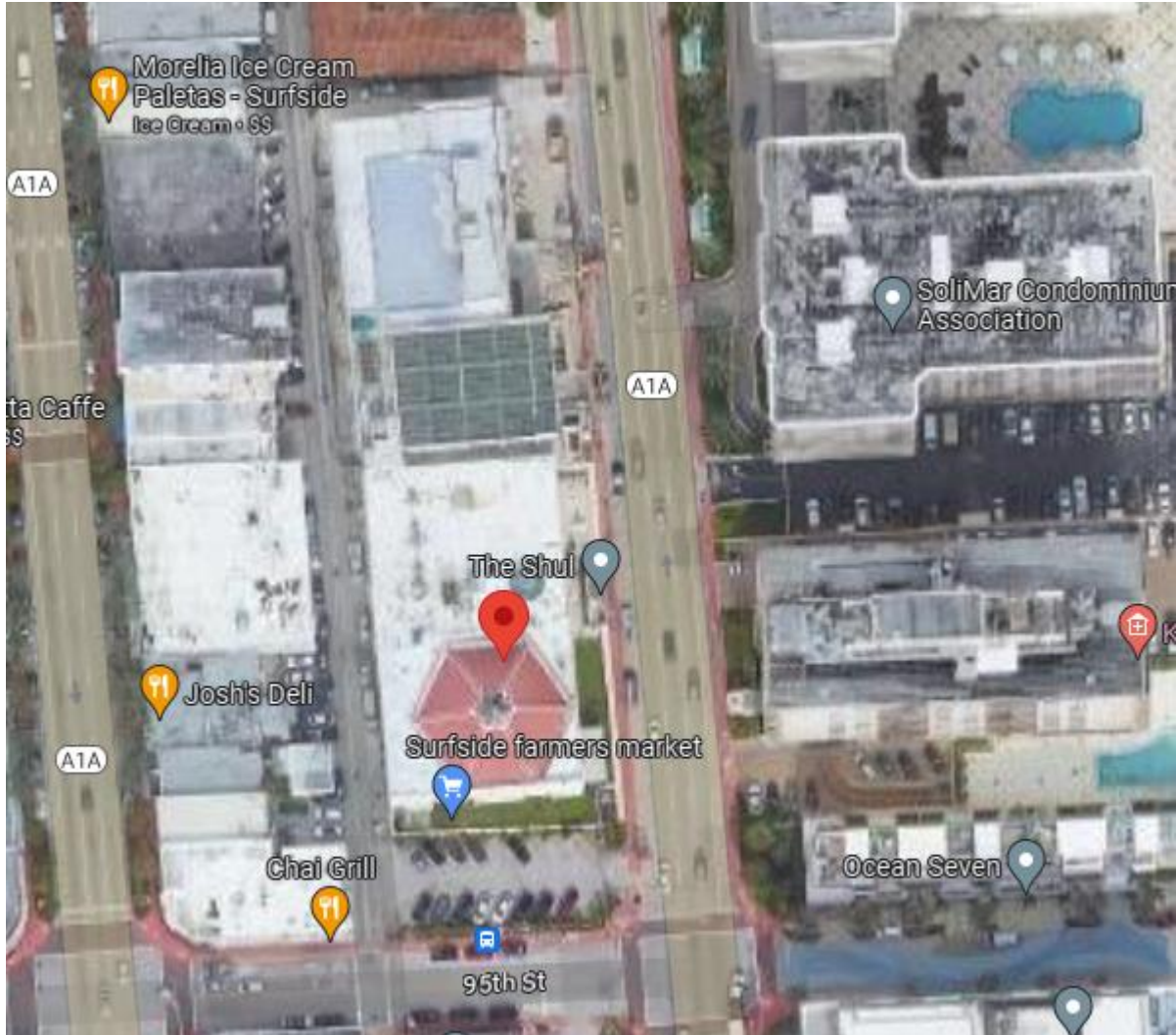
[9540 Collins Agenda Packet for Sign and fence.pdf](#)

[9540 Collins Avenue Survey.pdf](#)



# Town of Surfside, Florida Development Review

## 9540 Collins Avenue Images



9540 Collins Avenue, Aerial View / Image courtesy of Google Maps 2022





# Town of Surfside, Florida Development Review



9540 Collins Avenue – Main Synagogue Building - view 2022 / Image courtesy of Google Maps- 2022



9540 Collins Avenue – Social Hall Building - view 2022 / Image courtesy of Google Maps- 2022





# Town of Surfside, Florida Development Review



9540 Collins Avenue – School Building - view 2022 / Image courtesy of Google Maps- 2022

Table 1: Signs

	Sign Type	Maximum Allowed	Proposed SF
North Building: Shul School Building	Individually-Mounted Letter Signs	150 SF	75.26
South Building: Shul Main Building	Individually-Mounted Letter Signs	150	143.08
	Monument Sign	25 SF	6.91 SF



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

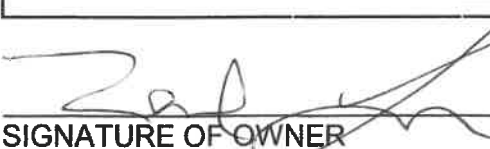
**TOWN OF SURFSIDE  
MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION**

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

<b>PROJECT INFORMATION</b>	
OWNER'S NAME	The Shul Jewish Community Center
PHONE / FAX / EMAIL	305-868-1411
AGENT'S NAME	Rabbi Zalman Lipskar
ADDRESS PHONE / FAX	9540 Collins Avenue, Surfside, Florida 33154    305-528-8118
PROPERTY ADDRESS	9540 Collins Avenue, Surfside, Florida 33154
ZONING CATEGORY	H40
DESCRIPTION OF PROPOSED WORK	Add glass railing on existing concrete fence wall. Add signage of building names and donor's names to building facades. Preliminary approval for height of the playground structures.

<b>INTERNAL USE ONLY</b>	
Date Submitted	Project Number <u>23-3900</u>
Report Completed	Date
Fee Paid	\$

<b>ZONING STANDARDS</b>	Required			Provided		
Plot Size				23,624.81		
Setbacks (F/R/S)	20 FT	10 FT	15 FT	20'-9"	22'-8"	10'-0"
Lot Coverage				50.67%		
Height	40'-0"			39'-9"		
Pervious Area	20% = 4,724.96			27.29% = 6,449		


 SIGNATURE OF OWNER     
 5/11/23
 DATE     
 \_\_\_\_\_
 SIGNATURE OF AGENT     
 \_\_\_\_\_
 DATE



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

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

Plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 30 days prior to the Planning and Zoning Meeting with the applicable fees (example: \$200.00 for Plan Review for Zoning), at which time they will be considered. Incomplete plans and applications will not be processed.

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

The following is required with each application:

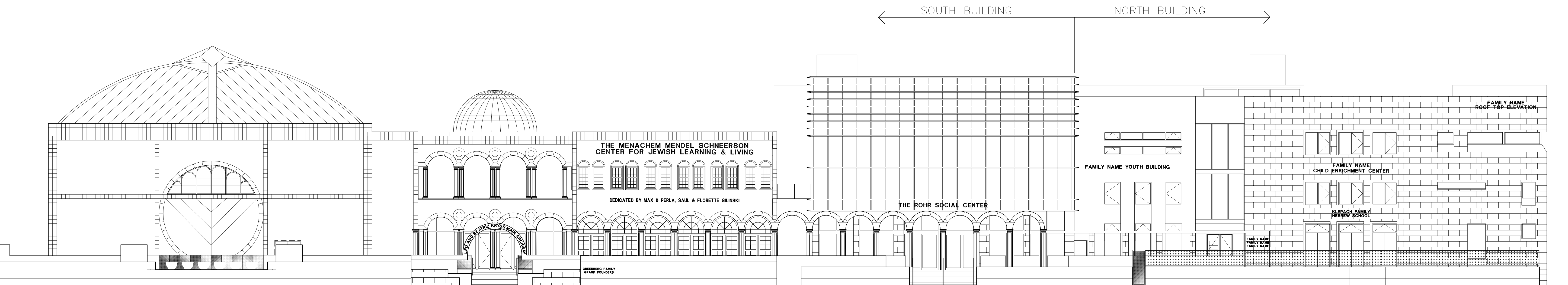
1. An email address for contacting the owner and/or agent.
2. New construction for Single-Family and Two-Family homes should include addressing the landscape requirements noted in Section 90-61(1), (2) and (5) and Section 90-95 of the Town's Zoning Code.
3. Both 11 x 17 sets as well as the electronic version must be signed and sealed digitally. The electronic set must have as its first page(s) the completed application and then the plans follow.
4. All Single-Family and Two-Family Site Plan applications include the Public Notice requirements for sign posting on the property (10 days prior to the meeting date) and certified mail noticing per Section 90-19.6 of the Town's Zoning Code. Both proof of notice requirements include a picture of the posting on the property and copies of the proof of certified mail notices to be emailed to the Town Clerk's Office 10 days prior to the meeting date.
5. The applications that fall under the notice requirements are the following.
  - a. Construction of new single-family homes.
  - b. Partial demolition and rebuilding of at least 50 percent of the square footage of a single-family home where the exterior facade of the structure is affected.
  - c. An addition of at least 50 percent of the square footage of the existing single-family home.

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

**Jaime Schapiro**

NAME OF REPRESENTATIVE

DATE



SOUTH BUILDING			
SIGNAGE WORDS	SQUARE FEET	HEIGHT	LIGHTING
LEO AND BEATRIZ KRYSS MAIN ARCHWAY	10.80	6 INCHES	N/A
GREENBERG FAMILY	3.40	6 INCHES	N/A
GRAND FOUNDERS	3.51	6 INCHES	N/A
THE MENACHEM MENDEL SCHNEERSON CENTER FOR JEWISH LEARNING & LIVING	41.20	14 INCHES	BACKLIGHTED
DEDICATED BY MAX & PERLA, SAUL & FLORETTE GILINSKI	25.80	10 INCHES	BACKLIGHTED
THE ROHR SOCIAL CENTER	21.28	12 INCHES	N/A
TOTAL SQUARE FEET:	149.99		

NORTH BUILDING			
SIGNAGE WORDS	SQUARE FEET	HEIGHT	LIGHTING
FAMILY NAME YOUTH BUILDING	16.80	10 INCHES	N/A
FAMILY NAME	7.30	10 INCHES	N/A
CHILD ENRICHMENT CENTER	15.00	10 INCHES	N/A
KLEPACH FAMILY	4.40	6 INCHES	N/A
HEBREW SCHOOL	4.40	6 INCHES	N/A
FAMILY NAME	2.64	6 INCHES	N/A
FAMILY NAME	2.64	6 INCHES	N/A
FAMILY NAME	2.64	6 INCHES	N/A
FAMILY NAME	7.32	10 INCHES	N/A
ROOF TOP ELEVATION	12.12	10 INCHES	N/A
TOTAL SQUARE FEET:	75.26		

**ALL LETTERS TO BE BRUSHED STAINLESS STEEL  
TIMES NEW ROMAN BOLD**

**ALL MATERIALS, INSTALLATION AND  
LABOR SHALL COMPLY WITH THE  
2020 FBC 7TH EDITION**

# THE SHUL

EXTERIOR SIGNAGE

May 11, 2023

Scale: 3/32"=1'-0"



REVISION	DATE

**THE SHUL**  
 9540 COLLINS AVENUE  
 SURFSIDE, FLORIDA

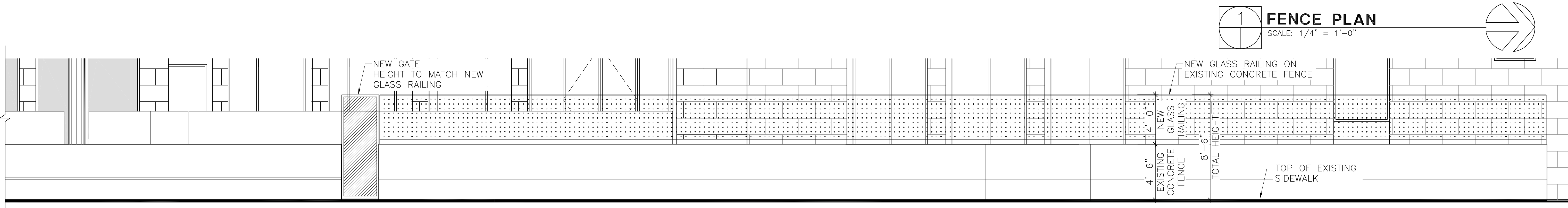
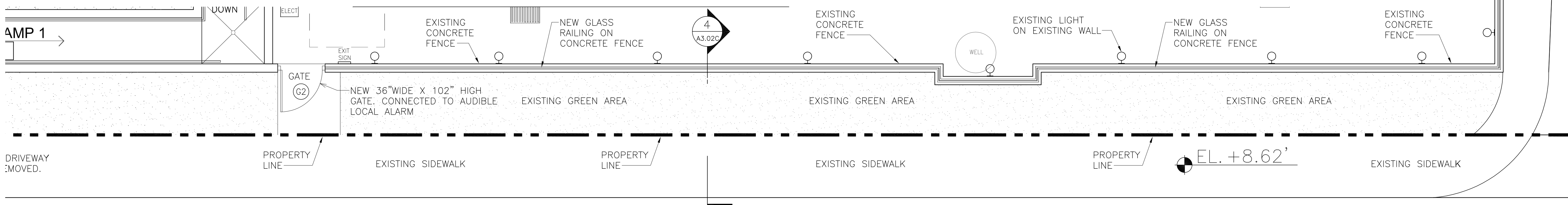
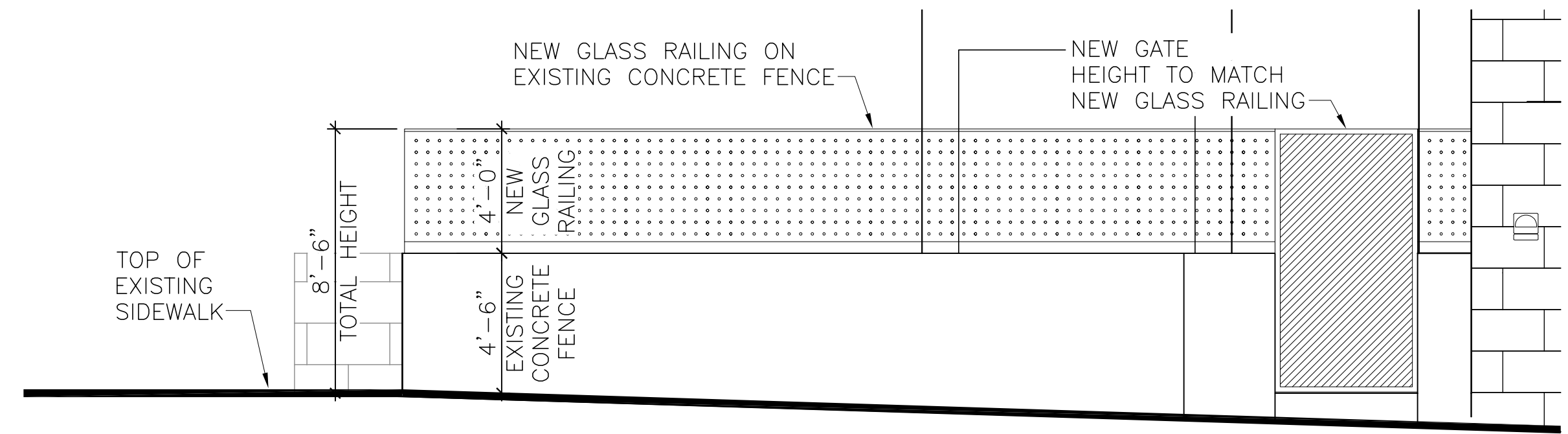
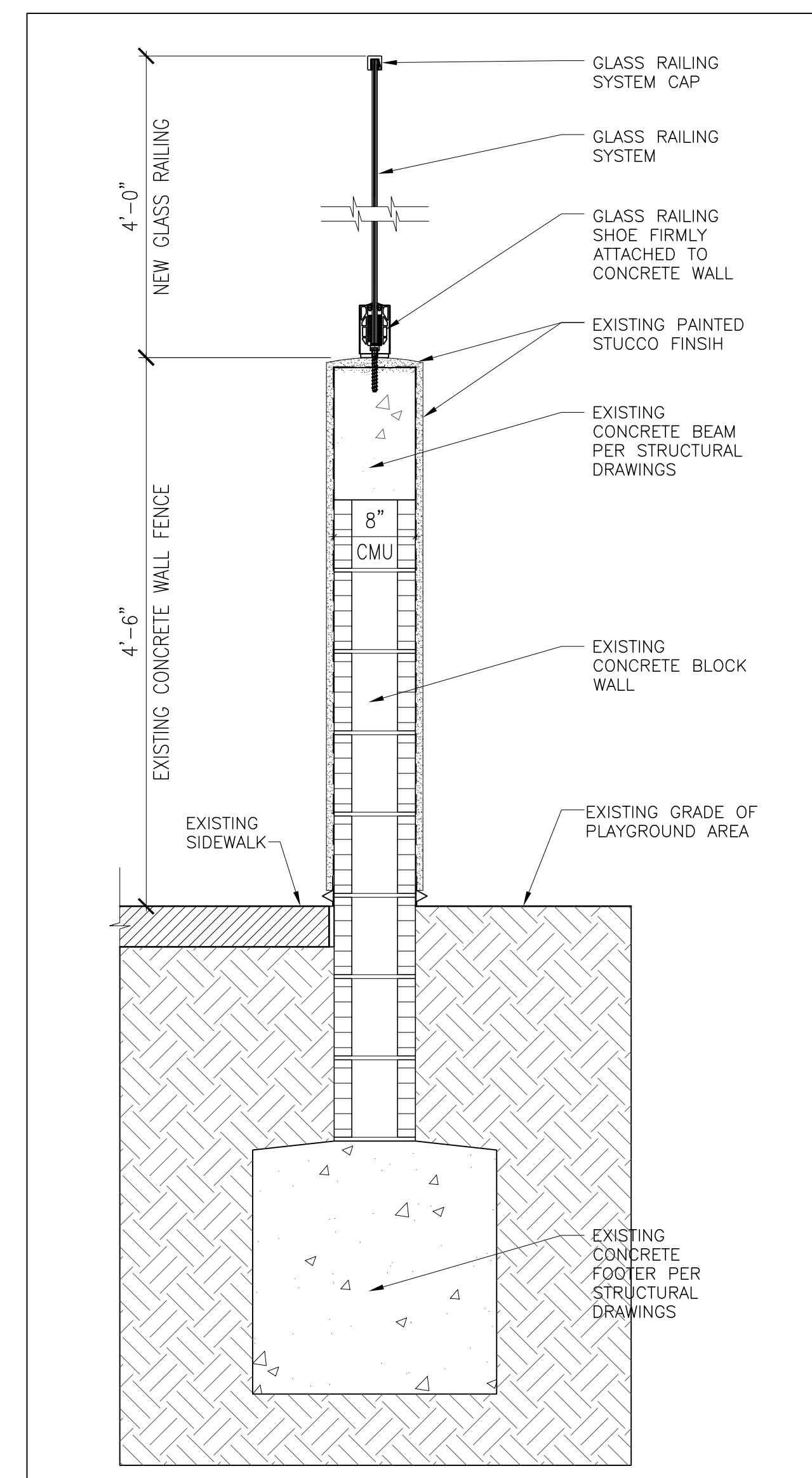
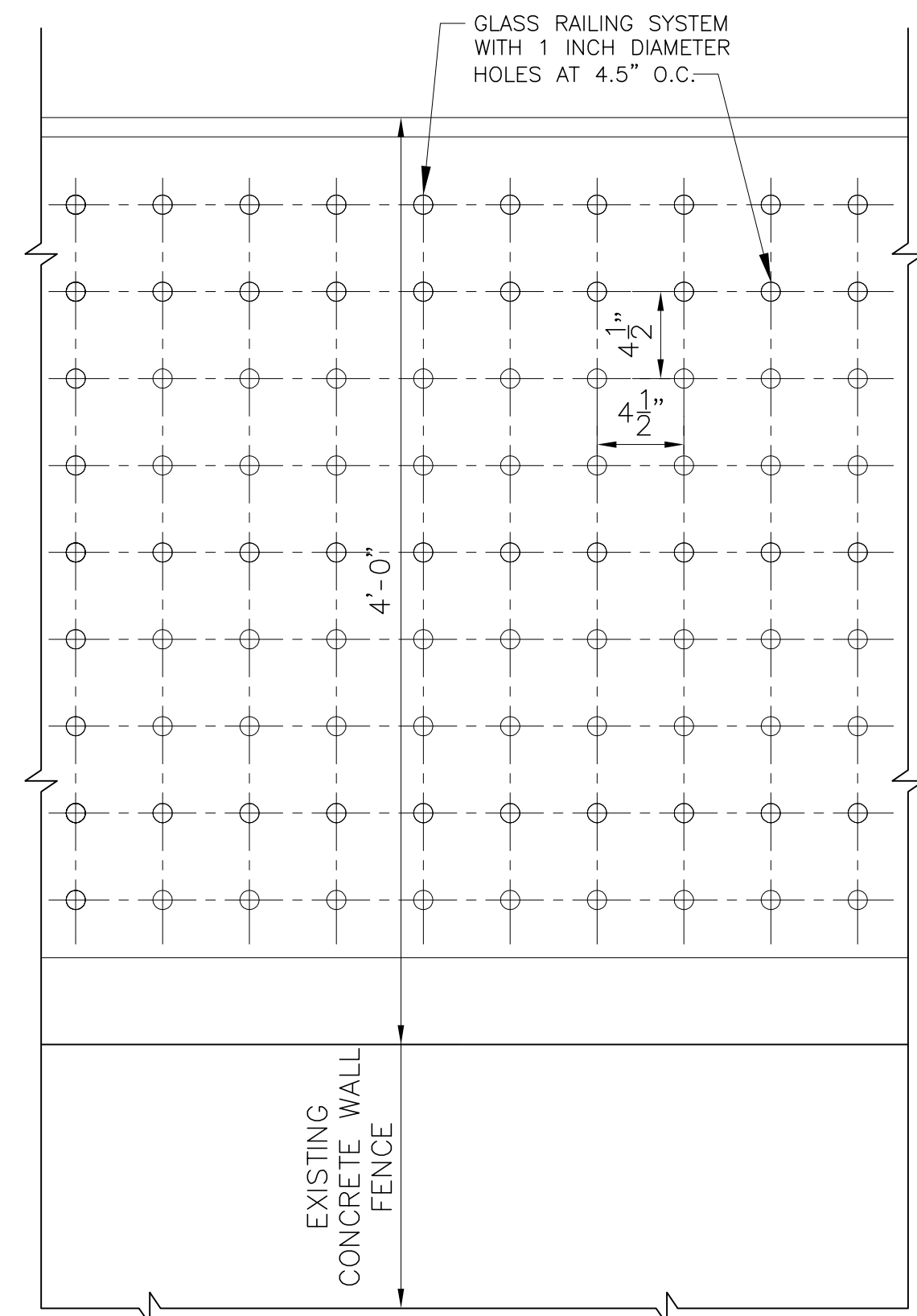
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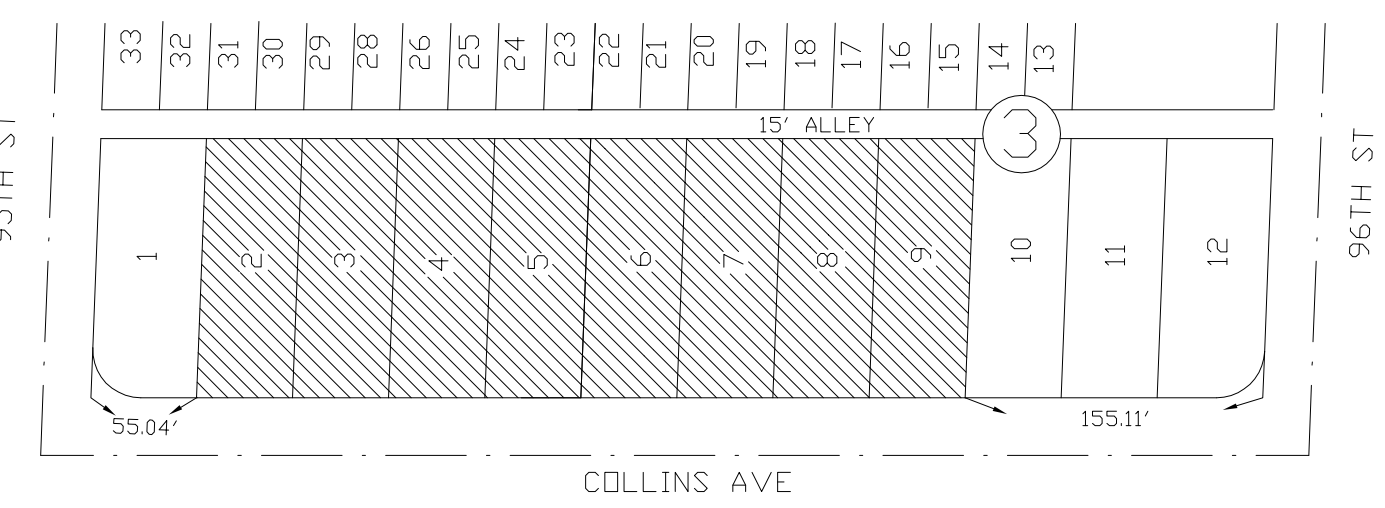
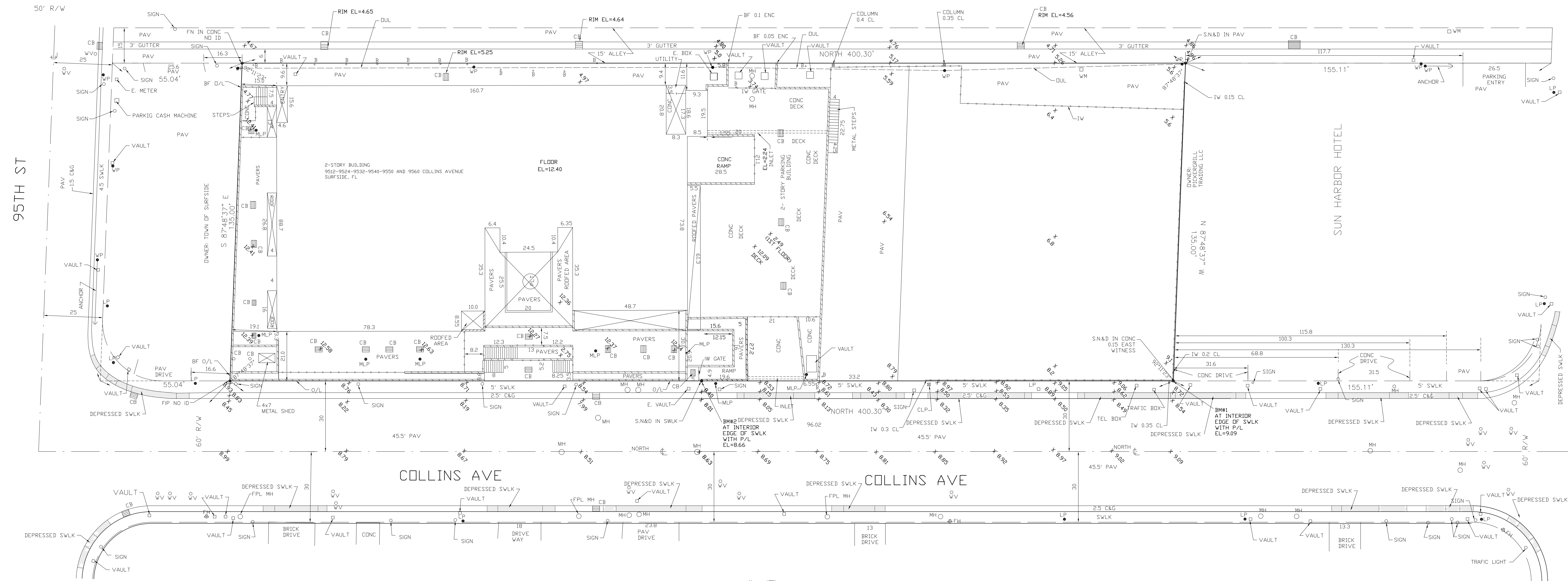
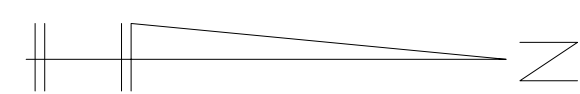
DATE: 2/27/2014	PROJECT No.: 519
SCALE: 1/4" = 1'-0"	DWG. NAME: A3.02C - CONCRETE Fence - New Layout
CHECKED: DATE: DATE: DATE: DATE:	APPROVED: DATE: DATE: DATE: DATE:
DATE: DATE: DATE: DATE:	DATE: DATE: DATE: DATE:

REVISION	DATE
REVISION	12-22-2020
PLAYGROUND	05-11-2023

**CONCRETE FENCE PLAN, ELEVATION AND DETAILS**

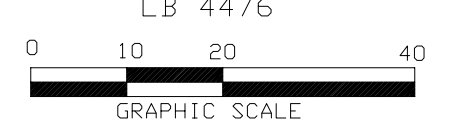
SHEET No.: **A3.02C**





LOCATION SKETCH SCALE=N.T.S.

SKETCH OF SURVEY SCALE 1"=20'  
CONTINENTAL LAND SURVEYORS INC  
1700 SW 57TH AVE, SUITE 201  
MIAMI, FLORIDA 33155  
TELEPHONE: 305-262-1925  
LB 4476



BENCH MARK USED: MIAMI-DADE COUNTY  
# Z-313 EL= 9.59 FEET NGVD 1989

LEGAL DESCRIPTION

LOT 2, 3, 4, 5, 6, 7, 8 AND 9 BLOCK 3  
SUBDIVISION 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.  
9512-9524-9532-9540-9550 AND 9560 COLLINS AVENUE  
SURFSIDE, FL 33154  
ALSO SHOWING COLLINS AVENUE AND ALLEY FROM 95TH STREET TO 96TH STREET AND A PORTION OF 95TH STREET

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS CORRECT  
AS RECENTLY SURVEYED UNDER MY DIRECTION, ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS UNLESS  
SHOWN, AND THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS SET BY THE FLORIDA BOARD OF LAND  
SURVEYORS, AS SET FORTH IN CHAPTER 478.027 (F.S.) AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE  
CODE. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

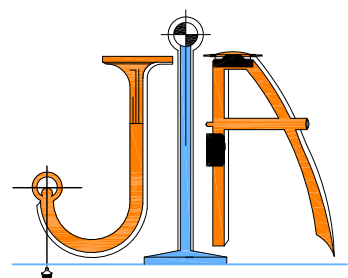
FOR: SHUL OF BAL HARBOR INC.  
ORDER NO. 8-12-21ERRR 1-13-02  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
NO. 2852 STATE OF FLORIDA  
JOSE A. PEREZ  
FIELD WORK DATE: 8-15-12  
REVISED FIELD WORK DATE: 1-8-13

NOTES:  
SURVEY FOR CONSTRUCTION OR IMPROVEMENT AND MORTGAGE. THE ACCURACY OBTAINED BY THIS SURVEY WAS 1 FOOT IN 10,000  
OR BETTER. WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED  
POSITIONAL ACCURACY OF 0.1 FEET. THIS DRAWING SHALL NOT BE ALTERED OR REPRODUCED WITHOUT OUR WRITTEN  
CONSENT. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.  
ALL DISTANCES AND DIRECTIONS SHOWN ARE MEASURED UNLESS OTHERWISE NOTED, AND UNLESS INDICATED  
TO THE CONTRARY THEY ARE THE SAME AS THE PLAT DISTANCES AND DIRECTIONS  
LEGAL DESCRIPTION AS PROVIDED BY CLIENT  
UNDERGROUND PORTIONS OF FOOTINGS OR OTHER IMPROVEMENTS WERE NOT LOCATED

THE NATIONAL FLOOD INSURANCE RATE MAP DATED 9-11-09 DELINEATES THE ABOVE DESCRIBED  
LAND TO BE SITUATED WITHIN ZONE AE 8  
BEARINGS ARE ASSUMED ON CENTERLINE COLLINS AVENUE (NORTH)

FEATURES INTENDED TO BE SURVEYED AND MAPPED  
PROPERTY LINES, FENCES, EASEMENTS FROM RECORD PLATS, BUILDINGS, ROADS AND TRAILS, STREAMS, LAKES, WATERWAYS, RAILROADS, DRIVEWAYS, SIGNS,  
GENERAL PERMANENT STRUCTURES, ELEVATIONS  
FEATURES INTENDED TO BE SURVEYED AND MAPPED AND LEGEND  
MH=MANHOLE, CB=INLET, FH=HYDRANT, P.V.=PROPERTY LINE, CDNC=CONCRETE SLAB, A/C=AIR CONDITIONER  
WM=WATER METER, DUL=OVERHEAD UTILITY LINE, SWLK=SIDEWALK, PAV=PAVEMENT, PLT=PLANTER, C&G=CURB & GUTTER  
LEGEND F=FOUND BRILL, H=HOLE, UTILITY EASEMENT, DRAINAGE AND MAINTENANCE EASEMENT, P/V=RIGHT OF WAY, N.T.S.=NOT TO SCALE,  
F=FOUND NAIL AND DISK, FIP=FOUND 3/4" IRON PIPE UNLESS OTHERWISE NOTED, SIP=SET 3/4" X 18" IRON PIPE LB4476  
P/L=PROPERTY LINE, DL=CLEARANCE, S/D=SECTORS, F=CHAIN LINK FENCE, W=WOOD FENCE, DUL=UTILITY LINE, TEL=TELEPHONE, A/C=AIR CONDITIONER  
CS=CONCRETE, BLK=BLK, STR=STRUCTURE, PAV=PAVEMENT, R=RAILROAD, A=CENTRAL ANGLE, T=TANGENT, A=ARC, CH=CHORD, C=CENTERLINE, DELTA=CENTRAL ANGLE  
M/L=MINIMUM LINE, P=C=POINT OF CURVATURE, ID=IDENTIFICATION, RES=RESIDENCE, PLT=PLANTER, FIB=FOUND 1/2" IRON BAR, F=FOUND NAIL,  
M=MAINTENANCE EASEMENT, B=BASE, L=LINE, W=WOOD POLE, C=CONCRETE POLE, BF=BLACK FENCE, LP=LIGHT POLE, B=BARBECUE  
PBL=PLATED BUILDING LINE, S=L=SURVEY THE LINE, P=C=POINT OF REVERSE CURVATURE, P=C=POINT OF COMPOUND CURVATURE, BBL=BASE BUILDING LINE,  
EDC=ENCROACHMENT, I=IRON WORK, H=HOLE, M=MEASURED, S=SET NAIL, AN=AN, DISK LB4476 PERMANENT REFERENCE MONUMENT, B=BILLIARD  
BM=BENCH MARK, EL=ELEVATION, SEC=SECTION, POB=POINT OF BEGINNING, POC=POINT OF COMMENCEMENT, E=ELECTRIC CLP=CONCRETE LIGHT POLE  
MLP=METAL LIGHT POLE, B=BILLIARD DRB=OFFICIAL RECORDS BOOK PG=PAGE





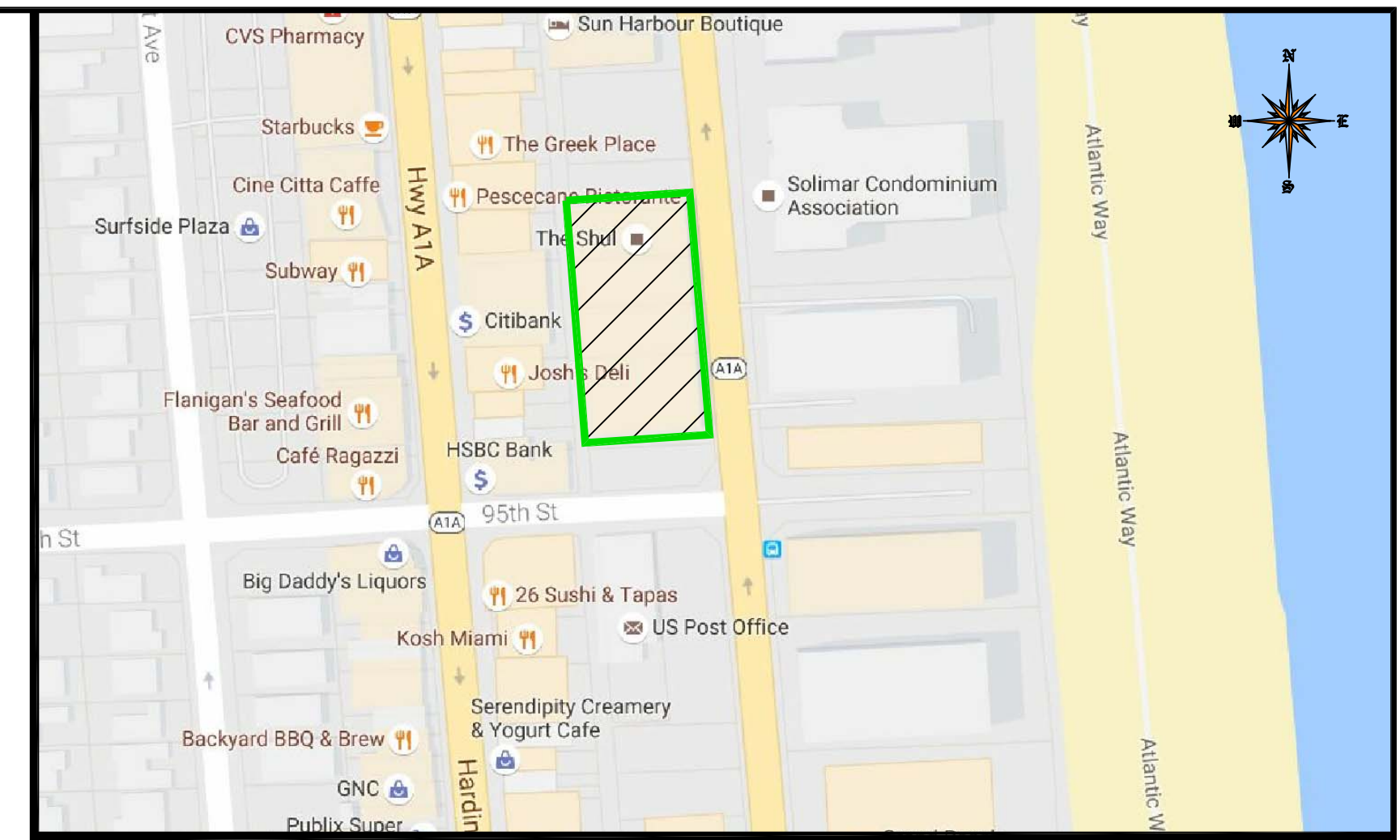
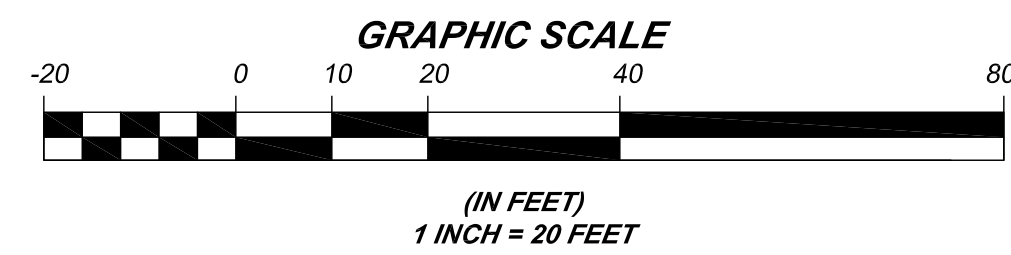
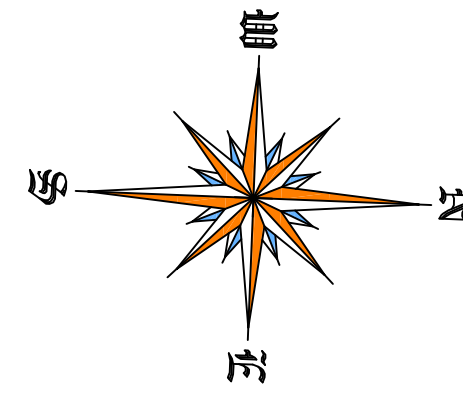
# JOHN IBARRA & ASSOCIATES, INC.

## Professional Land Surveyors & Mappers

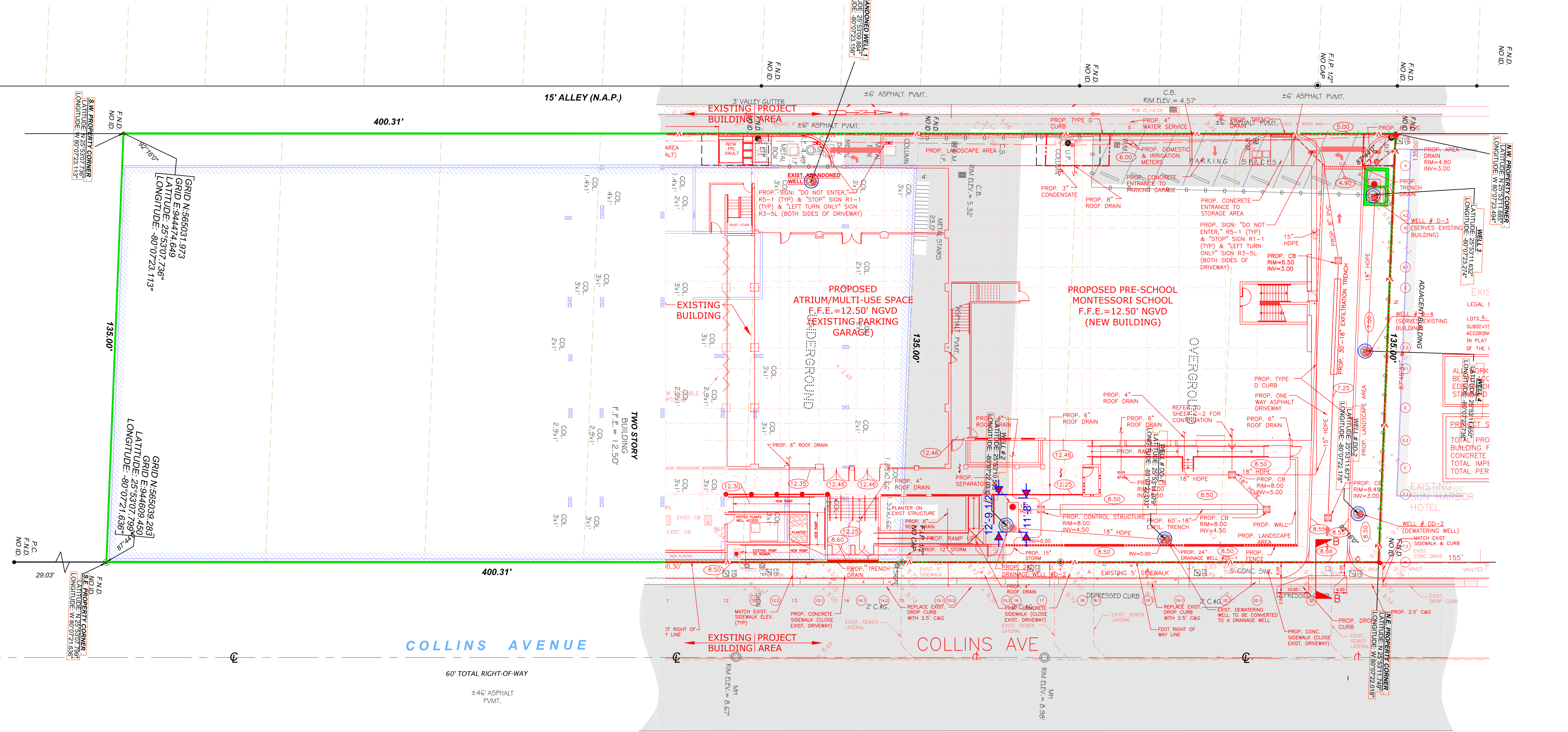
WWW.IBARRALANDSURVEYORS.COM  
 777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126  
 PH: (305) 262-0400 FAX: (305) 262-0401

2804 DEL PRADO BLVD SOUTH SUITE NO. 202 UNIT 1 CAPE CORAL, FL 33904  
 PH: (239) 540-2660 FAX: (239) 540-2664

# MAP OF BOUNDARY SURVEY



LOCATION SKETCH SCALE = N.T.S.



### ABBREVIATIONS

- A = ARC
- AC = AIR CONDITIONER PAD
- AE = ANCHOR EASEMENT
- AR = ALUMINUM ROOF
- AS = ALUMINUM SHED
- ASPH = ASPHALT
- B.C. = BLOCK CORNER
- BLOG = BUILDING
- B.M. = BENCH MARK
- B.C.R. = BROWARD COUNTY RECORDS
- B.O.B. = BASIS OF BEARING
- B.S.L. = BUILDING SETBACK LINE
- IC = CALCULATED
- ICB = INCH BUSH
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.B.W. = CONCRETE BLOCK WALL
- CH = CHORD
- CH.B. = CHORD BEARING
- CH.L. = CHORD LENGTH
- CL = CLEAN
- CL.O. = CLEAN OUT
- CL.F. = CHAIN LINK FENCE
- C.M.E. = CANAL MAINTENANCE EASEMENT
- CONC = CONCRETE
- C.U.P. = CONCRETE UTILITY POLE
- C.P. = CONCRETE PORCH
- C.S. = CONCRETE SLAB
- C.W. = CONCRETE WALK
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE MAINTENANCE EASEMENT
- D.R.V. = DRIVEWAY
- D.R.V.E. = DEGREES
- EB = ELECTRIC BOX
- E.P. = ELECTRIC TRANSFORMER PAD
- ELEV. = ELEVATION
- ENCR = ENCROACHMENT
- FA = FIRE HYDRANT
- F.A.P. = FOUND IRON PIPE
- F.I.R. = FOUND IRON ROD
- F.F.E. = FOUND FLOOR ELEVATION
- F.A.D. = FOUND NAIL & DISK
- FT. = FEET
- F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM
- FA. = FOUND NAIL
- H. = HIGH (OR HEIGHT)
- IN.A.G. = INGRESS AND EGRESS EASEMENT
- I.C.V. = IRRIGATION CONTROL VALVE
- I.F. = IRON FENCE
- L.B. = LICENSED BUSINESS
- L.F. = LIGHT POLE
- L.F.E. = LAME FLOOR ELEVATION
- L.M.E. = LAME MAINTENANCE EASEMENT
- M. = MEASURED DISTANCE
- M.B. = MAIL BOX
- M.D.C.R. = MIAMI-DADE COUNTY RECORDS
- M.E. = MAINTENANCE EASEMENT
- M.W. = MANNING
- N.A.P. = NOT A PART OF
- N.O.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- # NO. = NUMBER
- OS = OFFSET
- O.H. = OVERHEAD
- O.H.L. = OVERHEAD UTILITY LINES
- D.R.B. = OFFICIAL RECORDS BOOK
- O.V.H. = OVERHANG
- P.V. = PAVEMENT
- PL = PLASTER
- P.L. = PROPERTY LINE
- P.C.C. = POINT OF COMMENCEMENT
- P.C. = POINT OF CURVATURE
- P.O.F. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.A.C. = POINT OF REVERSE CURVATURE
- P.W. = PARKWAY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.P. = POWER POLE
- P.A.S. = POOL PUMP SLAB
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.V. = RECORD DISTANCE
- R. = RAILROAD
- RES. = RESIDENCE
- R. = RIGHT-OF-WAY
- RAD. = RADIUS OR RADIAL
- RANGE = RANGE
- R.O.E. = ROOF OVERHANG EASEMENT
- SEC. = SECTION
- STY. = STORY
- SWK. = SEWER
- S.I.P. = SET IRON PIPE
- S. = SOUTH
- S.P. = SLOPED PORCH
- S.V. = SEWER VALVE
- S. = SECOND
- T. = TANGENT
- T.B. = TELEPHONE BOOTH
- T.B.M. = TEMPORARY BENCHMARK
- T.U.E. = TECHNOLOGY UTILITY EASEMENT
- T.S.B. = TRAFFIC SIGNAL BOX
- T.S.P. = TRAFFIC SIGNAL POLE
- T.W. = TOWNSHIP
- UTL. = UTILITY
- U.E. = UTILITY EASEMENT
- U.P. = UTILITY POLE
- W.M. = WATER METER
- W.F. = WOOD FENCE
- W.W. = WOOD FENCE
- W.R. = WOOD ROOF
- W.V. = WATER VALVE
- W. = WORKMANSHIP
- C. = CENTER LINE
- Δ = DELTA

**LEGAL DESCRIPTION:**  
 LOT 2, 3, 4, 5 AND 6, BLOCK 3, ALDOS DEL MAR No. 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, AT PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
 FOLIO NO. 14-2235-007-0200  
 FOLIO NO. 14-2235-007-0210  
 FOLIO NO. 14-2235-007-0220  
 FOLIO NO. 14-2235-007-0230  
 FOLIO NO. 14-2235-007-0240  
 FOLIO NO. 14-2235-007-0250

**PROPERTY ADDRESS:**  
 9512-9524-9532-9540 COLLINS AVENUE,  
 SURFSIDE, FL. 33154

**CERTIFICATION:**  
 THE SHUL OF BAL HARBOUR INC  
 SCHMID CONSTRUCTION

**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:**

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING SET OF PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

**FLOOD ZONE INFORMATION:**  
 THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN FLOOD ZONE: "AE"  
 BASE FLOOD ELEVATION: 8.0 FEET.  
 COMMUNITY: 12069  
 PANEL: 0163  
 SURF. L.  
 DATE OF FIRM: 07/11/09  
 THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

**SURVEYOR'S NOTES:**

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 780.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK # 2-313. LOCATOR NO. 2225E; ELEVATION IS 9.59 FEET OF N.G.V.D. OF 1929.

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

BY: 09/19/2017  
 CARLOS IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA  
 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

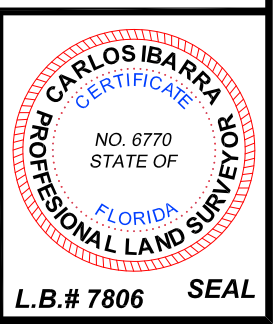
REVISED ON: \_\_\_\_\_  
 REVISED ON: \_\_\_\_\_

### LEGEND

- OVERHEAD UTILITY LINES
- CONCRETE BLOCK WALL
- CHAIN LINK FENCE
- FLOW FENCE
- WOOD FENCE
- BUILDING SETBACK LINE
- UTILITY BARBERS
- LIMITED ACCESS R/W
- LOW-TRUSS/SPAN ACCESS R/W
- BELLING ELEVATIONS
- 6.00



DRAWN BY:	AF	
FIELD DATE:	09/19/2017	
SURVEY NO.:	16-003845-LL	
SHEET:	1 OF 1	







## MEMORANDUM

ITEM NO. 5.E

**To:** Planning & Zoning Board

**From:** Town Planner Judith Frankel

**Date:** May 24, 2023

**Subject:** 8801 Emerson Avenue - New Two-Story Single-Family Residence

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**Staff Recommendation:** Staff finds this application generally meets the zoning code. The Planning and Zoning Board should determine whether the new home's design is "consistent with and in conformance with the design guidelines set forth in the Town Code". The general design for the property in this application appears to be well formulated in consideration of the zoning code. If the Planning and Zoning Board determines the design to be appropriate, staff recommends approval with the following conditions:

- **Per Sec. 90-47.1** Every part of a required yard shall be open to the sky. A portion of the second floor on the north side of the home is fully covered by a solid roof and should be counted in the square footage of that floor. This may not be an issue as the second floor is below the 80% maximum. However, that area cannot be counted as part of the required average setback for the second floor.
- **Per Sec. 90-49**, the minimum pervious area for properties in H30B is 35%. **Per Sec. 90-2**, *Pervious area* is area maintained in its natural condition, or covered by a material that permits infiltration or percolation of water directly into the ground. Pavers or pervious hard materials, including pervious concrete, may not be utilized for the calculation of pervious area. The steps on the south side of the home should be excluded from the pervious area calculation if hard materials are being utilized.
- **Per Sec. 90-56.4**, a 4-foot-high front yard (Emerson Avenue) fence with surfaces above 2 feet having a maximum opacity of 50% may be permitted if granted design review and approval from the Planning and Zoning Board. Secondary frontage (88<sup>th</sup> Street) fence must adhere to the same requirements unless the option presented in 90-56.5 is utilized.
- **Per Sec. 90-56.5**, fences and ornamental wall on secondary frontages may have maximum opacity of 100 percent and a maximum height of six feet, as measured from grade, may project into or enclose the street side yard of a corner lot, provided:
  1. The fence or wall is not placed in front of the front façade of the primary residential structure and extends beyond the plane of the front façade on only one side of the

- primary residential structure;
2. The fence or wall is setback three feet from any property line;
  3. Shrubs shall be installed at the time the fence or wall is installed; and
  4. The shrubs shall be planted a minimum of 36 inches in height, shall be placed a maximum of 24 inches on center and shall cover the exterior of the fence or wall within one year after the final inspection of the fence.
    - o If this option is chosen, the retaining wall must be set back 3 feet
- **Per Sec. 90-56**, A fence or ornamental wall not more than six feet in height, as measured from grade, may project into or enclose an interior side or rear yard only. As a retaining wall will be necessary for raising the grade of the rear yard, installation information must be provided for the retaining wall. Applicant is advised that the 6 ft maximum height for rear yard fences/walls is measured from the grade of the neighboring yards.
  - **Per Sec. 90-86.1**, All buildings, structures, new developments, redevelopment and changes of use requiring a permit shall require submittal of a landscape and irrigation plan. Landscape plans for H30A and H30B may be prepared by the owner of the property or a representative thereof, provided it meets the requirements per this Code. The use of a landscape architect is encouraged. A complete and zoning compliant landscape plan will be required for zoning approval prior to the issuance of a building permit.

**Background:** This is an application to demolish a one-story single-family home with a detached garage and construct a new two-story single-family home with an understory. The subject property is located at 8801 Emerson Avenue within the H30B zoning district. The property is a corner lot with the primary frontage on Emerson Avenue and the secondary frontage on 88<sup>th</sup> Street. The lot is 6,850 SF according to the application.

The exterior front façade of the home is proposed to have several wall treatments including stone cladding, white stucco, glass railings and fluted aluminum wall panels. The secondary frontage will feature timber batten louvers and a wooden pergola above the second-floor balcony for shade. The project includes a front yard fence, concrete driveway, pool deck, outdoor kitchen, roof deck and rooftop mechanical equipment.

The first-floor lot coverage is 2,505 SF with a second floor of 1,915 SF. This complies with the size restrictions set forth in the zoning code. However, a portion of the north side of the home at the second floor is under full roof and not "open to the sky". This space appears not to have been included in the second-floor area calculation and should have been. This space may not be counted toward the required second floor average setback.

The understory space is comprised of a 590 SF (<10%) lobby, an open storage area, and a paved carport for two cars. The understory provides greater than 20% of the lot size as pervious space under the home. The application lists the remaining area of the property as containing the required 35% pervious space. However, the steps on the south side of the property leading to the raised pool deck should not be included as pervious space if concrete,

cement or other “hard” building materials are used to construct the steps.

The roof of the home is proposed to contain a roof deck and rooftop mechanical equipment. The rooftop deck is setback at least 10 feet from all edges of the roof as required. Guardrail height dimensions should be provided to ensure compliance with the Florida Building Code. A line-of-sight diagram has been provided to demonstrate that the mechanical equipment will not be visible from a distance on 75 feet at eye level.

A diagram and site plan for the front yard fence has not been provided at this time. This may be reviewed administratively, if the Town Commission approves the proposed new fence ordinance on second reading in June.

The retaining wall proposed along 88th Street, the secondary frontage, is not compatible with the zoning code. The code permits the height to be 6 feet with 100% opacity if it is set back 3 feet from the property line and a hedge is planted concealing the wall. Otherwise, the maximum height allowed is 4 feet and all elements above 2 feet must be no more than 50% opaque. This wall and the grading behind it must be altered to comply with the code. The rear yard/setback for the property is 20 feet from the rear property line. There the wall may be 6 ft and 100% opaque. On the plans this portion extends approximately 51 feet west from the rear property line. Another more eastern section is 100% opaque at 4 feet in height, where 50% opacity is required above 2 feet. See sheet A4 for the south elevation that shows the proposed wall/fence plan.

A complete landscaping plan is not provided. Sheet SP1 notes that there will be 5 trees and more than 6 shrubs. For a corner lot a minimum of 6 trees and 35 shrubs is required. Substantial landscaping is suggested in the renderings provided but is not reflected in the Site Plan. Information on tree and plant species is required to determine if 40% of species are Florida Friendly Landscaping. No turf or groundcover species is listed. In addition to the lot trees, street trees are required every 20 feet of property frontage. This appears to have been met.

**Applicant Package:** A package of drawings was submitted by the Applicant on May 16th, 2023.

[8801 Emerson Avenue Images and Tables.pdf](#)

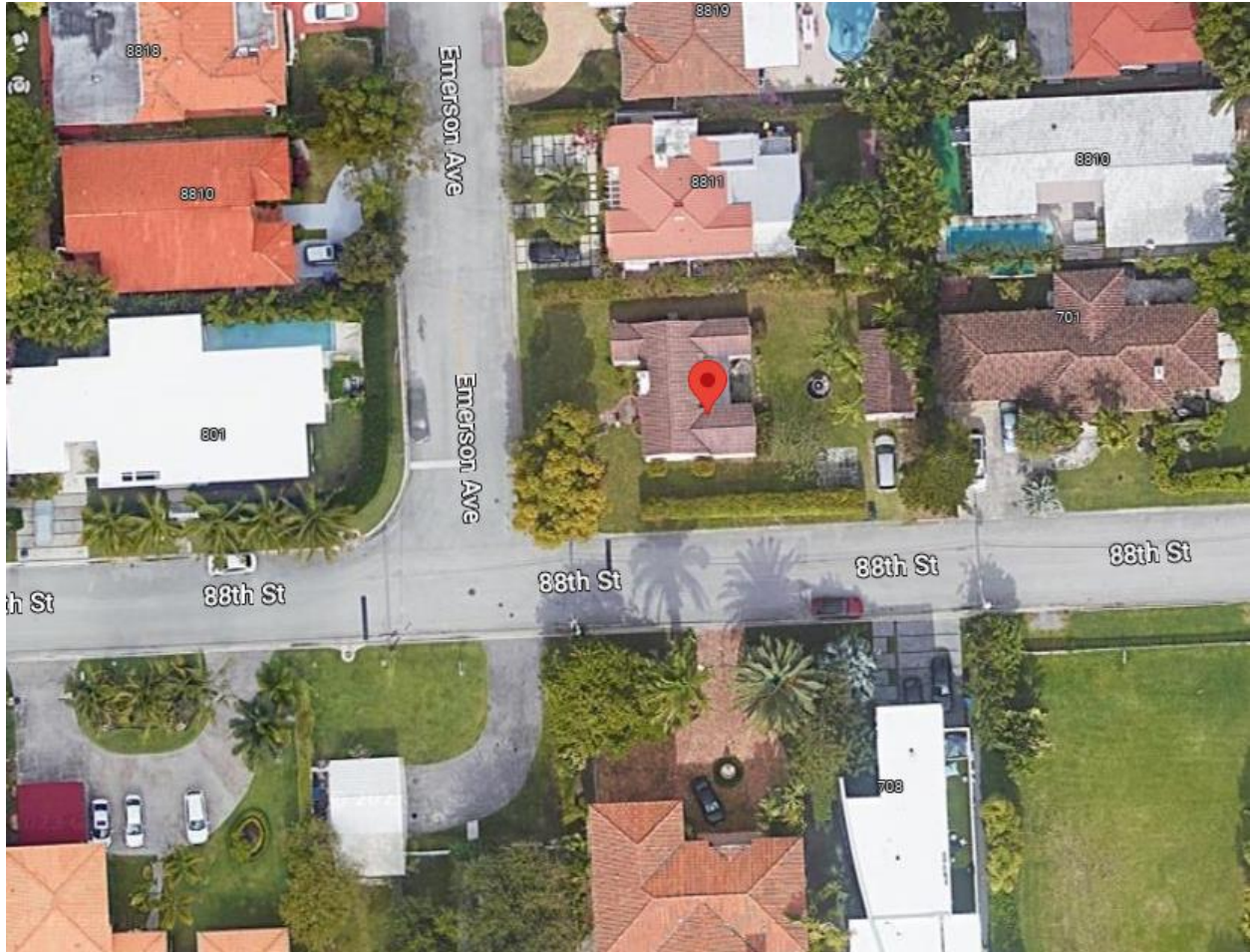
[8801 Emerson Ave Agenda Packet.pdf](#)

[8801 Emerson Avenue Survey](#)



# Town of Surfside, Florida Development Review

## 8801 Emerson Avenue Images



8801 Emerson Avenue Aerial view 2022 / Image courtesy of Google Maps- 2022



Town of Surfside, Florida  
Development Review



**8801 Emerson Avenue, View from 88<sup>th</sup> Street / Image courtesy of Google Maps 2022**



**8801 Emerson Avenue, View from Emerson Ave. / Image courtesy of Google Maps 2022**



# Town of Surfside, Florida Development Review

## Tables

Table 1 – Site Characteristics and Zoning Requirements

<b>Address</b>	8801 Emerson Avenue	
<b>General Location</b>	Southern Area of Town	
<b>Property Size</b>	6,850 SF	
<b>Zoning District</b>	H30B	
<b>Lot Coverage</b>	<b>Required</b>	<b>Proposed</b>
Total Lot	40% Max. (2,740.5 SF)	36.6% (2,505.6 SF)
2 <sup>nd</sup> Story Lot Coverage	80% of the 1 <sup>st</sup> floor	69.85% (1,915)
Pervious Area Total Lot	35% w/40% FL Friendly	35% (2,424.1 SF)
Pervious Area Front Yd	30%	57.2% (674.41 SF)
Pervious Area Rear Yd	20%	>20% (>244 SF)
Height – Flat Roof	30 Ft: Avg Datum/Crown-High Pt.	30 Feet
Understory Enclosure	10% of Lot (685 SF)	590.6 SF (8.6%)
Understory Pervious	20% of Lot (1,370 SF)	1,687.8 SF (24.6%)
Modification of Height	1% of Height to 3 Ft Max	N/A
Roof Decks	10 Feet Side/Rear Setback	10 ft
Trellis/Pergola Structure	12 Feet Max. Height	N/A
<b>Setbacks</b>		
1 <sup>st</sup> Floor Primary Frontage	20 Feet Min.	20 Feet
Secondary Frontage	10 Feet Min.	10 Feet
Interior Side North	10%	6.1 Feet
Rear	20 Feet Min	20 Feet
2 <sup>nd</sup> Floor Primary Frontage	30 Feet Min.	30 Feet
Secondary Frontage	20 Feet Avg.	20 Feet Avg.
Interior Side North	12.25 Feet Avg.	12.25 Feet
Rear	20 Feet Min.	20 Feet

Table 2: 90-50.2 Roof Deck provisions (See sheet A3)

	<b>Required</b>	<b>Proposed</b>
Stair Location	Interior or Exterior	Exterior
Stair heights	30 ft max.	30 ft.
Deck Setbacks	10 feet all sides	10 ft all sides



## Town of Surfside, Florida Development Review

Table 3: 90-67.3 Rooftop mechanical – (See sheet A3)

	<b>Required</b>	<b>Proposed</b>
Setback	Not visible from 75 FT at eye level	Line-of-sight diagram provided on Sheet A5.1
Screening	Height of equipment	4 ft
Footprint	Less than 7.5% of roof area	177.3 SF (6.83%)
Height	6 FT max.	4 ft

Table 4: Town of Surfside Adopted Residential Design Guidelines

<b>Design Element</b>	<b>Required</b>	<b>Proposed</b>
Building Massing	Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses	Consistent
Decorative Features	Decorative features should be stylistically consistent throughout the entire building.	Consistent
Overall Architectural Style	The overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof.	Consistent
Wall Material and Finishes	The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.	Consistent
Roof Types	Roof types and slopes should be generally the same over all parts of a single building	Consistent
Window Style	Window styles should always be consistent among all elevations of a building	Consistent
Frame Materials	Frame Materials should never vary on a single building	Consistent
Window, Door and Eave	Window, door and eave trim should be consistent on all elevations of the house.	Consistent
Wall Openings	Minimum of 10% wall openings	Consistent



Front Perspective



Location Map

SETBACKS		
HOUSE	REQUIRED	PROVIDED
NORTH - SIDE	5'-0"	6'-1"
SOUTH - SIDE STREET	10'-0"	10'-0"
EAST - REAR	20'-0"	20'-0"
WEST - FRONT	20'-0"	20'-0"

LEGAL DESCRIPTION:	
35 52 42 PB 16-44 NORMANDY BEACH 2ND AMD PL LOT 10 BLK 15 LOT SIZE 61,250 X 112 OR 19805-3014 07 2001 I COC 21784-1866 10 2003 I	

FLOOD ZONE
THIS PROPERTY IS LOCATED FLOOD ZONE "AE", HAVING A MINIMUM FLOOD ELEVATION +9.00' NGVD.

APPLICABLE CODES	
FLORIDA BUILDING CODE 2020 EDITION	
FLORIDA RESIDENTIAL CODE 2020	
NATIONAL ELECTRICAL CODE 2020	
FLORIDA PLUMBING CODE 2020	
FLORIDA MECHANICAL CODE 2020	
FLORIDA ENERGY CODE 2020	

SCOPE OF WORK	
1. NEW 2 STORY SINGLE FAMILY RESIDENCE	
2. REMOVE EXISTING HOUSE SEPARATE APPLICATION	

CODE CLASSIFICATION:	
A. OCCUPANCY GROUPS.....	RESIDENTIAL GROUP R-3 SECTION 310.5
B. CONSTRUCTION CLASSIFICATIONS.....	FBC 2020: "NEW CONSTRUCTION"
C. BUILDING TYPE.....	TYPE III-B UNPROTECTED COMBUSTIBLE
D. ZONING CODE.....	TOWN OF SURFSIDE ZONING IN PROGRESS CHAPTER 90 H508

**CONSTRUCTION NOTES**

**INSULATION:**

INSULATION SHALL BE AS FOLLOWS:  
 SHALL BE IN COMPLIANCE W/ FLORIDA BUILDING CODE  
 A. ALL EXTERIOR WALLS OR FIRST FLOOR SPACE TO HAVE R7.8 RIGID INSULATION  
 B. ALL CEILINGS OR ROOF RAFTERS TO HAVE MIN. R-30 SPRAY FOAM INSULATION.  
 C. INSULATION OF BUILDING ENVELOPE SHALL BE CONTINUOUS.  
 D. REFER TO FLORIDA STATE ENERGY CODE FOR ANY ADDITIONAL INSULATION. ADDITIONAL INSULATION REQUIREMENTS. REFER TO MECHANICAL DRAWINGS FOR CHECKLIST.

**GENERAL CONSTRUCTION:**

- ALL INTERIOR PARTITIONS TO HAVE 1/2" GYPSUM BOARD. ALL BATHROOMS AND AREA SUBJECT TO HIGH MOISTURE SHALL HAVE DUROCK BOARD OR GREENBOARD WHERE REQUIRED.
- ALL FRAMING SHALL BE DONE IN A WORKMAN-LIKE MANNER BE SKILLED LABOR. ALL NAILING AND CUTTING OF WOOD STRUCTURAL MEMBERS SHALL BE IN COMPLIANCE WITH FLORIDA BUILDING CODE.
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
- PROVIDE 4" WIDE CONTINUOUS MESH CROSS VENTILATION UNDER EAVES OR ON CMU WALLS AS APPLICABLE.
- INSTALL MILLWORK ACCURATELY WITH TIGHT JOINTS AND TRUE SURFACES WELL SANDED AND FREE OF DEFECT.
- ALL INTERIOR AND EXTERIOR DOORS TO HAVE TWO COATS OF TOP QUALITY LATEX SEMI-GLOSS ENAMEL PAINT. ALL WALLS TO RECEIVE TWO COATS OF EG SHELL PAINT. ALL INTERIOR DOORS TO RECEIVE TWO COATS OF SEMI-GLOSS PAINT.
- SEPARATE PERMIT REQUIRED FOR ROOF ING, RAILINGS, WINDOWS AND DOORS.

**FLOOR PLAN GENERAL NOTES**

- SURVEYOR NOTE:**  
CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS AMENITIES SIT ON SITE EXACTLY AS PER SITE PLAN PROVIDED. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT OF RECORD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- SEPARATE PERMIT NOTE:**  
RAILINGS - GUARDRAILS, FIREPLACES, ELEVATOR, POOL, WATER FEATURES, EXTERIOR DOORS AND WINDOWS ARE UNDER A SEPARATE PERMIT. GLASS EXTERIOR GUARDRAIL SHALL BE TESTED TO COMPLY WITH FBC 1618.4.6.1, ANSI Z97.1, AND IMPACT TEST TAS201 6.1
- SLAB AND BEAM PENETRATION NOTE:**  
ALL SLAB & BEAM PENETRATION ARE TO BE SLEEVED. GC TO COORDINATE PENETRATIONS WITH STRUCTURAL PLANS AND NOTIFY ARCHITECT OF RECORD OF ANY CONFLICTS.
- RAILINGS NOTE:**  
ALL GUARDRAILS ARE TO BE 42" HIGH ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED IN THESE DRAWINGS. RAILINGS SHALL BE CONSTRUCTED TO RESIST A CONCENTRATED LOAD OF 200 LBS APPLIED AT ANY POINT IN ANY DIRECTION. GLASS RAILINGS TO BE SEAMLESS TEMPERED SAFETY GLASS. VERTICAL PICKETS TO REJECT A 4" DIA. SPHERE & BOTTOM RAIL TO REJECT A 2" DIA. SPHERE. MANUFACTURER TO PROVIDE SHOP DRAWINGS PRIOR TO MANUFACTURING FOR ARCHITECTS REVIEW AND BUILDING DEPARTMENT APPROVAL.

**MEAN OF EGRESS NOTE**

ALL EGRESS WINDOWS TO COMPLY W/ F.B.C. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDEX24" HIGH AND 5.7 S Q FT. IN AREA THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED

**SAFETY & DEBRIS PREVENTION NOTES:**

- GENERAL:** ALL WORK TO BE DONE IN COMPLIANCE WITH BLDG CODES & REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.
- MEANS OF EGRESS:** ALL EXISTING MEANS OF EGRESS FOR OWNER TO BE MAINTAINED CLEAR & FREE OF ALL OBSTRUCTIONS SUCH AS BUILDING MATERIALS ETC.
- FIRE SAFETY:** ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREAS AND/OR IN ANY AREA OF THE BUILDING ARE TO BE STORED IN A LOCKED SECURED AREA. ACCESS TO SUCH AREA TO BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR.
- DUST CONTROL:** DEBRIS, DIRT & DUST TO BE KEPT TO A MIN. & CONFINED TO THE IMMEDIATE CONSTRUCTION AREA AND TO BE CLEANED UP & CLEARED FROM BLDG DAILY TO AVOID EXCESSIVE ACCUMULATION.
- NOISE AFTER HOURS:** GC TO CONTACT TOWN OF SURFSIDE FOR CONFIRMATION OF WORK HOURS AND OPERATIONAL REQUIREMENTS.
- DEMO OR CONSTRUCTION OPERATIONS WILL NOT INTERRUPT HEATING, WATER OR ELECTRICAL SERVICES TO OWNER UNLESS APPROVED.**
- DEMO OR CONSTRUCTION MUST BE CONFINED TO GRND. GC MUST LIMIT DIRT, DUST OR OTHER CREATED TO ALL OTHER AREAS OF HOME.**
- DEMO OR CONSTRUCTION MUST NOT BLOCK MEANS OF EGRESS. ALL EXITS SHALL MEET MIN WIDTH & MIN HEADROOM OF +80" AFF.**
- REMOVAL OF DEBRIS & WASTE:** GC SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS & CONSTRUCTION MATERIAL FROM SITE IN A LAWFUL MANNER.
- UNUSED MATERIALS, PAINT & CLEANING PRODUCTS:** SHALL BE SORTED & DISPOSED OF IN A MANNER ALLOWED BY FEDERAL LAW. PROVISIONS SHALL BE MADE TO ALLEVIATE THE SPREAD OF DEBRIS, DIRT, DUST TO EXIST AREAS OR ADJACENT PROPERTIES, WHICH SHALL BE KEPT CLEAN AS POSSIBLE AT ALL TIMES.
- STAGING & STORAGE:** GC SHALL SEEK APPROVAL FOR ANY STAGING, STORAGE AREAS & ACCESS ROUTES IN OR OUT OF SITE. PLAN MUST BE REVIEWED & APPROVED BY THE OWNER PRIOR TO COMMENCEMENT.
- ENVIRONMENTAL:** GC SHALL SUBMIT REQUIRED UTILITY, AIR QUALITY & ENVIRONMENT DOCUMENTATION TO COUNTY AUTHORITIES FOR PERMIT REVIEW & APPROVAL. CONTACT THE COUNTY'S ENVIRONMENTAL AIR SECTION FOR MORE INFO.
- OCCUPATION VS VACANCY:** GC SHALL FIELD-SURVEY ALL EXIST AREAS PRIOR TO WORK & VERIFY ALL PERSONS HAVE BEEN VACATED. GC RESPONSIBLE FOR TURNING-OFF WATER, GAS OR OTHER UTILITY EQUIPMENT OR SOURCES PRIOR TO WORK.
- PROTECTION REQUIRED:** PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, ALTERATION, REMODELING, OR DEMOLITION ACTIVITIES. SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIANS OR TRAFFIC WHEN REQUIRED.
- OBSTRUCTIONS & OPENINGS:** WHERE CONSTRUCTION OR OTHER HAZARD IS LOCATED IN OR ADJACENT TO A COMMON AREA OR PUBLIC WAY, SUCH HAZARD SHALL BE INDICATED BY RED TAPOS OR SIGNS DURING DAYLIGHT HOURS, & BY RED LANTERNS, FLASHING BEACONS, AT NIGHT.

**DEFERRED SUBMITTALS:**

IN PDF FORMAT, OR FIVE (5) SETS OF HARDCOPIES MUST BE REVIEWED, APPROVED, VERIFIED & STAMPED BY THE GC PRIOR TO ARCHITECT'S REVIEW IN ACCORDANCE WITH FBC 8107.3.4.1. GC MUST VERIFY DIMS & "STAMPED APPROVED BY GENERAL CONTRACTOR" BEFORE SUBMITTAL TO ARCHITECT \*\*\*PRIOR TO FABRICATION\*\*\* THE FOLLOWING:

- STEEL CONNECTIONS
- GUARDRAILS, HANDRAILS & STAIRS
- ROOFING MATERIALS, ACCESSORIES & ASSEMBLY.
- PROPANE COMBUSTION AIR, PIPING, VENTING & APPLIANCES.
- SWIMMING POOL
- ROOF HATCH
- EXTERIOR DOORS & WINDOWS

**OTHER SUBMITTALS:**

RECOMMENDED FOR OWNER OR ARCHITECT APPROVAL NOT REQ'D BY CODE OR ADD'L PERMITS.

- MECHANICAL APPLIANCES SUBMITTAL
- PLUMBING APPLIANCES SUBMITTAL
- ELECTRICAL LUMINARIES, RECEPTACLES, SWITCHGEAR & SWITCHES
- ARCHITECTURAL MILLWORK, VANITIES & BATHRM ACCESSORIES.
- INTERIOR DOORS & HARDWARE.



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AA26003720

**8001 EMERSON  
RESIDENCE**

8801 EMERSON AVE., SURFSIDE, 33154

OWNER:  
8801 EMERSON LLC

CONSULTANTS:

DRAWN BY:  
C.B.

CHECKED BY:  
JSR

ISSUE DATES:

03/01/23

REVISIONS:

NO.	DATE	DESCRIPTION
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PROJECT NO.: 110.01

SHEET TITLE:

**SCOPE OF WORK  
& NOTES**

**G-1**





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**FRONT  
PERSPECTIVE**



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SHEET TITLE:

**PERSPECTIVE**



**KONOVER SANCHEZ**  
ARCHITECTURE + DEVELOPMENT  
KONOVER SANCHEZ ARCHITECTURE  
& DEVELOPMENT, LLC  
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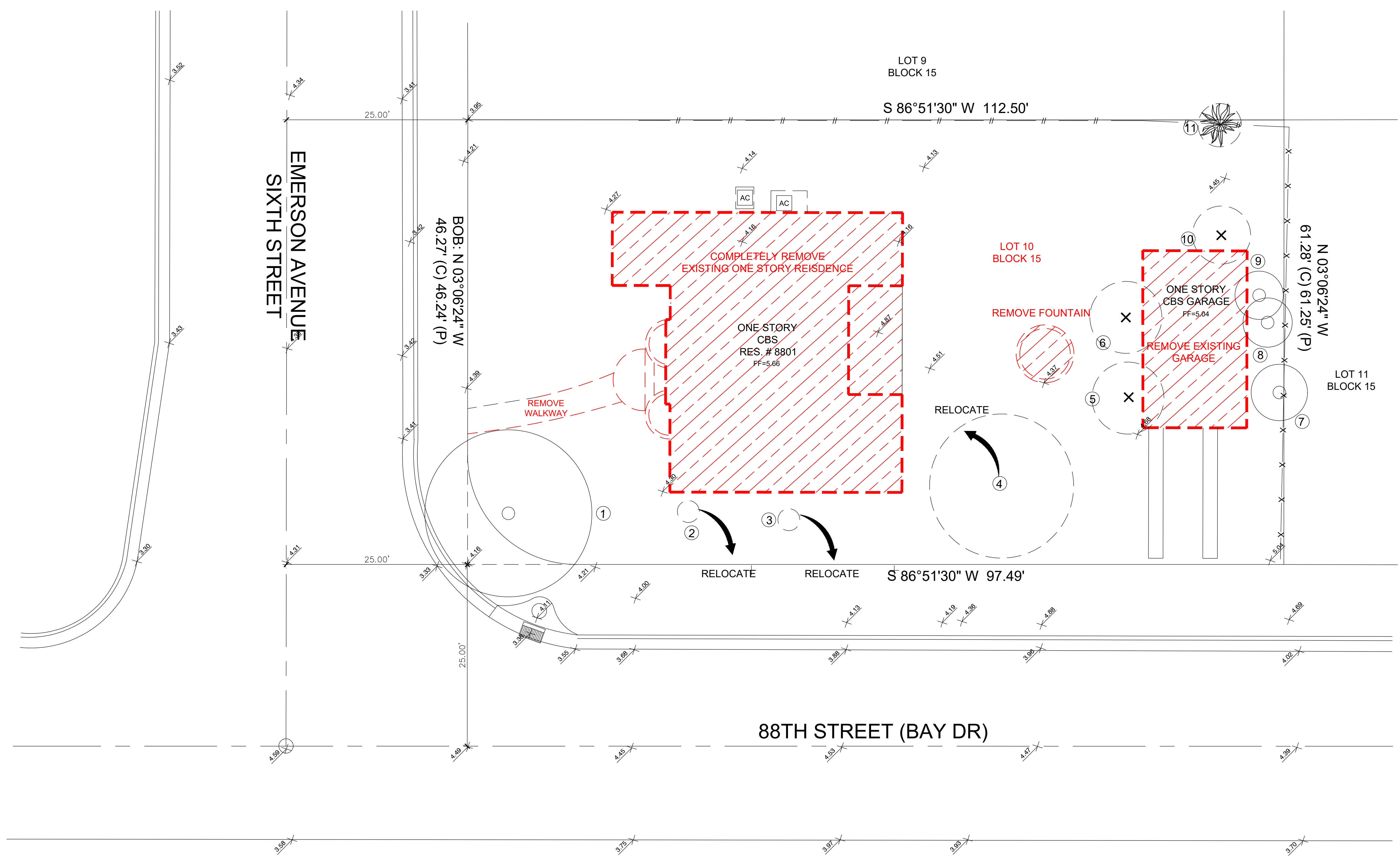
ISSUE DATES:  
03/01/23

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PROJECT NO.: 110.01

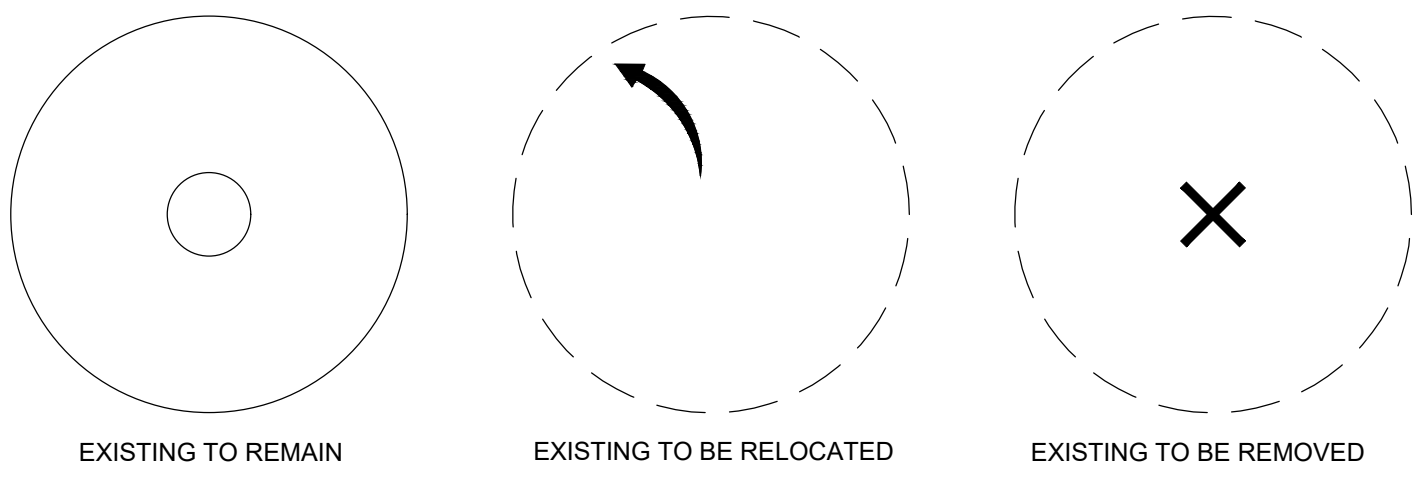
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**REAR  
PERSPECTIVE**



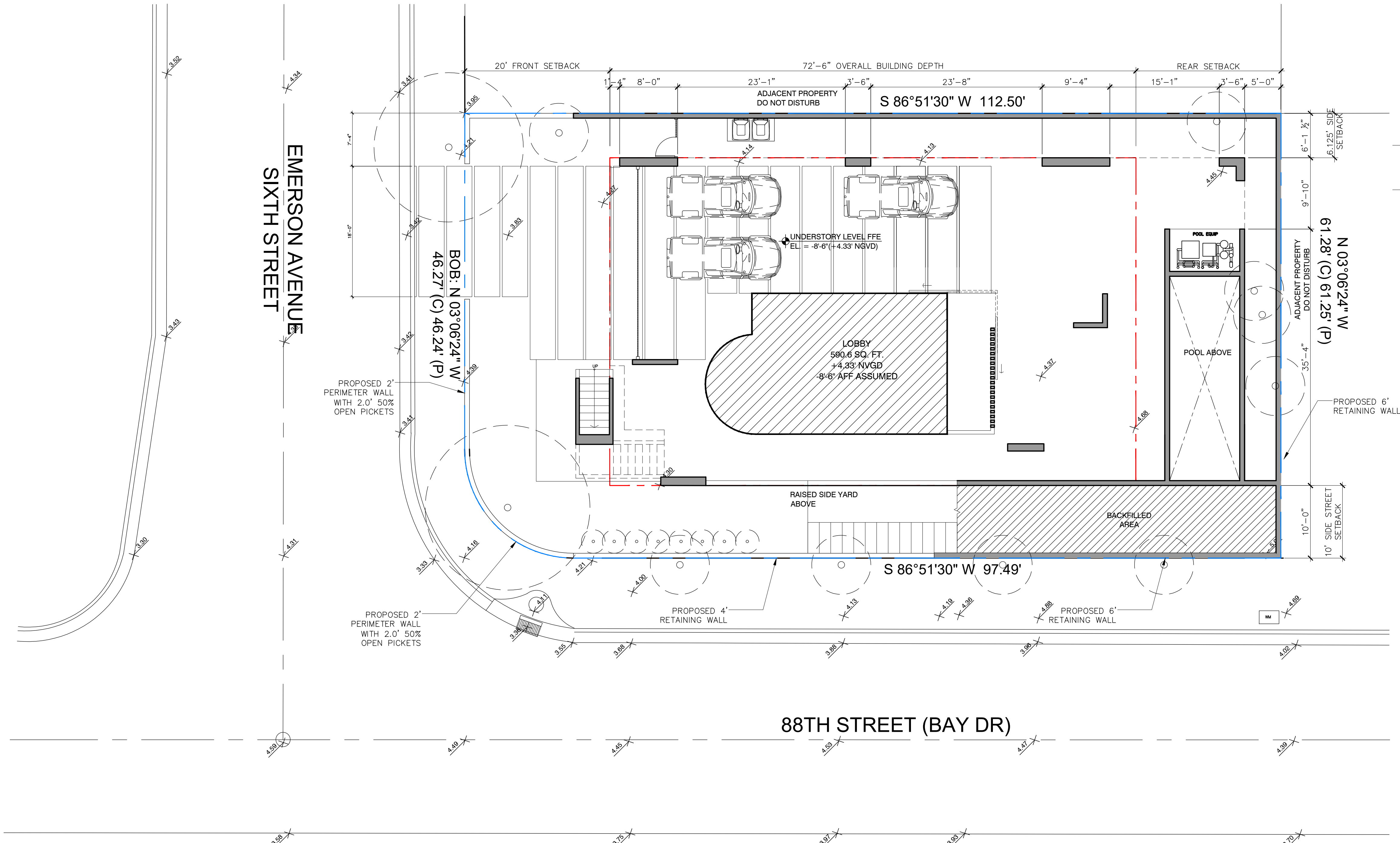
**Existing Site Plan**  
SCALE: 1/8" = 1'-0"

**TREE LEGEND**



**TREE DISPOSITION PLAN**  
ANY TREE PRUNING SHALL BE UNDER THE DIRECT SUPERVISION OF THE ARBORIST.

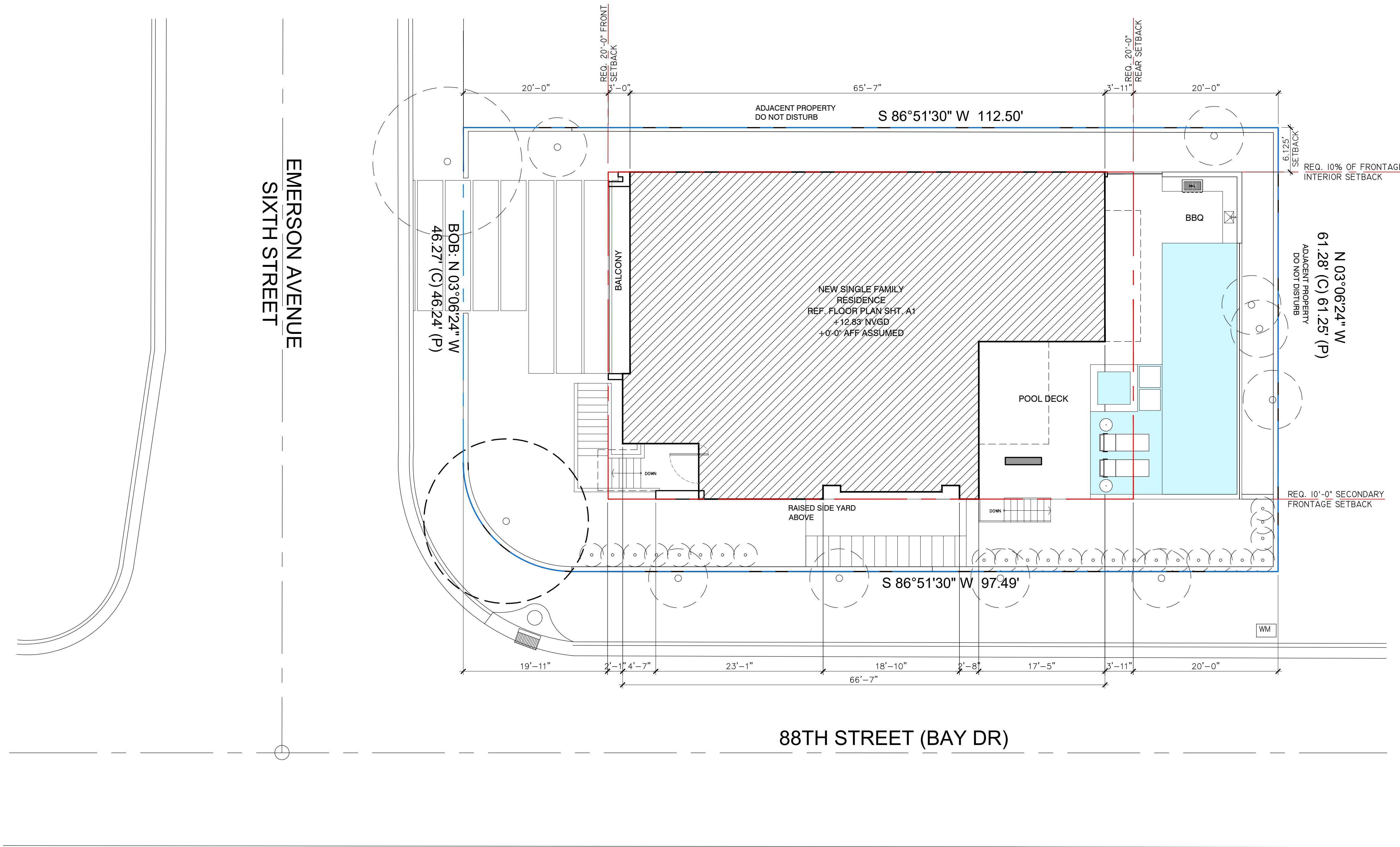
TREE ID	COMMON NAME	DBH	H/CT	CANOPY	CONDITION	DISPOSITION
1	KAPOK TREE	3	35	40	GOOD	REMAIN
2	LIVO	0.50	11	3	GOOD	RELOCATE
3	LIVO	0.50	11	3	GOOD	RELOCATE
4	FRANGIPANI	1	20	20	GOOD	RELOCATE
5	MONTGOMERY PALM	0.70	40	10	GOOD	REMOVE
6	MONTGOMERY PALM	0.40	40	10	GOOD	REMOVE
7	MONTGOMERY PALM	0.40	22	8	GOOD	REMAIN
8	MONTGOMERY PALM	0.40	22	8	GOOD	REMAIN
9	UMBRELLA TREE	1	40	30	GOOD	REMAIN
10	MONTGOMERY PALM	0.40	22	8	GOOD	REMAIN
11	MONTGOMERY PALM	0.40	30	6	GOOD	REMAIN



LANDSCAPE DATA	REQUIRED	PROPOSED
TREES	4	5
SHRUBS	(6 shrubs/2,000 sf)	>6
STREET TREES	9	9 (3 Relocated)

\* 40% of all plant materials will be Florida Friendly

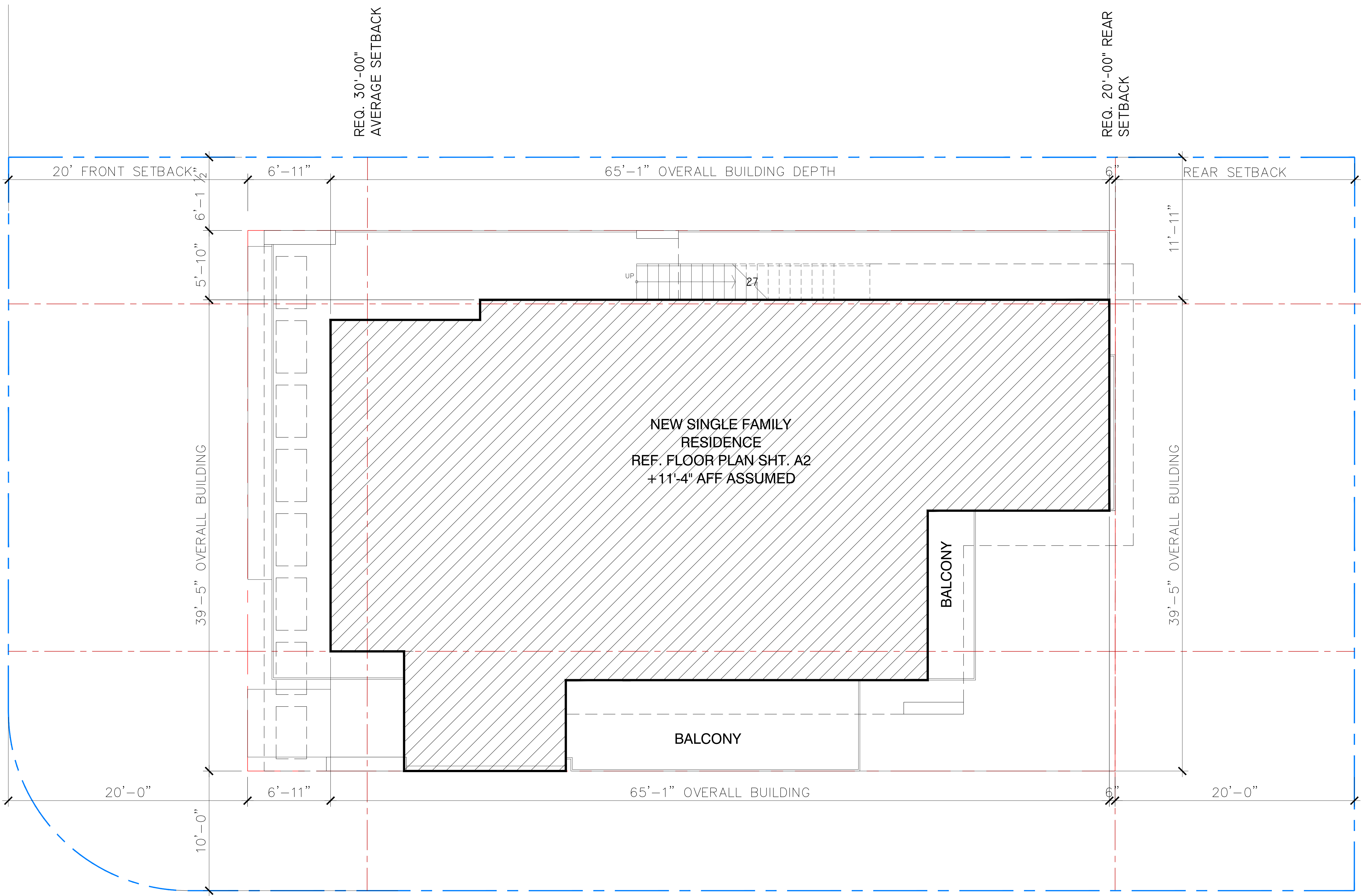
**Proposed Ground Level Site Plan**  
 SCALE: 1/8" = 1'-0"



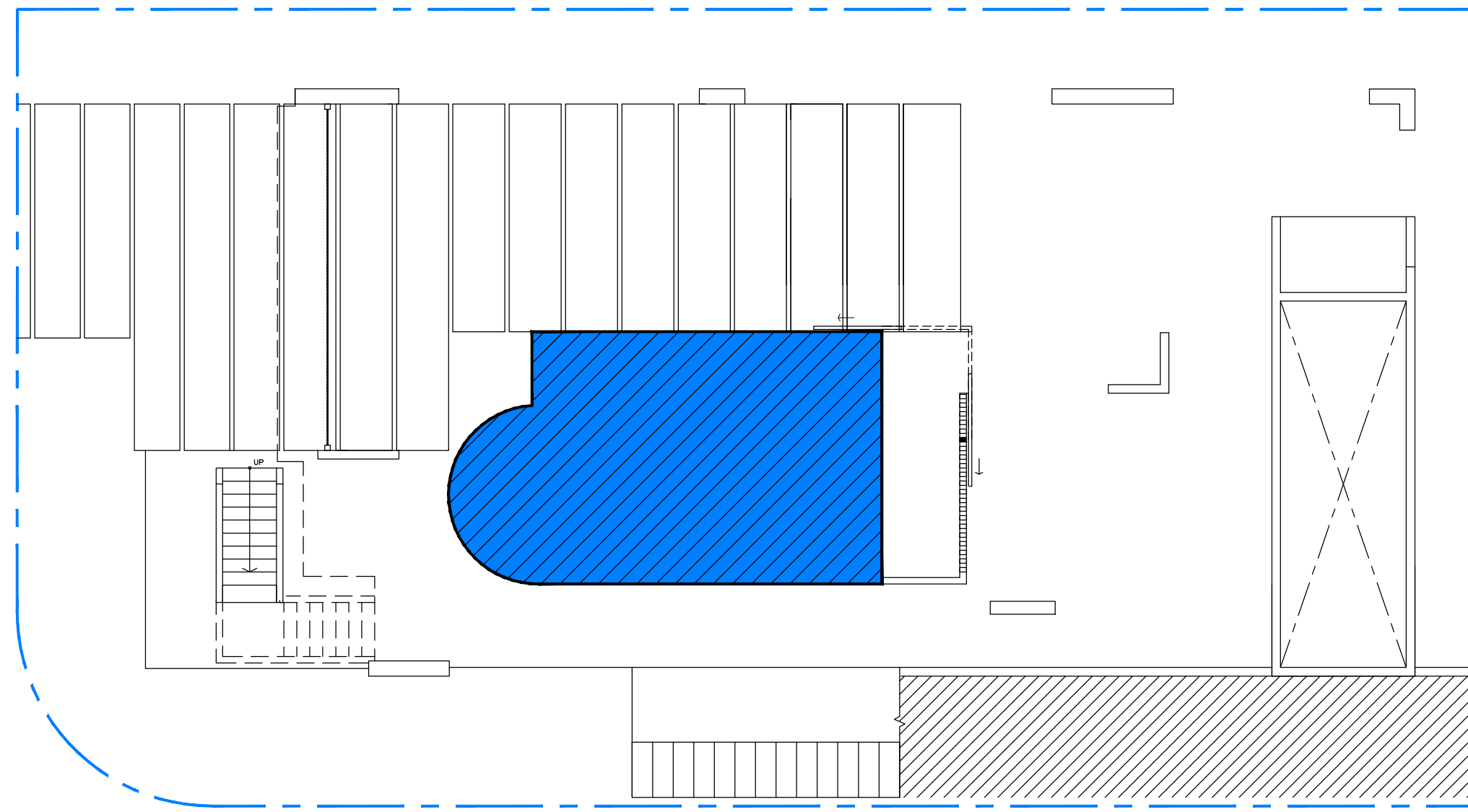
**Proposed First Level Site Plan**  
SCALE: 1/8" = 1'-0"

LANDSCAPE DATA	REQUIRED	PROPOSED
TREES	4	5
SHRUBS	(6 shrubs/2,000 sf)	>6
STREET TREES	9	9 (3 Relocated)

\* 40% of all plant materials will be Florida Friendly

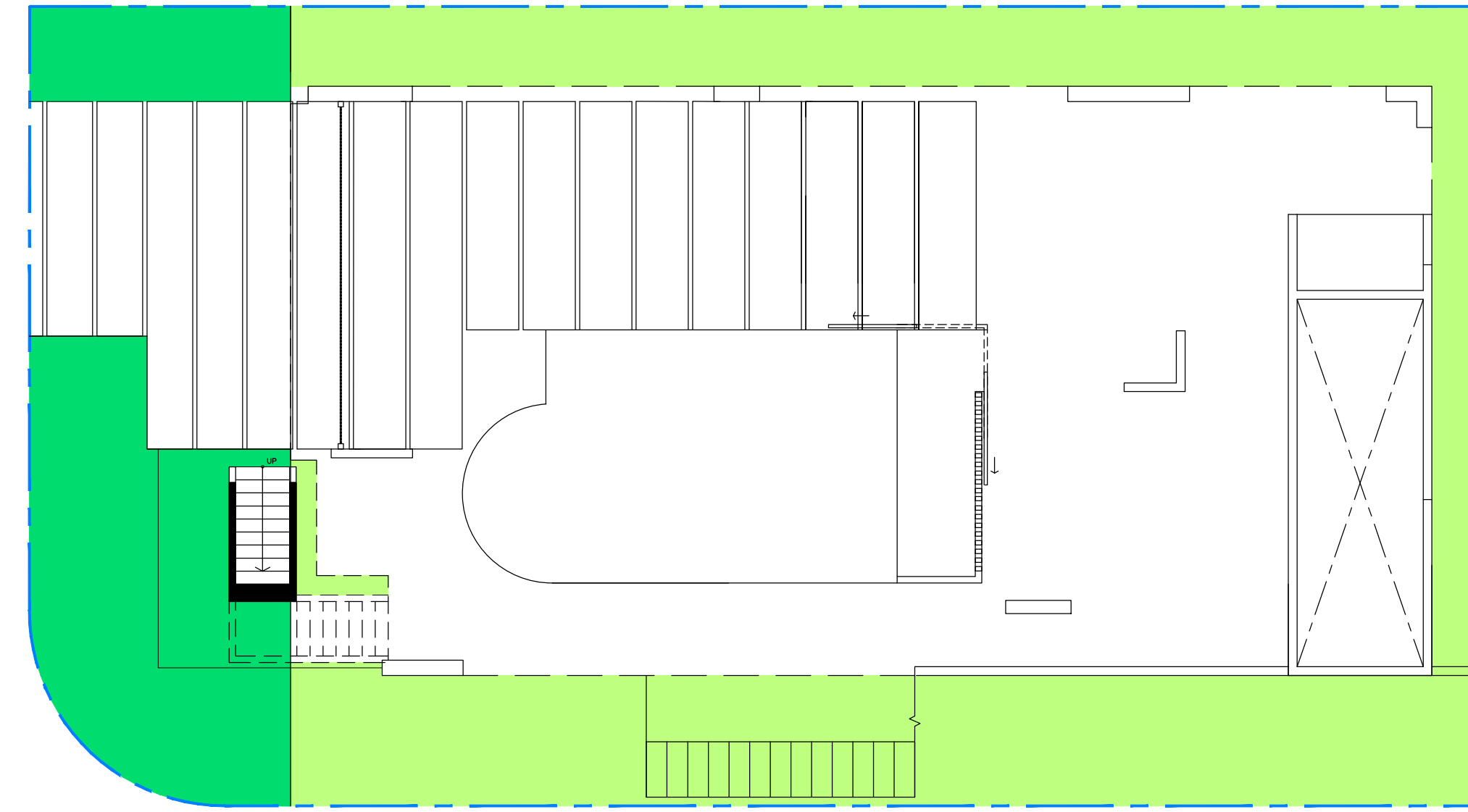


Proposed 2nd. Level Site Plan  
SCALE: 1/4" = 1'-0"



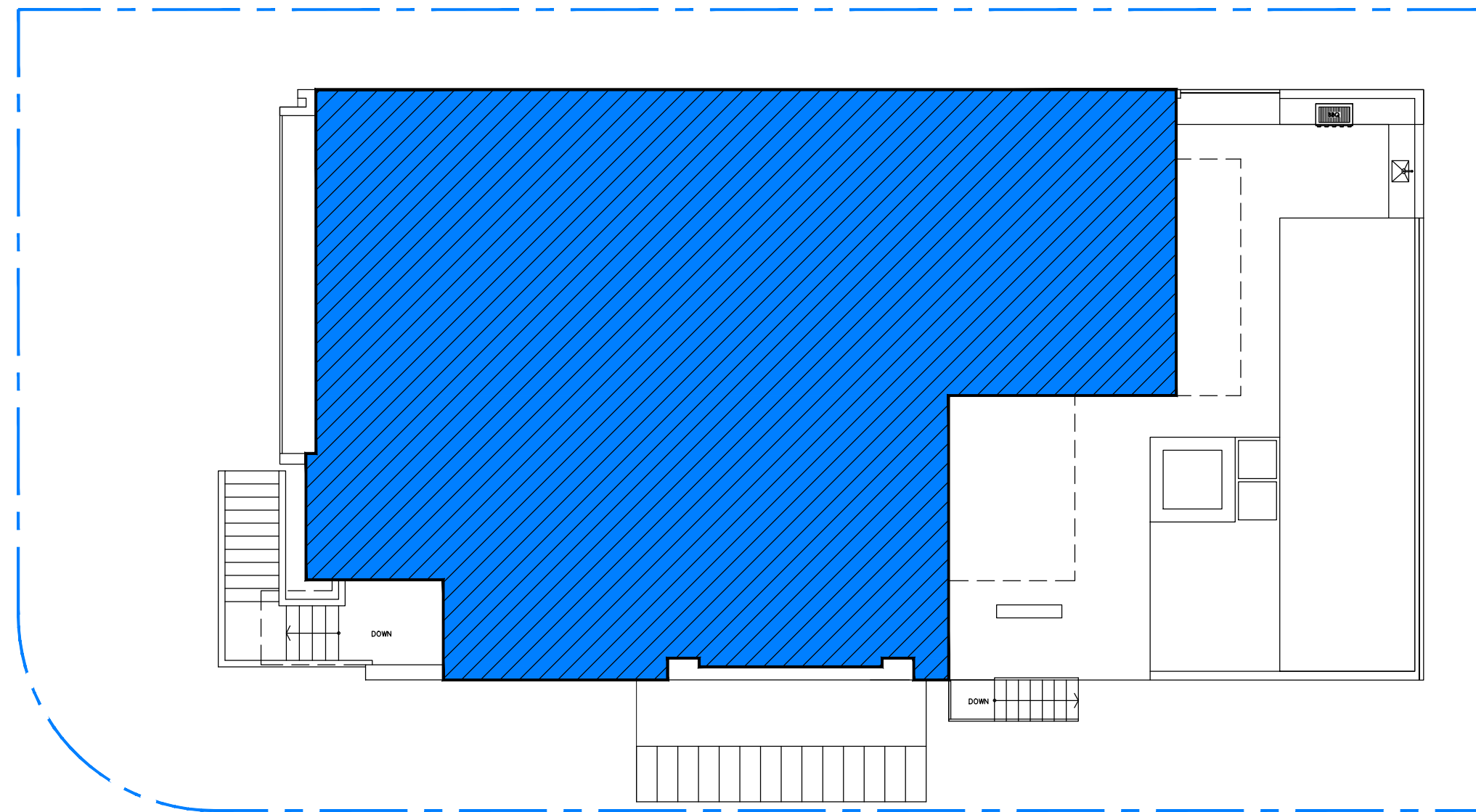
LOT AREA: 6,850 SQ.FT.  
 LOOBY AREA : 10% LOT AREA% 685 SQ.FT.  
 LOBBY AREA PROVIDED: 8.62%= 590.6 SQ.FT.

LOT COVERAGE DIAGRAM & CALCULATIONS GROUND FLOOR



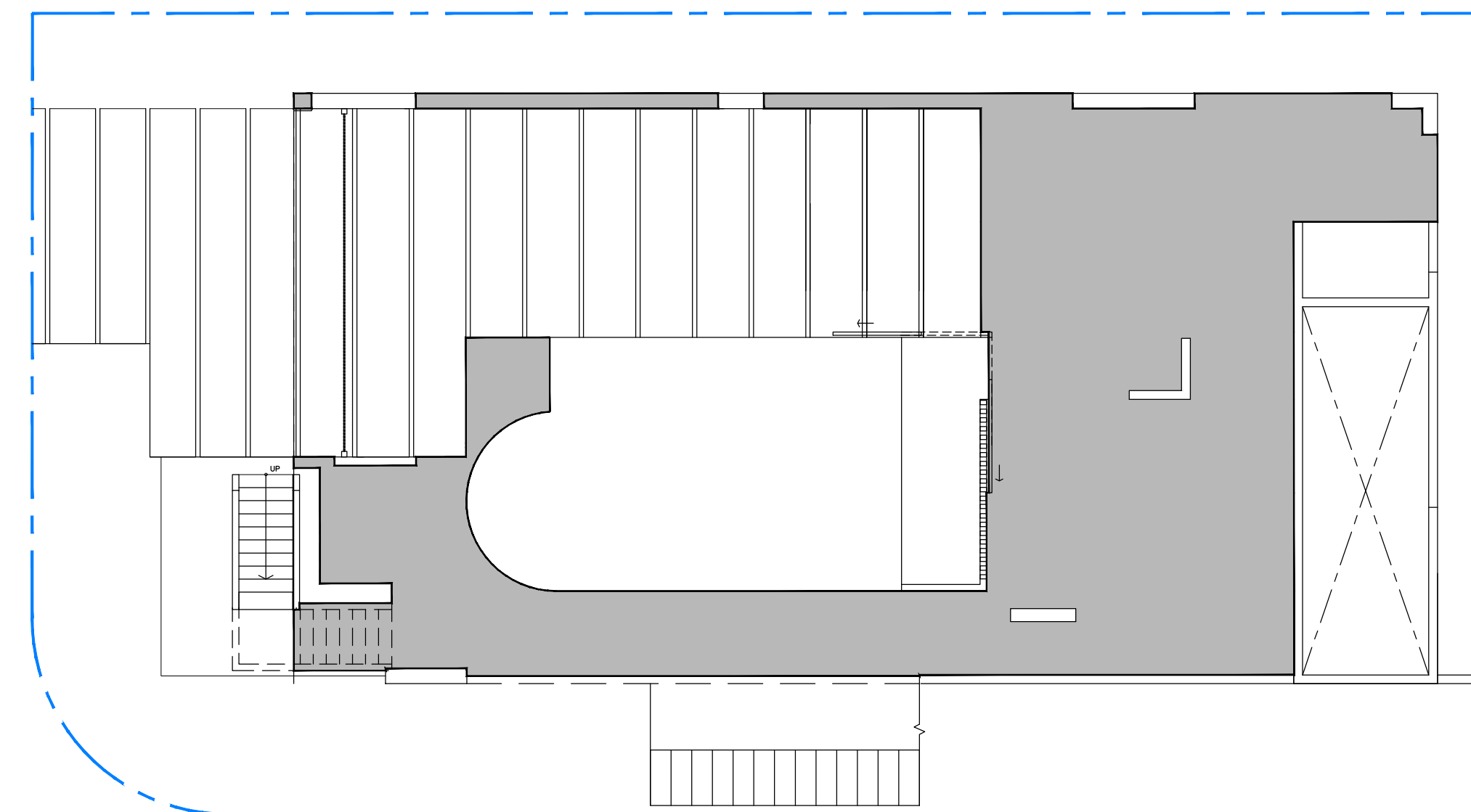
NET LOT AREA: 6,850 SQ.FT.  
 PERVIOUS AREA REQUIRED : 35% 2,398 SQ.FT.  
 PERVIOUS AREA PROVIDE: 1,779.7 SQ.FT.  
 35.38% = 2,424.11 SQ.FT.  
 FRONT YARD AREA: 1,179 SQ.FT.  
 PERVIOUS AREA REQUIRED : 50% 589.5 SQ.FT.  
 PERVIOUS AREA PROVIDE: 57.20%= 674.41 SQ.FT.

LOT COVERAGE DIAGRAM & CALCULATIONS GROUND FLOOR



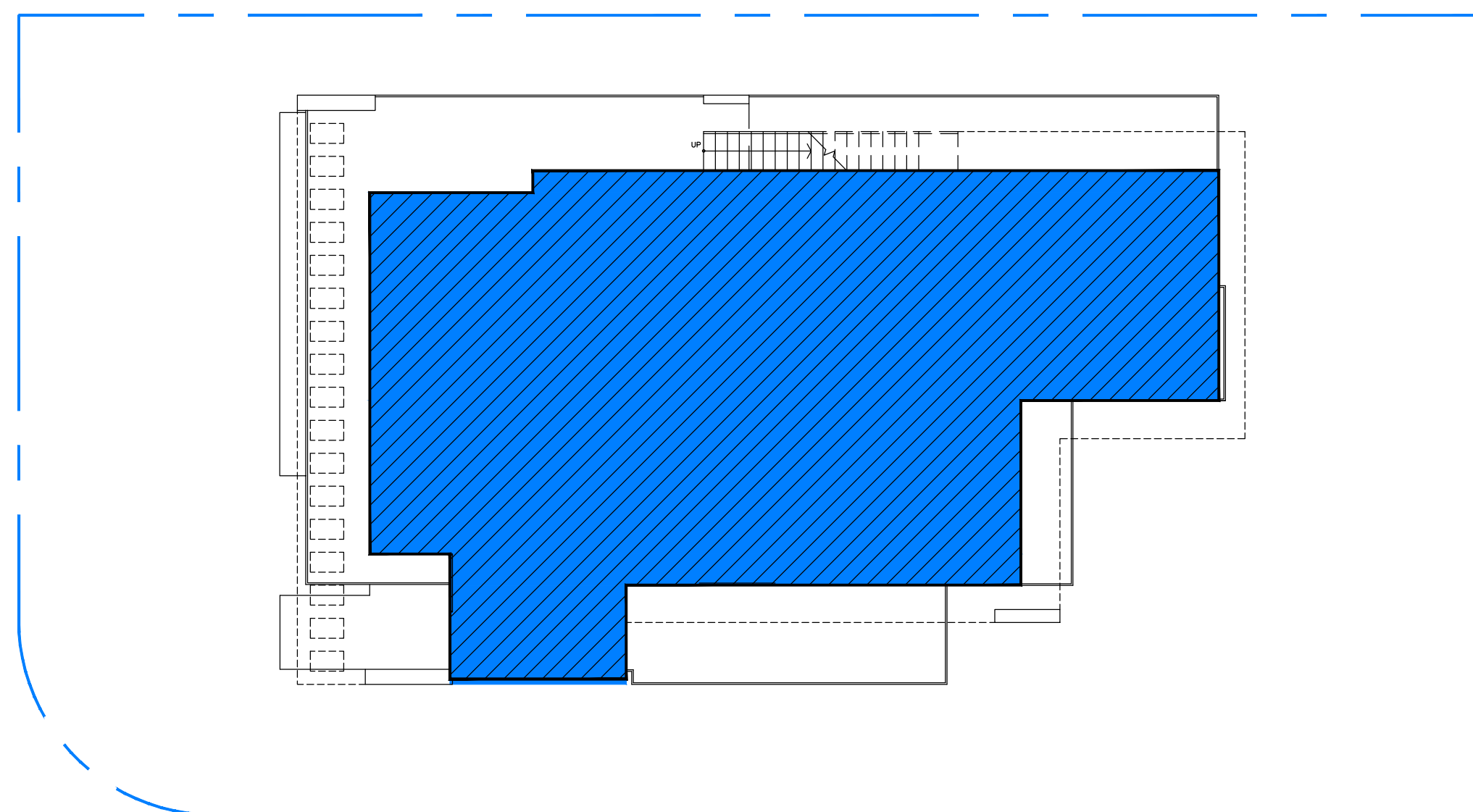
NET LOT AREA: 6,850 SQ.FT.  
 LOT COVERAGE 1ST. FLOOR ALLOWED : 40% 2,740 SQ.FT.  
 LOT COVERAGE 1ST FLOOR PROVIDED: 36.6%= 2,505.6 SQ.FT.

LOT COVERAGE DIAGRAM & CALCULATIONS FIRST FLOOR



NET LOT AREA: 6,850 SQ.FT.  
 PERVIOUS AREA UNDERSTORY : 24.63% 1,687.8 SQ.FT.

LOT COVERAGE DIAGRAM & CALCULATIONS GROUND FLOOR



NET LOT AREA: 6,850 SQ.FT.  
 LOT COVERAGE 2ND. FLOOR ALLOWED : 80% OF 1ST. LEVEL 2,192 SQ.FT.  
 LOT COVERAGE 1ST FLOOR PROVIDED: 69.85%= 1,915 SQ.FT.

LOT COVERAGE DIAGRAM & CALCULATIONS SECOND FLOOR

ZONING DATA SHEET H-30B			
UPPER STORY FLOOR AREA IS 65% TO 80% OF STORY FLOOR AREA			
SURFSIDE, FLORIDA - CODE OF ORDINANCES			
ADDRESS	8801 EMERSON AVE.		
PROPERTY SIZE	6,860 Sq. Ft.		
ZONING DISTRICT	H30B		
LOWEST FLOOR ELEVATION REQ'D	BASE FLOOD ELEVATION 10.00' NGVD (8.00+2.00)		
LOWEST FLOOR ELEVATION PROP.	BASE FLOOD ELEVATION +12.00 NGVD		
LOT COVERAGE	ZONING CODE REQ'D.	PROPOSED	%
Maximum Lot Coverage	40% Max. 2,740 SF	2,505.6 SF	36.6%
Maximum Upper Story Lot Coverage	80% of First Story / 2,192 SF	1,915.00 SF	69.85%
Maximum Pervious Area Total Lot	35% of Lot Area / 2,398 SF	2,424.11 SF	35.38%
Maximum Pervious Area Front Yard	50% / 589.5 SF	674.5 SF	57.20%
Maximum Understory Nonhabitable Enclosed Area	10% of Lot Area / 685 SF	590.6 SF	8.62%
Maximum Height from Crown of Road	30 Feet	30 Feet	
SETBACKS			
Primary Frontage	20 Feet Min.	20 Feet	
Interior Side (lots > 50 feet in width)	10% of lot frontage / 6.125 feet	6.125 feet	
Rear	20 Feet	20 feet	
Secondary Frontage	10 Feet	10 feet	
Upper Story Primary Frontage Average	30 Feet	30 feet	
Upper Story Interior Side Average (lots > 50 feet in width & wall length > 20% of the lot depth)	20% of the frontage / 12.25 feet	12.25 feet	
Upper Story Secondary Frontage Average	20 feet	20 feet	
ENCROACHMENTS			
Eaves and ornamental features	24 Inches Max		
ACCESSORY BUILDINGS			
Maximum Aggregate Area	500 SF		
Pool & Uncovered Deck Setbacks	Rear and Interior Side - 5 feet Secondary Frontage - 10 feet		



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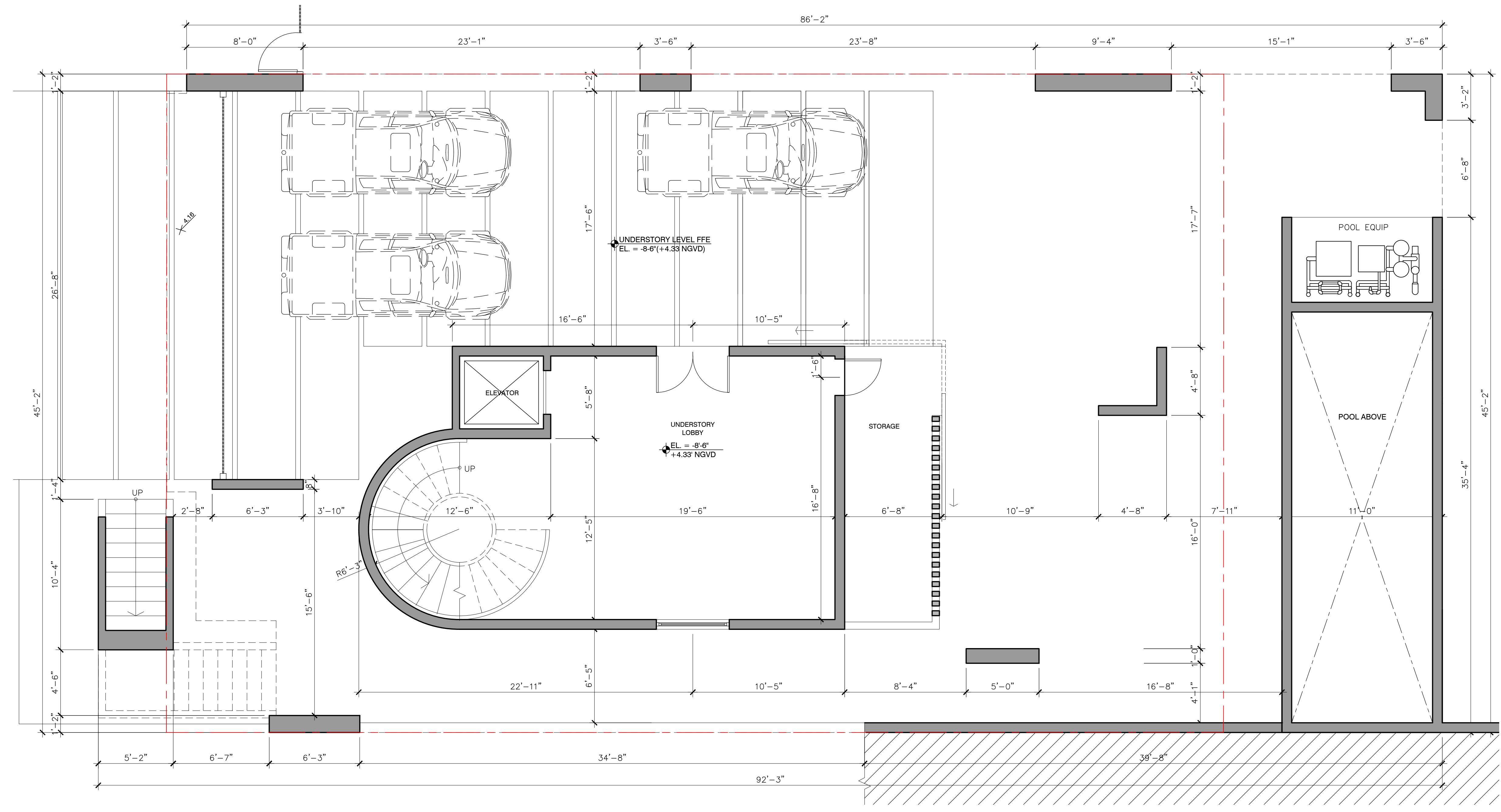
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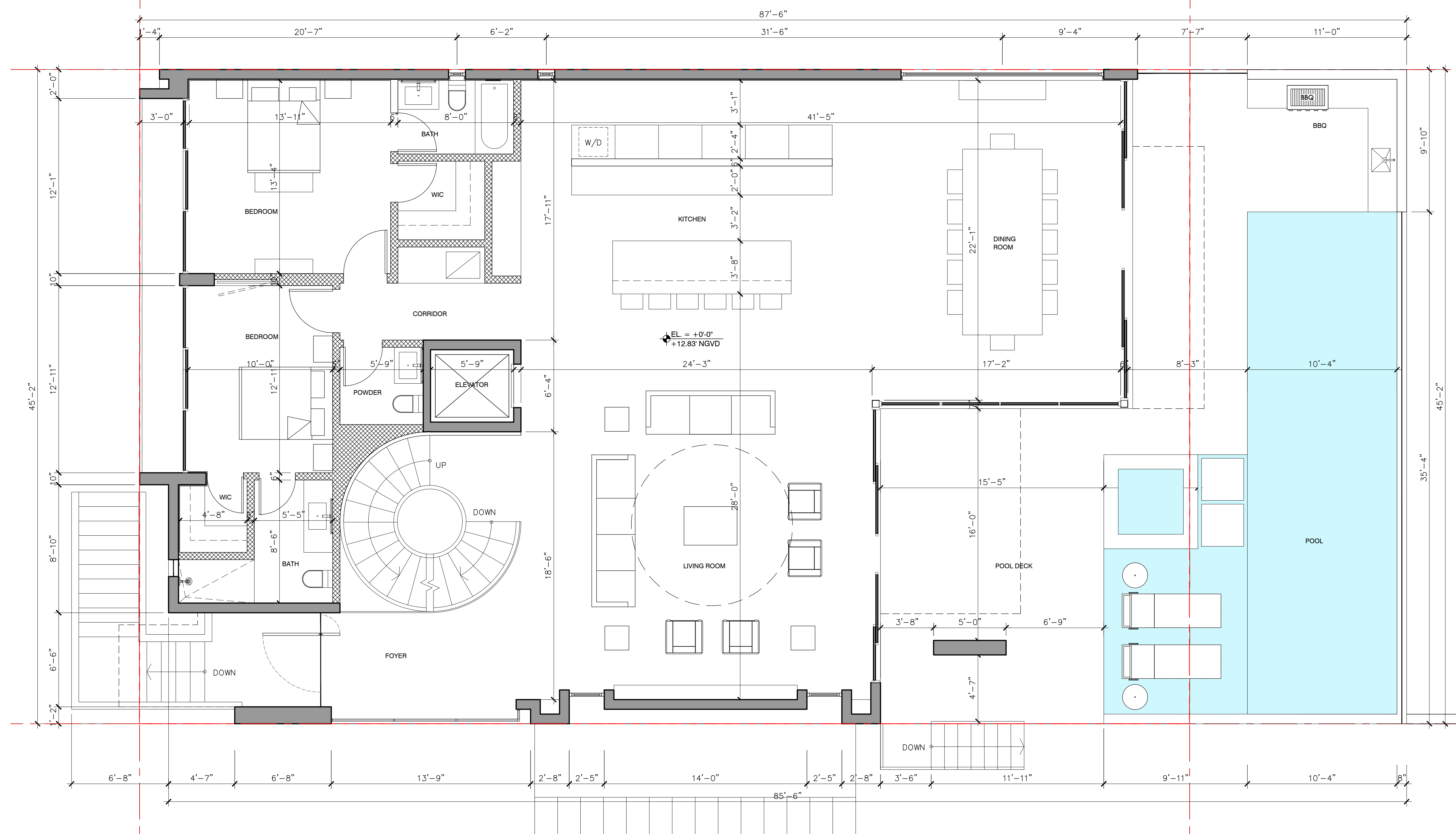
SHEET TITLE:  
**SITE DIAGRAMS & CALCULATIONS**


**SP3**





**PROPOSED UNDERSTORY FLOOR**  
SCALE: 1/4" = 1'-0"




**PROPOSED FIRST FLOOR**  
 SCALE: 1/4" = 1'-0"



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SHEET TITLE:

**FIRST FLOOR**

**A1**

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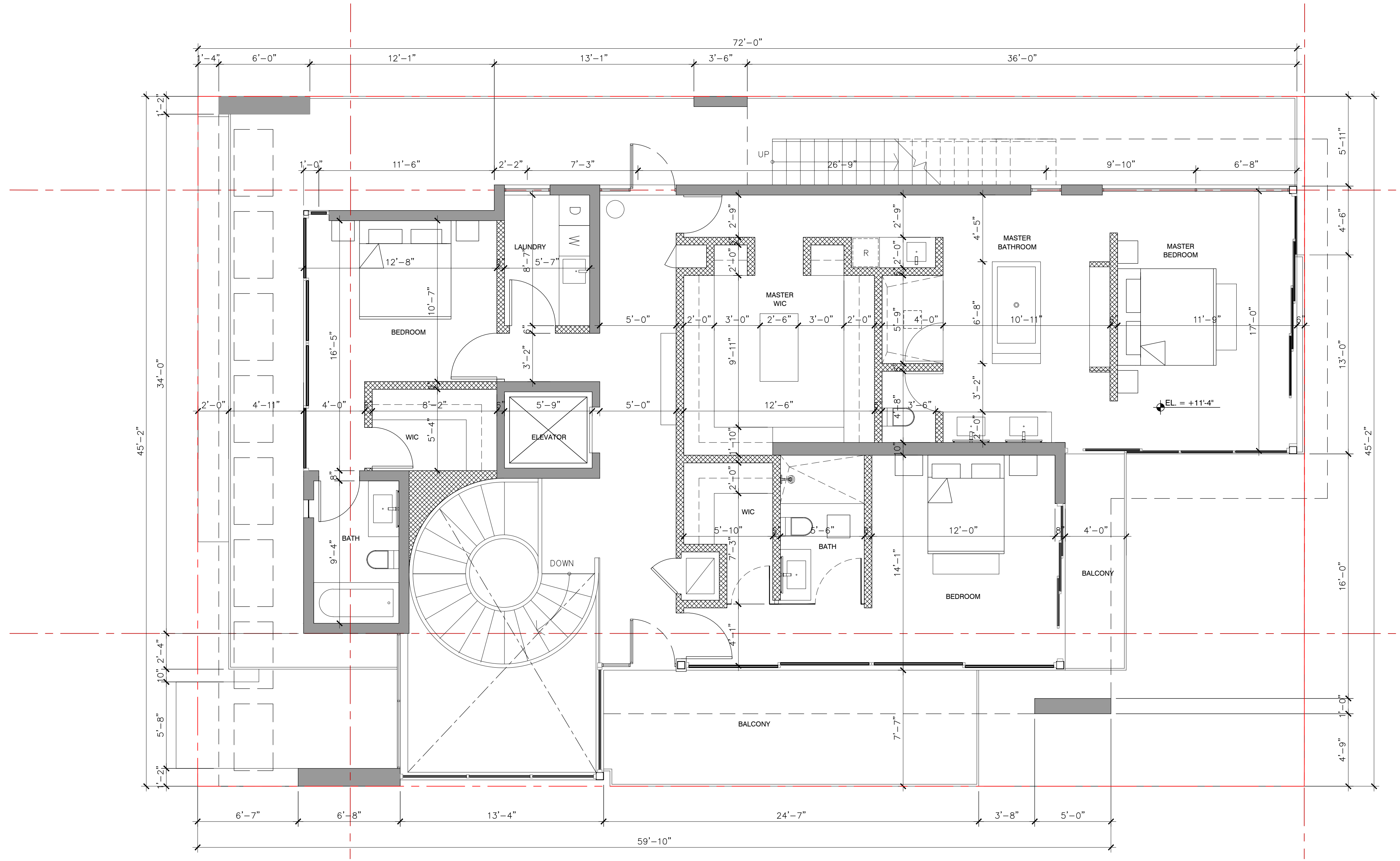
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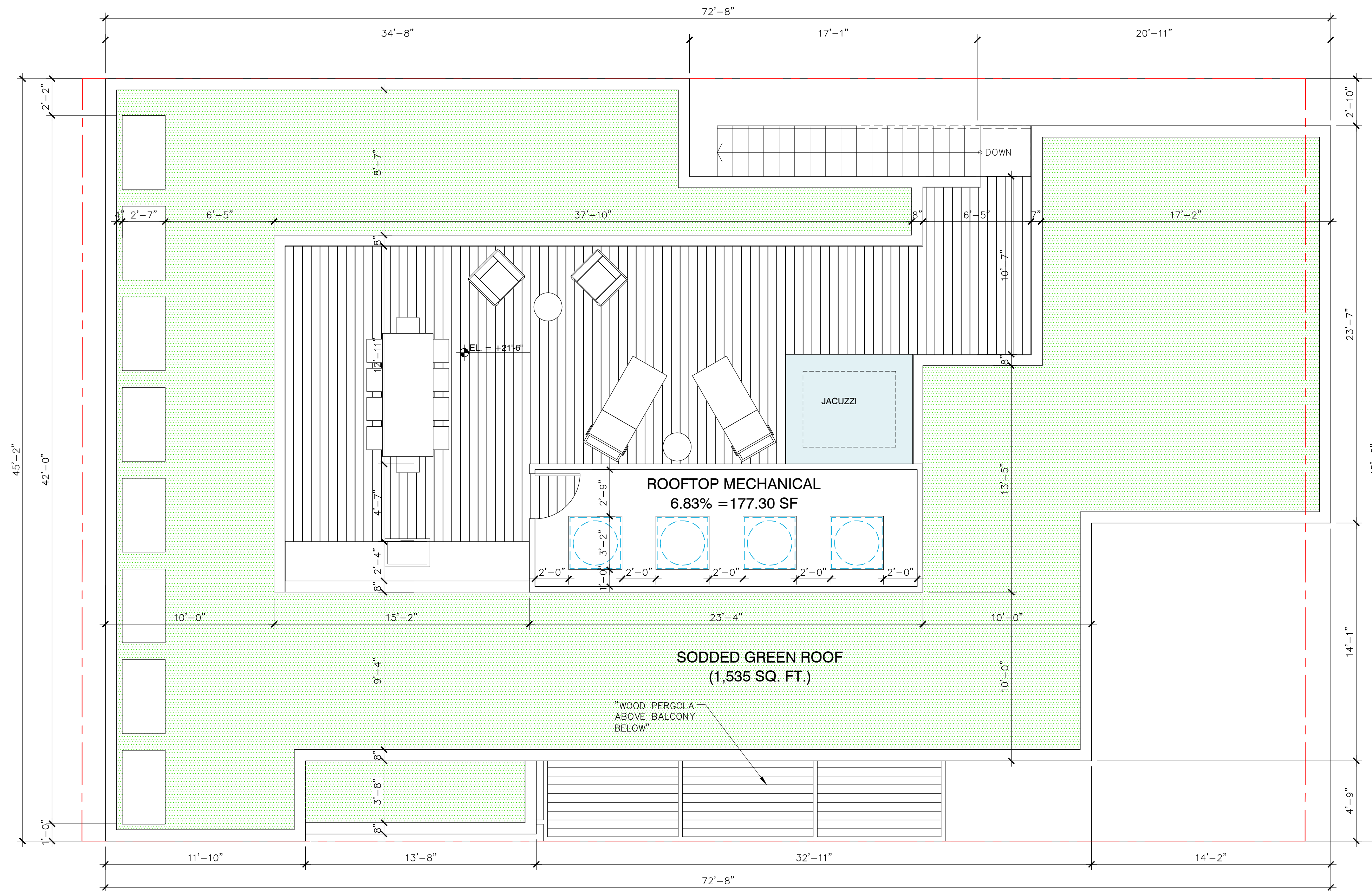
SHEET TITLE:

**SECOND FLOOR**

**A2**



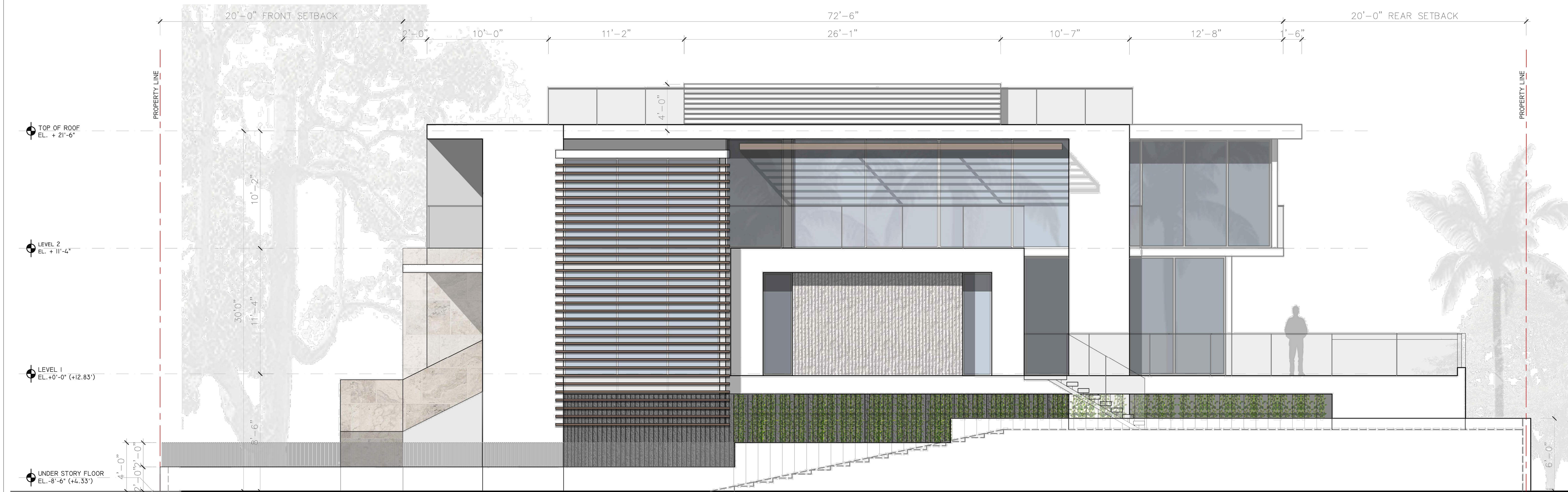
**PROPOSED SECOND FLOOR**  
 SCALE: 1/4" = 1'-0"



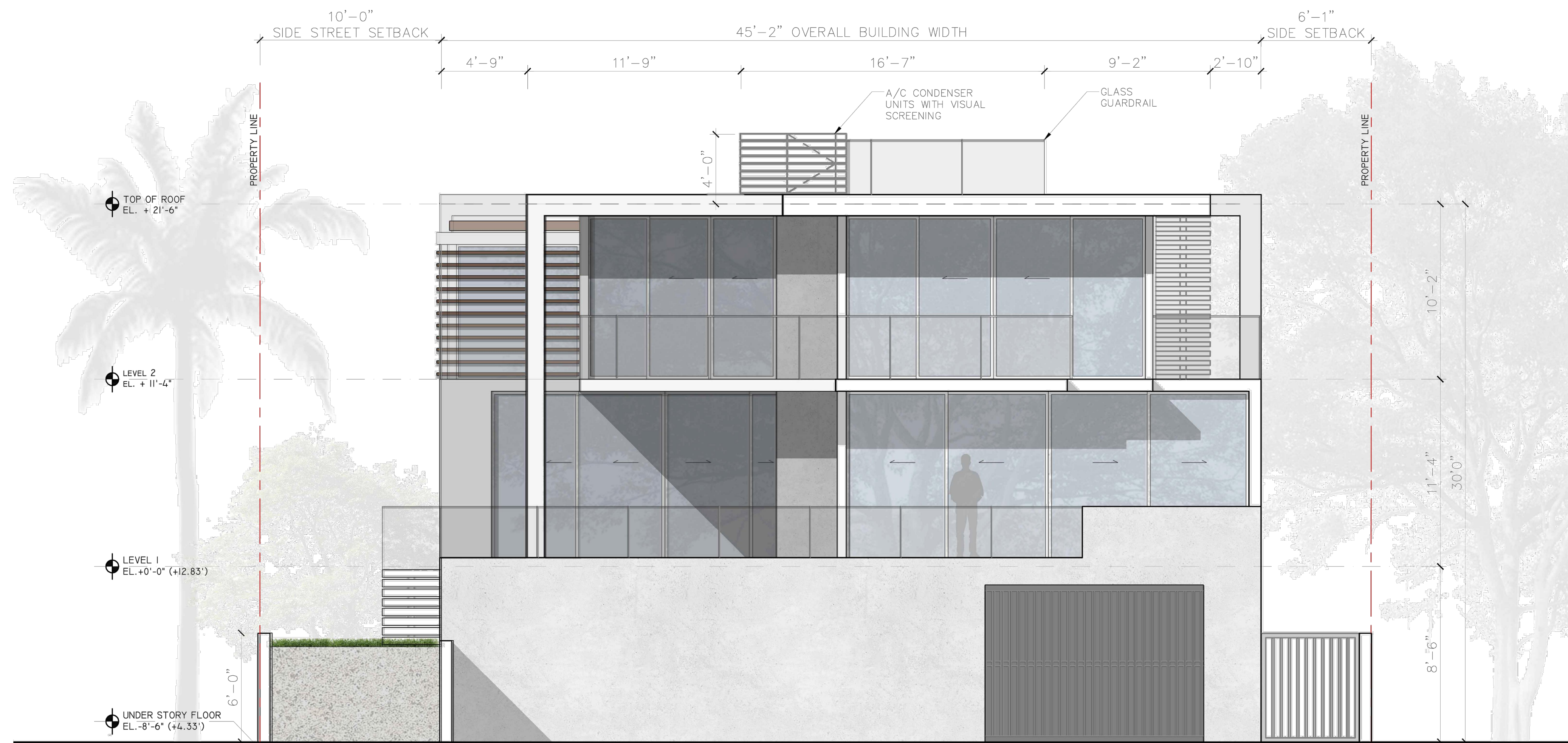
**PROPOSED ROOF PLAN**  
 SCALE: 1/4" = 1'-0"



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



2 Right Side Elevation  
SCALE: 1/4" = 1'-0"



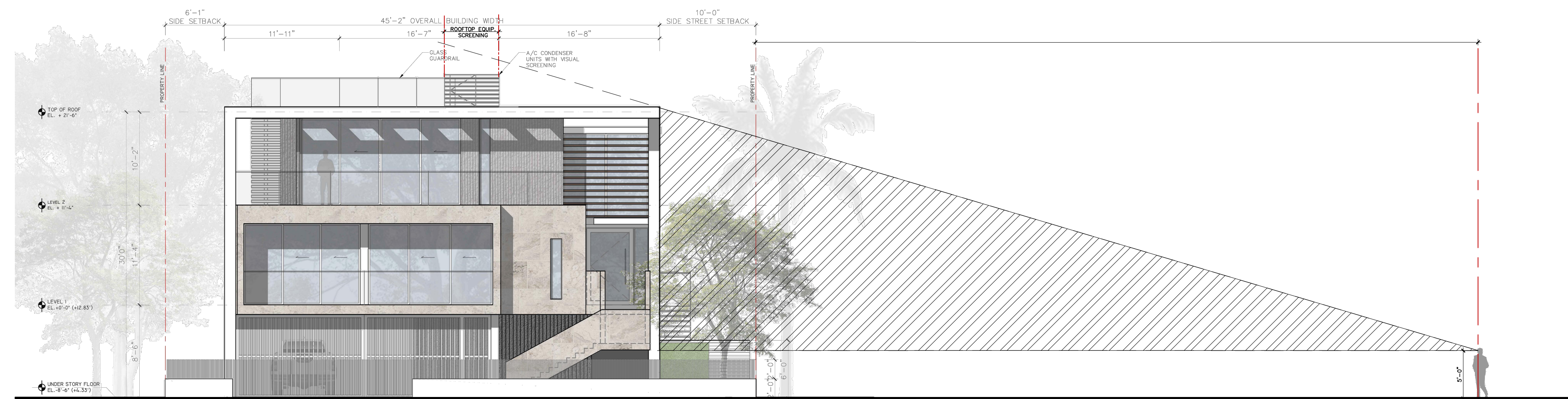
① Rear Elevation  
SCALE: 1/4" = 1'-0"





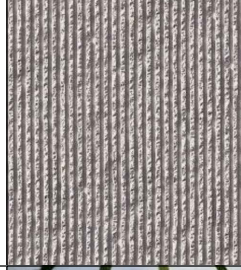







② Left Elevation  
SCALE: 1/4" = 1'-0"



① Line of Sight Diagram  
SCALE: 1/8" = 1'-0"



② Line of Sight Diagram  
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE					
ID	DESCRIPTION	SPECIFICATION		INSTRUCTIONS	QUANTITY
	EXTERIOR FLUTED ALUMINUM WALL PANELS				
	EXTERIOR STONE FACADE				
	CONCRETE PERIMETER WALL FENCE				
	CONCRETE VEHICULAR DRIVEWAY	CONCRETE PAVERS ON GRADE		SLOPED MIN 1%	
	EXTERIOR RAILING	CLEAR GLASS		SUMMIT SEPARATE APPLICATION FOR DOORS & WINDOWS MUST MATCH ELEVATIONS	
	TIMBER BATTEN PERIMTER WALL				
	TIMBER BATTEN SUNSHADING				
	UNDERSTORY GARAGE ENCLOSURE & SIDE GATE				
	WOOD PERGOLA				
	DOOR & WINDOW GLAZING	FACTORY-FINISH BRONZE		SUMMIT SEPARATE APPLICATION FOR DOORS & WINDOWS MUST MATCH ELEVATIONS	
<p><b>(*) PROVIDE SUBMITTAL TO ARCHITECT PER FBC B107.3.4.1 FOR APPROVAL PRIOR TO ORDERING</b></p> <p>1. STEP I: PROVIDE EXOAIR 230 WATER-RESISTIVE BARRIER: APPLY USING MIN 3/4" NAP ROLLER OR SPRAY APPLICATION AT 70 WET MILS (23 FT /GAL; 2.13 M /US GAL) &amp; AS DIRECTED BY THE MANUFACTURER, ON TO PLYWOOD AND CONCRETE, ALL AREAS, PROVIDING A CONTINUOUS WATER-RESISTIVE BARRIER. PLEASE REFER MANUFACTURER'S TECHNICAL BULLETIN SPRAYING GUIDE. PENETRATIONS MUST BE RIGIDLY SUPPORTED THROUGH MEMBRANE AS TO NOT ALLOW-OFF STRENGTH OF COATINGS USING PORTABLE ADHESION TESTERS IN SAMPLE AREA. ANY DAMAGE OR REPAIRED AREAS REQUIRE THE USE OF DYMONIC 1000 OR SPECTREM 1 AS APPROPRIATE, EXTENDING THE REPAIR MATERIAL MIN 4" BEYOND THE PUNCTURE OR DAMAGE IN ALL DIRECTIONS.</p> <p>2. STEP II: PROVIDE PLASTIC LATH: INSTALL PER MANUFACTURER'S INSTRUCTIONS. FASTEN THROUGH SHEATHING INTO STRU FRAMING 7" O.C. MAX VERTICALLY &amp; 16" O.C. HORIZONTALLY. WIRE TIE NO MORE THAN 9" O.C. AT SIDE LAPS, ACCESSORY OVERLAPS &amp; WHERE END LAPS OCCUR BETWEEN SUPPORTS.</p> <p>3. STEP III: PROVIDE SCRATCH COAT STUCCO: PORTLAND CEMENT STUCCO PRE-BLENDED WITH GRADED SAND, AND IN COMPLIANCE WITH ICC AC 11. SEE ICC ESR 2323. INSTALLATION NOTES:</p> <p>APPLY STUCCO WITH SUFFICIENT PRESSURE TO KEY INTO &amp; EMBED THE LATH. APPLY 3/8" OR 1/2", TO COVER THE LATH &amp; PERMIT SCORING THE SURFACE. SCORE SURFACE HORIZONTALLY AFTER EACH PANEL FOR SECOND COAT. 2. STUCCO SHALL BE APPLIED IN 2 COATS, SCRATCH &amp; BROWN COAT, TO ACHIEVE THE PRESCRIBED FINAL THICKNESS OF STUCCO SHOULD BE 3/4" OR 7/8" DO NOT EXCEED 7/8". 3. APPLY BASE COAT OVER THE MOIST CURED STUCCO WITH APPROPRIATE EQUIPMENT OR STAINLESS STEEL TROWEL TO FORM A UNIFORM THICKNESS OF 40" IN EITHER HORIZONTAL OR VERTICAL STRIPS &amp; IMMEDIATELY EMBED THE MESH INTO WET BASE COAT. THE MESH COULD NOT OVERLAP MORE THAN 2-1/2". IN AREAS PRONE TO CRACKING, PROVIDE PRE-BLENDED: FIBER REINFORCED ONE COAT PORTLAND CEMENT STUCCO PRE-BLENDED WITH GRADED SAND, AND IN COMPLIANCE WITH ICC AC 11. SEE ICC ESR 2323.</p> <p>ALTERNATIVE FOR AREAS PRONE TO CRACKING: PROVIDE REINFORCING MESH 1. STO MESH-NOMINAL 4.5 OZ./YD2 (153 GM2), SYMMETRICAL, INTERLACED OPEN-WEAVE GLASS FIBER MESH MADE WITH ALKALINE RESISTANT COATING FOR COMPATIBILITY WITH STO MATERIALS.</p> <p>PROVIDE EXPANSION JOINT AT ALL CORNERS, JOINTS, PROJECTIONS &amp; WHEREVER CONTINUOUS RUNS EXCEED 40 FT.</p> <p>4. STEP IV: PROVIDING A PRIMER BTWN COATS RECOMMENDED BUT NOT REQ'D BY CODE. AFTER A MINIMUM OF 48 HOURS CURE TIME OF FIRST COAT, THEN APPLY LIQUID PRIMER EVENLY WITH BRUSH, ROLLER OR PROPER SPRAY EQUIPMENT OVER THE CLEAN, DRY STUCCO &amp; ANY FOAM BUILD-OUTS, CANTILEVERS, BROWS OR PROJECTIONS, THE ALLOW TO DRY. FINAL AGE OF PRIMED STUCCO APPLICATION MUST BE MINIMUM 7 DAYS BEFORE APPLICATION OF FINISH. PH MUST BE BELOW 10</p> <p>5. STEP V: PROVIDE FINISH COAT STUCCO: TEXTURED AS OWNER-DESIRED APPLIED WITH ANY SPECIALIZED TECHNIQUES TO ACHIEVE UNIQUE TEXTURES. DO NOT INSTALL FINISH OVER HIGH PH (&gt;10) STUCCO SURFACES OR SURFACES THAT HAVE NOT BEEN FULLY-CURED. VERIFY COMPLETED INSTALL CONFORMS TO FBC TABLE B1405.2 MIN 0.625" THICKNESS BY TESTING LOCATIONS IN 10 FT. GRID ACROSS EXTERIOR ELEVATIONS DEPICTED ON ELEVATIONS.</p> <p>6. PROVIDE ONE-PIECE EXPANSION JOINT EVERY 144 SQ. FT. &amp; CUT WIRE LATH WHEN USED. DO NOT EXCEED LENGTH TO WIDTH RATIO OF 2:1 IN EXPANSION JOINT LAYOUT &amp; DO NOT EXCEED MORE THAN 18 FEET IN ANY DIRECTION WITHOUT AN EXPANSION JOINT. WHERE CASING BEAD IS USED BACK-TO BACK AS THE EXPANSION JOINT, BACK THE JOINT WITH STOGUARD TRANSITION MEMBRANE OR EQ.</p>					



KONOVER SANCHEZ ARCHITECTURE & DEVELOPMENT, LLC  
 20122 CORKSCREW SHORES BLVD.  
 ESTERO, FL 33928  
 O 847 224 5886  
 JOSE.KSARCHITECTURE@GMAIL.COM  
 AA26003720

**8001 EMERSON RESIDENCE**  
 8801 EMERSON AVE., SURFSIDE, 33154

OWNER:  
**8801 EMERSON LLC**

CONSULTANTS:

DRAWN BY:  
**C.B.**

CHECKED BY:  
**JSR**

ISSUE DATES:  
**03/01/23**

REVISIONS:  
 NO. DATE DESCRIPTION

PROJECT NO.: **110.01**

SHEET TITLE:

**PROPOSED EXTERIOR MATERIALS**

**A6**





**KONOVER SANCHEZ**  
ARCHITECTURE + DEVELOPMENT

KONOVER SANCHEZ ARCHITECTURE  
& DEVELOPMENT, LLC  
20122 CORKSCREW SHORES BLVD.  
ESTERO, FL 33928  
D 847.224.5886  
JOSE.KSARCHITECTURE@GMAIL.COM  
AA26003720

**8001 EMERSON  
RESIDENCE**

8801 EMERSON AVE., SURFSIDE, 33154

OWNER:  
8801 EMERSON LLC

CONSULTANTS:

DRAWN BY:  
C.B.

CHECKED BY:  
JSR

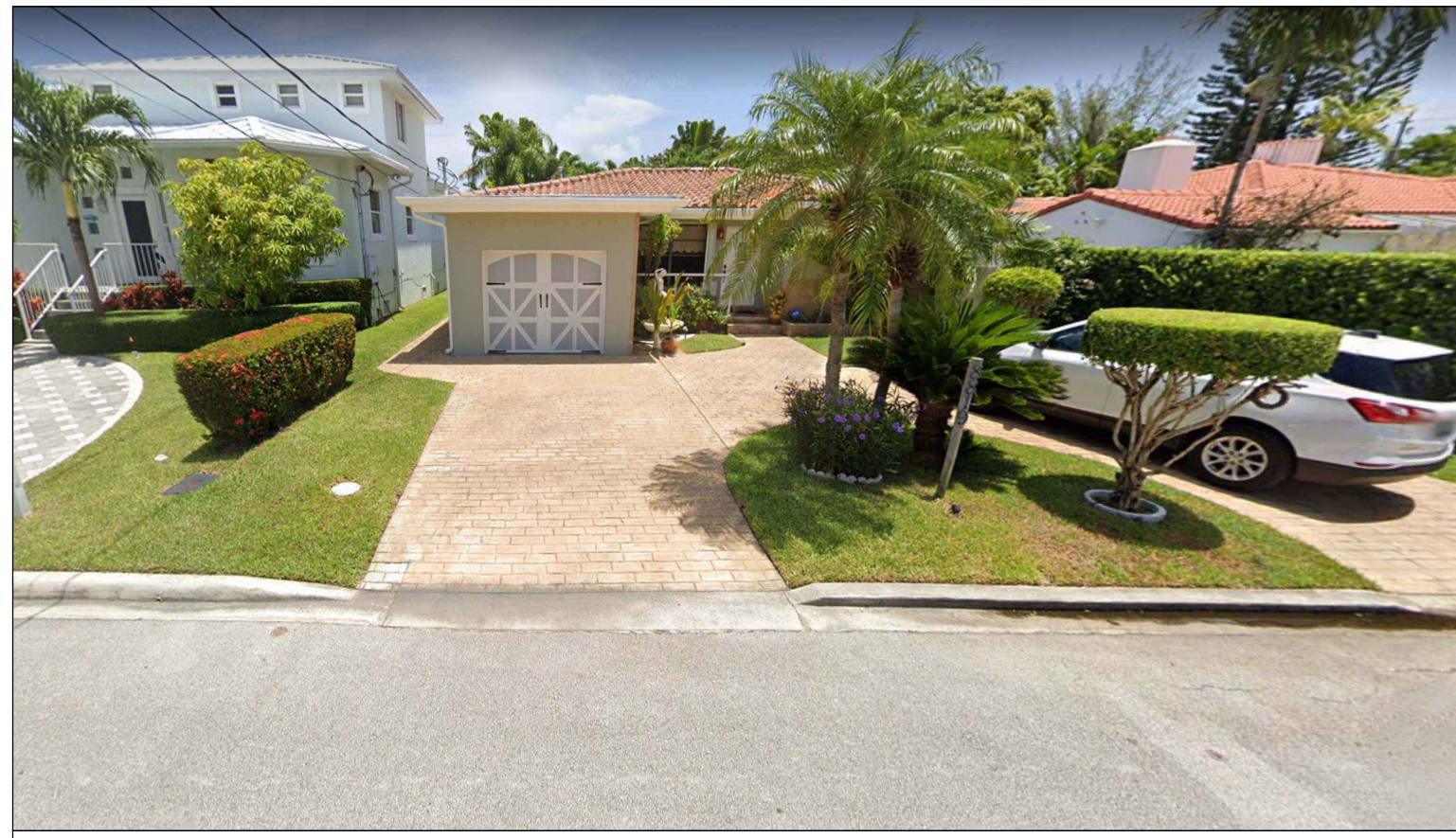
ISSUE DATES:  
03/01/23

REVISIONS:  
NO. DATE DESCRIPTION

PROJECT NO.: 110.01

SHEET TITLE:

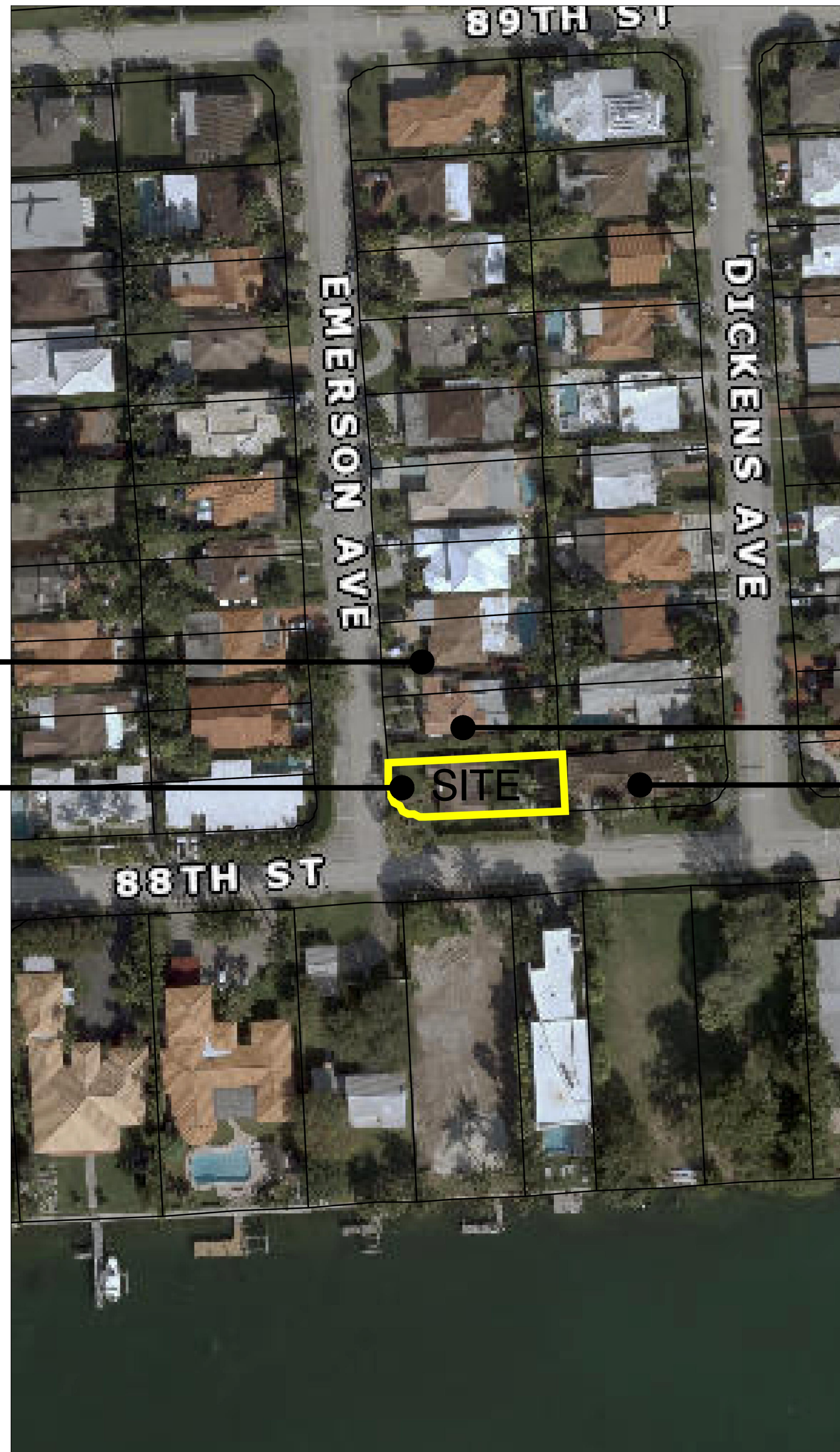
CONTEXT IMAGES



8819 EMERSON AVE.



8801 EMERSON AVE.



8811 EMERSON AVE.



701 88TH ST.





## MEMORANDUM

ITEM NO. 5.F

**To:** Planning & Zoning Board  
**From:** Town Planner Judith Frankel  
**Date:** May 24, 2023  
**Subject:** **9064 Bay Drive - New Two-Story Single-Family Home**

---

**Suggested Action:** Staff finds this application generally meets the zoning code. The Planning and Zoning Board should determine whether the new home's design is "consistent with and in conformance with the design guidelines set forth in the Town Code". The general design for the property in this application appears to be well formulated in consideration of the zoning code.

The Board should consider the Design Guidelines regarding entryways. From the Guidelines "Entries should be prominent and oriented to the street. Voids should be distributed throughout all facades facing a public right-of-way so as to create balance in the facades mass-void proportions and relationships." The entry door is proposed to be entirely glass. Without the contrast of the glass door feature the 1st floor could appear completely solid due to the waterfall feature that covers the only other window on that level.

If the Planning and Zoning Board determine the design to be appropriate, staff recommends approval with the following conditions:

- **Per 90-49**, Minimum pervious area in the H30A zoning district is 35%. The applicant listed the pervious area as 3,432 SF; or 35%. However, there are steps along the seawall at the west side of the property that were included in the pervious area total and should not have been if there is concrete or cement providing the step structure. With this reduction the pervious may be less than 35%. However, the seawall could be raised to meet the current minimum height of 8 ft NGVD which would negate the need for steps in this area.
- **Per Sec. 90-67.3**, Installation of rooftop mechanical equipment requires a line-of-sight drawing showing that the equipment and screening will not be visible from 75 feet at eye level. The maximum footprint of the equipment may be not greater than 7.5% of the roof or about 225.6 SF in this case.

- **Per Sec. 90-48.6**, new balconies or decks located more than five feet above grade on new or existing single-family homes shall not encroach into any setbacks. Sheets A3.03 and A3.04 appear to show the balcony in the required setback whereas Sheet A1.03 shows the rear balcony as outside of the setback area. The balcony at the rear of the home may not extend into the required 50-foot setback.
- **Per Sec. 90-95 (3) a**, A minimum of 5 trees of two different species and 25 shrubs shall be planted per lot. On corner lots an additional 1 tree and ten shrubs shall be required. For all lots larger than 8,000 square feet in area, additional shrubs and trees shall be provided at the rate of one tree and ten shrubs per 2,000 square feet of lot area; however, there shall be no more than 15 trees and 100 shrubs required per acre. For this lot a minimum of 9 trees (5+4) and 65 shrubs (25+40) must be provided.
- **Per Ordinance No. 22-1729**, 40% of required pervious/landscaping must be a Florida Friendly Landscaping (FFL) species as identifies By the University of Florida. In this case 40% of the 9 required trees and 65 required shrubs must be FFL.
- **Per Sec. 90-95 (3) d**, street trees are required. These should be located closer to the front property line.
- **Per Sec. 90-97**, a tree removed or relocated will require a tree removal permit from Miami-Dade County

**Background:** This application is a request to demolish a one-story single-family house and construct a new two-story single-family house on a waterfront lot in the H30A Zoning District. The application includes a concrete driveway, decorative pond, a substantial second floor overhang trellis feature, a rear covered terrace with trellis, roof deck and new landscaping. The front façade features stamped wood concrete, composite wood slate, travertine wall cladding, white stucco and a waterfall.

The lot depth is about 185 feet with a front width of 51.3 feet. The site plan provided indicates the lot size is 9,804.4 SF. The proposed total area for the home is 6,858 SF. The first floor is 3,866 SF and the second floor is 2,992 SF or 77.4% of the first floor. The calculations provided by the applicant exclude the rear and front second floor terraces with trellis overhangs. The Planning and Zoning Board should determine the appropriateness of the trellis designs in the second-floor setback area.

The setback requirements for the H30A Zoning District are 20-foot front, 50-foot on the water, and 10% of the frontage or 5.13 feet for the side yards. The applicant is proposing a 20-foot front setback, a 5.3-foot interior side setback and a 50-foot rear setback. The swimming pool and associated decking must be a minimum of 15 feet from the rear property line. The proposed pool complies.

**Per Sec. 90-48.6**, new balconies or decks located more than five feet above grade on new or existing single-family homes shall not encroach into any setbacks. Sheets A3.03 and A3.04 appear to show the balcony in the required setback whereas Sheet A1.03 shows the rear balcony as outside of the setback area. The balcony at the rear of the home may not extend into the required 50-foot setback.

For the second floor, the home must have an average setback of 30 feet at the front and 20% of the front lot line or 10.26 feet average at the sides. The home will have an average setback on the north side of 19.5 feet and 12.7 feet on the south side. There is an average setback of 30-feet for the second floor as required.

The roof top mechanical equipment and screen appear to be 5 feet from the roof height. The mechanical screen should fully obstruct the equipment on the roof and provide a sound barrier but be no higher than the equipment. A line-of-sight diagram must be provided at the time of permitting.

The total lot pervious area is listed at 35% however the steps at the rear of the property are included in that calculation where they should be excluded if comprised of concrete. The seawall may be raised to avoid the use of steps. The front yard is listed as exactly 50% pervious. The rear yard is listed as 64.8 % pervious.

The applicant is proposing 6 trees and 36 shrubs, where 9 trees and 65 shrubs are required. The Gumbo Limbo and Silver Buttonwood trees satisfy the 40% Florida Friendly requirement for trees. However, no species is provided for the shrubs and so FFL cannot be verified for the shrubs. St. Augustine grass is listed as the groundcover. Two shade providing street trees are provided but should be located along the property line.

**Applicant Package:** A package of drawings was submitted by the Applicant on May 16th, 2023.

[9064 Bay Drive Images and Tables.pdf](#)

[9064 Bay Drive Agenda Packet.pdf](#)

[9064 Bay Drive - Signed Survey.pdf](#)



# Town of Surfside, Florida Development Review

## 9064 Bay Drive Images



9064 Bay Drive Aerial view 2022 / Image courtesy of Google Maps- 2022



9064 Bay Drive, View from Bay Drive / Image courtesy of Google Maps 2022



# Town of Surfside, Florida Development Review

## Tables

Table 1 – Site Characteristics and Zoning Requirements

<b>Address</b>	9064 Bay Drive
<b>General Location</b>	Western Area of Town
<b>Property Size</b>	9,804.42 SF
<b>Zoning District</b>	H30A
<b>Lowest Floor Elevation</b>	Base Flood Elevation 10' NGVD (8.00 + 2.00)
<b>Total Building Size</b>	6,858 SF

<b>Lot Coverage</b>	<b>Required</b>	<b>Proposed</b>
Total Lot	40% Max. (3,922 SF)	39.4% (3,866 SF)
2 <sup>nd</sup> Story Lot Coverage	80% of the 1 <sup>st</sup> floor	77.4% (2,992 SF)
Pervious Area Total Lot	35% w/40% FL Friendly	35% (3,432 SF)
Pervious Area Front Yd	30%	50% (590.2 SF)
Pervious Area Rear Yd	20%	>20% (>320 SF)
Height – Flat Roof	30 Ft: Avg Datum/Crown-High Pt.	30 Feet
Modification of Height	1% of Height to 3 Ft Max	N/A
Roof Decks	10 Feet Side/Rear Setback	N/A
Trellis/Pergola Structure	12 Feet Max. Height	N/A
<b>Setbacks</b>		
1 <sup>st</sup> Floor Primary Frontage	20 Feet Min.	20 Feet
Interior Side North	10% of Frontage (51.3)	5.3 Feet
Interior Side South	10% of Frontage (51.3)	5.3 Feet
Rear	50 Feet Min	50.38 Feet
2 <sup>nd</sup> Floor Primary Frontage	30 Feet Avg.	30 Feet Average
Interior Side North	20% of Frontage (51.3)	19.5 Feet
Interior Side South	20% of Frontage (51.3)	12.7 Feet
Rear	50 Feet Min.	50.9 Feet



## Town of Surfside, Florida Development Review

Table 2: Sec. 90-67.3 Rooftop mechanical

	<b>Required</b>	<b>Proposed</b>
Setback	Not visible from 75 FT at eye level	Line-of-sight diagram not provided
Screening	Height of equipment	5 ft
Footprint	Less than 7.5% of roof area	145 SF/3,008 SF = 5%
Height	6 FT max.	Not Provided

### Sec. 90.50 Architecture

<b>Design Element</b>	<b>Required</b>	<b>Proposed</b>
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.	Flat roof





## Town of Surfside, Florida Development Review

Table 4: Town of Surfside Adopted Residential Design Guidelines

<b>Design Element</b>	<b>Required</b>	<b>Proposed</b>
Building Massing	Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses	Consistent
Decorative Features	Decorative features should be stylistically consistent throughout the entire building.	Consistent
Overall Architectural Style	The overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof.	Consistent
Wall Material and Finishes	The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.	Consistent
Roof Types	Roof types and slopes should be generally the same over all parts of a single building	Consistent
Window Style	Window styles should always be consistent among all elevations of a building	Consistent
Frame Materials	Frame Materials should never vary on a single building	Consistent
Window, Door and Eave	Window, door and eave trim should be consistent on all elevations of the house.	Consistent
Wall Openings	Minimum of 10% wall openings	Consistent



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

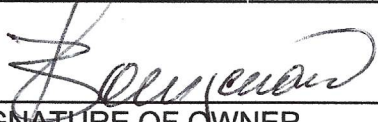

**TOWN OF SURFSIDE**  
**SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

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](mailto:jfrankel@townofsurfsidefl.gov)

<b><u>PROJECT INFORMATION</u></b> ALL INFORMATION IS REQUIRED	
PROPERTY ADDRESS:	9064 BAY DR, SURFSIDE, FL 33154
OWNER'S NAME:	ELI TOURGEMAN
PHONE:	305.510.3010                      Email: etxmiami@aol.com
AGENT'S NAME:	KIRK WENG / KIRK WENG ARCHITECTS LLC
ADDRESS:	7901 SW 67 AVE, SOUTH MIAMI, FL 33143
PHONE:	786.266.0909                      Email: kirk@kirkweng.com
ZONING CATEGORY:	H30A
DESCRIPTION OF PROPOSED WORK:	NEW TWO-STORY SINGLE FAMILY HOME 6,304 S.F. OF AC AREA + 477 S.F. OF GARAGE
Application Meeting Date:	DEC 15, 2022

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

<b><u>ZONING STANDARDS</u></b>	Required	Provided
Plot Size	8,000 S.F.	9,804 S.F.
Setbacks (F/R/S)	20'      5'      25'	20'      5.13'      50.38"
Lot Coverage	1st: 3,922 s.f. (40 %) 2nd: 3,138 s.f. (32%)	1st: 3,866 s.f. (39.4%) 2nd: 3,127 s.f. (31.9%)
Height	30'	30'
Pervious Area	3,432 S.F. (35%)	_____

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

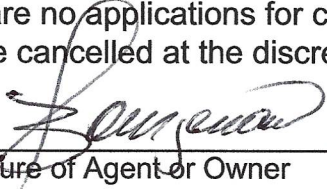


**TOWN OF SURFSIDE**  
**SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**  
**PLANNING AND ZONING BOARD Rules and Procedures (June 2002)**

The Planning and Zoning 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.

                      11/14/22  
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:**

<u>KIRK WENG / KIRK WENG ARCHITECTS LLC</u>	<u>ELI TOURGEMAN</u>
Name of Representative	Name of Owner
<u>DATE</u>	<u>DATE</u>



BUILDING DEPARTMENT  
9293 HARDING AVE • SURFSIDE, FL 33154  
PHONE (305) 861-4863  
[buildingapp@townofsurfsidefl.gov](mailto:buildingapp@townofsurfsidefl.gov)

**PROPERTY OWNER'S AUTHORIZED AGENT FORM**

I ELI TOURGEMAN as owner of 9064 BAY DRIVE do hereby authorize  
(print name of owner) (property address)

KIRK WENG, AIA 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.**

Eli Tourgeman  
**Owner printed name**  
Eli Tourgeman  
**Owner's Signature**

11/14/22  
**Date:**

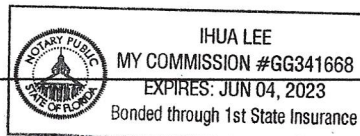
State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 14th day of Nov., 2022

by Eli Tourgeman who is personally known to me \_\_\_\_\_ or has provided the

following identification Driver License # T625-201-45-297-0

Ihwa Lee  
**Notary Public's Signature**



11/14/2022  
**Date:**



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

Project Address 9064 BAY DRIVE

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

**SUBMITTAL REQUIREMENTS FOR REVIEW:**

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

# 9064 BAY DRIVE



SPACE ABOVE RESERVED FOR USE OF BUILDING DEPT.

PROJECT INFORMATION



**PRIVATE RESIDENCE AT BAY DR.**  
9064 BAY DR., SURFSIDE, FL. 33154-3212

ARCHITECT OF RECORD

**KIRK WENG ARCHITECTS**

7901 LUDLAM ROAD, SUITE 205  
MIAMI, FLORIDA 33143  
+1.786.266.0909

**ELI TOURGEMAN**

OWNER

etxmiam@aol.com

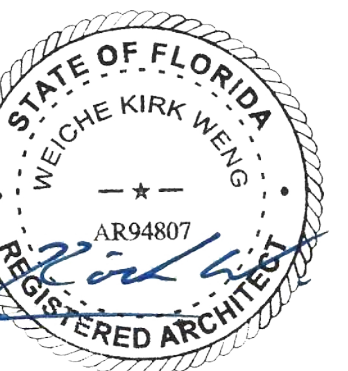
9064 BAY DR SURFSIDE, FL. 33154

**MOLORI DESIGN**

Interior Designer

5660 Kelvin Avenue Woodland Hills,  
CA 91367

SEAL / SIGNATURE / DATE



WEICHE KIRK WENG - AR94807

OFFICE REGISTRATION #: AA26003608

DATE	#	DESCRIPTION

Project No.: 21-1402  
Drawn by: Author  
Approved by: Approver

SHEET INDEX

**COVER**

SCALE: 1 1/2" = 1'-0"

SHEET NUMBER

**G0.00**

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9080 Bay Dr, Surfside, FL 33154



9064 Bay Dr, Surfside, FL 33154



9081 Bay Dr, Surfside, FL 33154



9064 Bay Dr, Surfside, FL 33154



9073 Bay Dr, Surfside, FL 33154



9056 Bay Dr, Surfside, FL 33154



9061 Bay Dr, Surfside, FL 33154



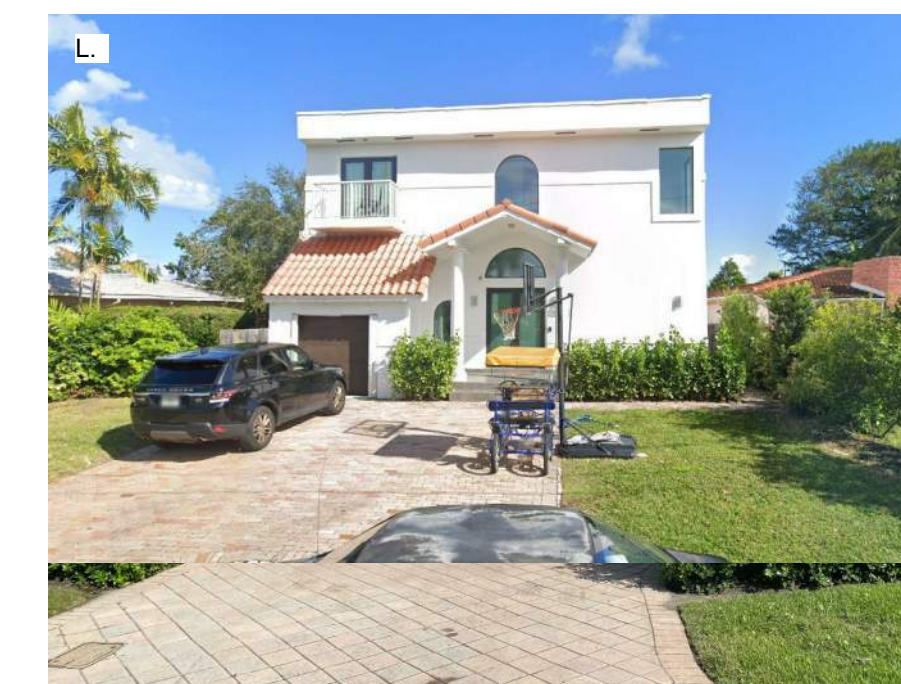
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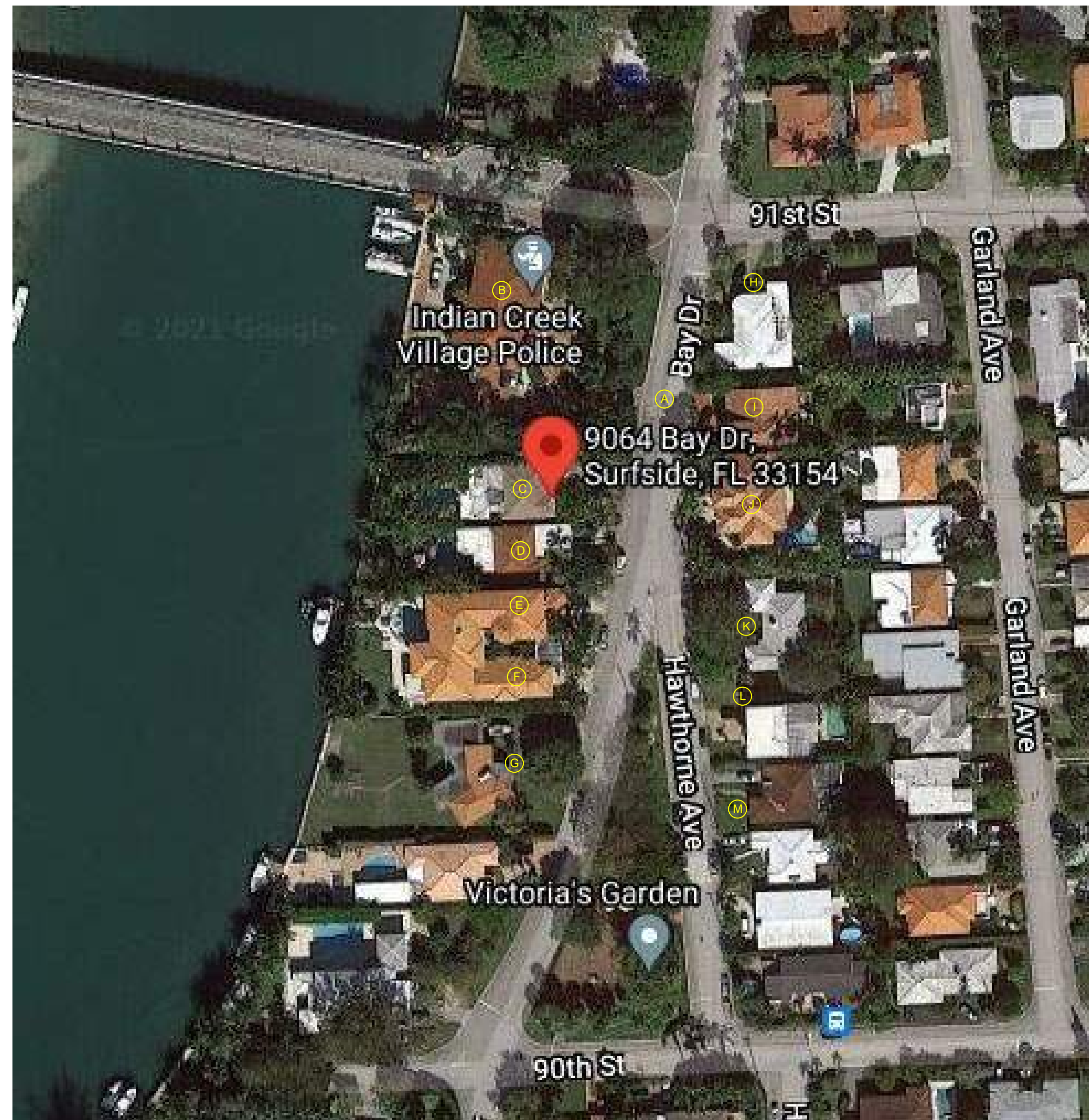
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9028 Bay Dr, Surfside, FL 33154



9025 Hawthorne Ave, Surfside, FL 33154



SPACE ABOVE RESERVED FOR USE OF BUILDING DEPT.



**PRIVATE RESIDENCE AT BAY DR**  
9064 BAY DR., SURFSIDE, FL. 33154-3212

ARCHITECT OF RECORD  
**KIRK WENG ARCHITECTS**  
7901 LUDLAM ROAD, SUITE 205  
MIAMI, FLORIDA 33143  
+1.786.266.0909

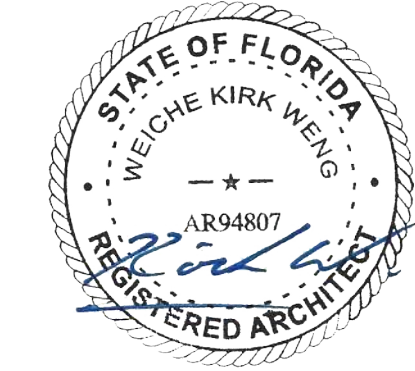
**ELI TOURGEMAN** OWNER  
etxmiami@aol.com

9064 BAY DR SURFSIDE, FL 33154

**MOLORI DESIGN** Interior Designer  
5660 Kelvin Avenue Woodland Hills,  
CA 91367

PERMIT SET 10/17/2022

SEAL / SIGNATURE / DATE



**WEICHE KIRK WENG - AR94807**

OFFICE REGISTRATION #: AA26003608

DATE	#	DESCRIPTION

Project No.: 21-1402  
Drawn by: Author  
Approved by: Approver

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**STREET VIEWS**

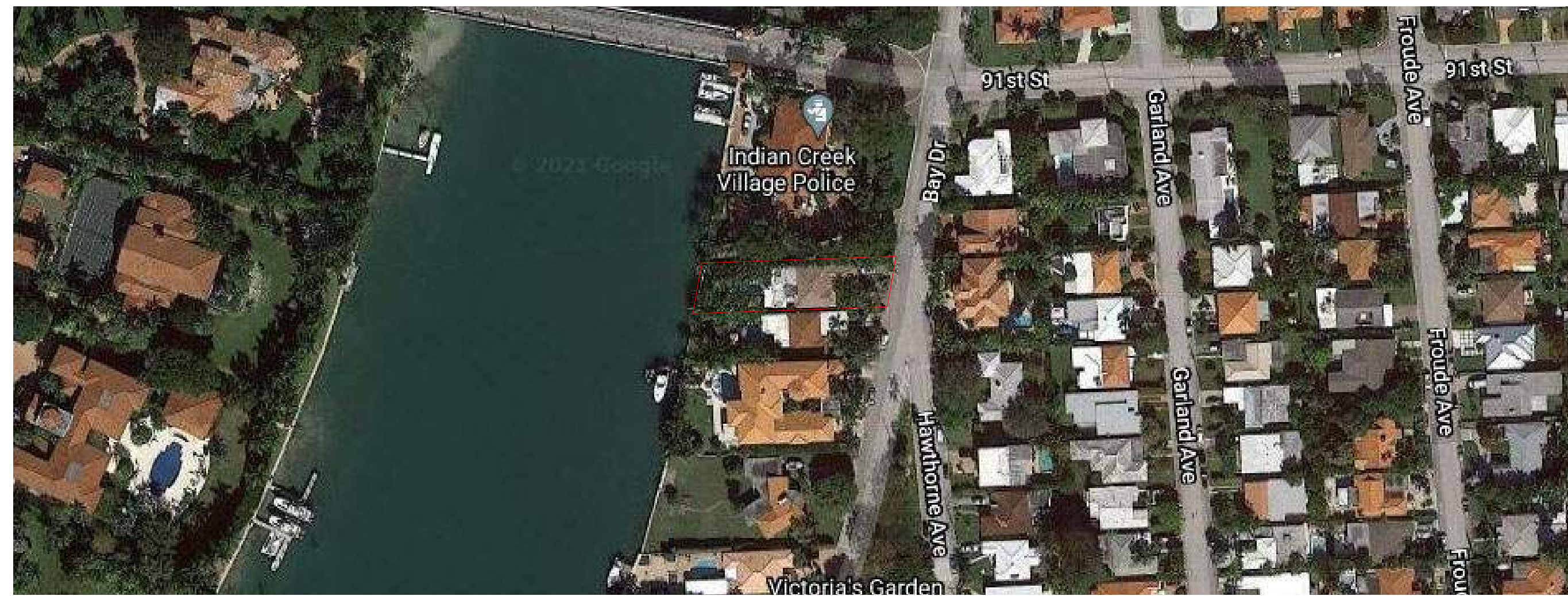
SCALE:

SHEET NUMBER  
**A0.09**

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**LOCATION OF PROJECT**



**LEGAL DESCRIPTION**

LOTS 1 AND 2, BLOCK 26, SECOND REVISED PLAT OF BLOCKS 26-27 SECOND AMENDED PLAT OF NORMANDY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 6, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM THE SOUTHWESTERLY 18 FEET OF SAID LOT 2, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOTS 8 AND 9, BLOCK 26, WITH THE NORTHWESTERLY LINE OF BAY DRIVE (NOW BISCAYA DRIVE) AS SAID LOTS, BLOCK, AND DRIVE ARE SHOWN ON A PLAT ENTITLED "SECOND REVISED PLAT OF BLOCKS 26-27 SECOND AMENDED PLAT OF NORMANDY BEACH" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGE 6, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, RUN NORTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID DRIVE, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN NORTHWESTERLY ALONG A LINE NORMAL TO THE LAST MENTIONED COURSE, ALONG THE DIVING LINE BETWEEN LOTS 2 AND 3 OF SAID BLOCK 26, A DISTANCE OF 200 FEET TO A POINT, THENCE DEFLECTING 90 DEGREES TO THE RIGHT, RUN NORTHWESTERLY ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 2, BLOCK 26, A DISTANCE OF 18 FEET TO A POINT, THENCE DEFLECTING 90 DEGREES TO THE RIGHT, RUN SOUTHEASTERLY ALONG A LINE PARALLEL WITH AND 18 FEET DISTANCE NORTHEASTERLY FROM THE DIVIDING LINE BETWEEN LOTS 2 AND 3, A DISTANCE OF 200 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE LAST MENTIONED COURSE WITH THE NORTHWESTERLY OF BAY DRIVE (NOW BISCAYA DRIVE), THENCE DEFLECTION 90 DEGREES TO THE RIGHT, RUN SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID DRIVE, A DISTANCE OF 18 FEET TO THE POINT OF BEGINNING.

**FLOOD-RESISTANT DESIGN AND CONSTRUCTION NOTES**

1. CLASSIFICATION OF STRUCTURES FOR FLOOD RESISTANCE DESIGN SHALL BE CATEGORY II IN ACCORDANCE WITH ASCE 24.05 TABLE 1.1.
2. NEW CONSTRUCTION & SUBSTANTIAL IMPROVEMENTS IN FLOOD HAZARD AREAS SHALL BE CONSTRUCTED WITH FLOOD-DAMAGE-RESISTANT MATERIALS BELOW THE DESIGN FLOOD ELEVATION, (+11.00') PER FBC FIFTH EDITION (2014) BUILDING SECTION 1612 AND TABLE 5-1 OF ASCE 24, LATEST EDITION.
3. FLOOD DAMAGE-RESISTANT MATERIALS SHALL HAVE SUFFICIENT STRENGTH, RIGIDITY, & DURABILITY TO ADEQUATELY RESIST ALL FLOOD-RELATED AND OTHER LOADS UNLESS DESIGNED TO BREAK AWAY PER ASCE 24, LATEST EDITION.
4. UTILITIES & ATTENDANT EQUIPMENT SHALL BE ELEVATED AT OR ABOVE THE DESIGN FLOOD ELEVATION, (+11.00') PER TABLE 7-1 OF ASCE 24, LATEST EDITION.
5. FLOOD OPENINGS WILL PROVIDE EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATER AS SPECIFIED IN FBC R322.2.2 AND ASCE 24.
6. CONTRACTOR TO SUBMIT AN ELEVATION CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
7. CONTRACTOR SHALL SUBMIT FINISHED CONSTRUCTION ELEVATION CERTIFICATE PRIOR TO FINAL BUILDING INSPECTION APPROVAL OR CO.
8. FLOOD OPENINGS LOUVERS, SCREEN OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATER INTO OR OUT OF ENCLOSED AREA.
9. FLOOD OPENINGS SHALL NOT BE LESS THAN 5 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.
10. ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION (+11.00' NGVD) SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE.
11. THE BOTTOM OF EACH FLOOD OPENING SHALL BE NO HIGHER THAN 1.0 FT. ABOVE THE HIGHER OF THE EXTERIOR OR INTERIOR GRADE OR FLOOR IMMEDIATELY BELOW THE OPENING. DISTANCE SHALL BE NOTED ON EXTERIOR ELEVATIONS SHEETS BELOW EACH OPENING. THE TOP OF THE FLOOD OPENING SHALL NOT BE ABOVE DFE, ANY PART OF THE FLOOD OPENING ABOVE THE DFE CANNOT BE COUNTED TOWARDS THE COMPLIANCE WITH THE FLOOD OPENING REQUIREMENTS.



**SOUTH EAST PERSPECTIVE**



**SOUTHWEST PERSPECTIVE**

SPACE ABOVE RESERVED FOR USE OF BUILDING DEPT. PROJECT INFORMATION



**PRIVATE RESIDENCE AT BAY DR.**  
 9064 BAY DR., SURFSIDE, FL. 33154-3212

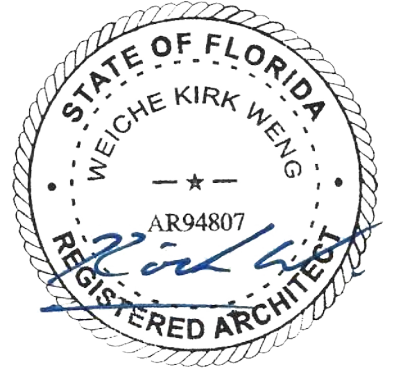
ARCHITECT OF RECORD  
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 MIAMI, FLORIDA 33143  
 +1.786.266.0909

**ELI TOURGEMAN** OWNER  
 etxmiam@aol.com  
 9064 BAY DR SURFSIDE, FL 33154

**MOLORI DESIGN** Interior Designer  
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SEAL / SIGNATURE / DATE



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 Approved by: Approver

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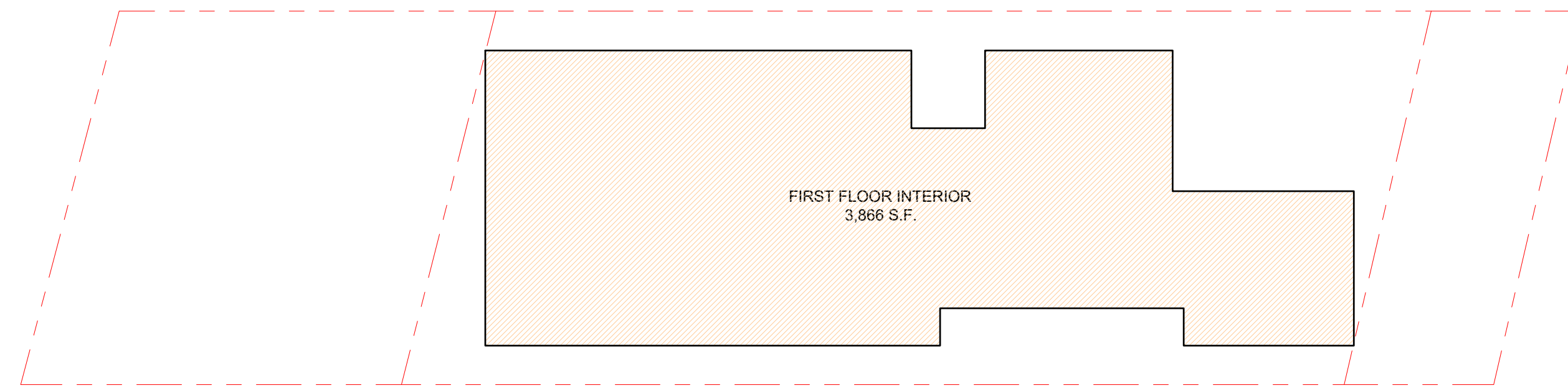
**SITE LOCATION**

SCALE:

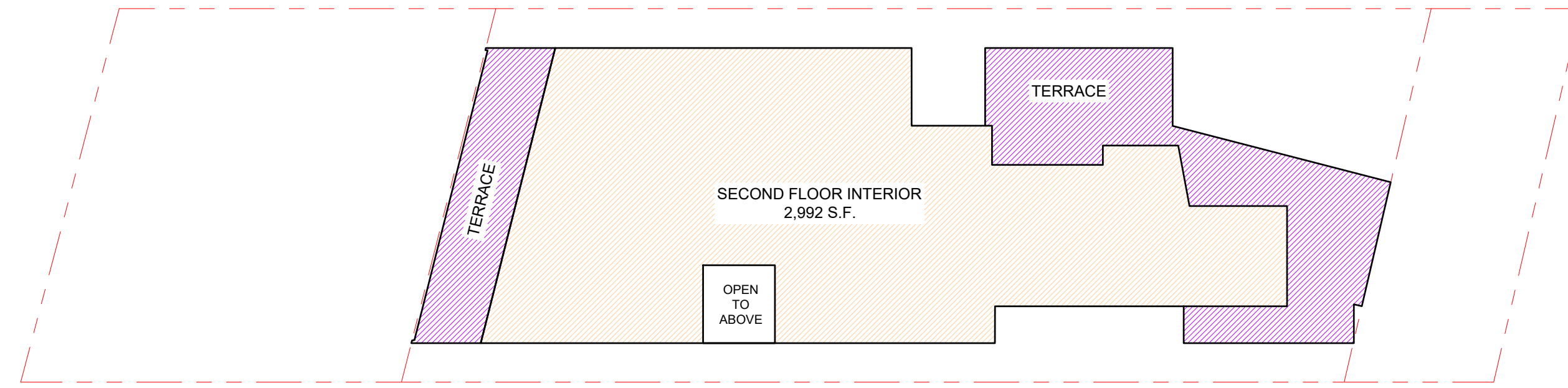
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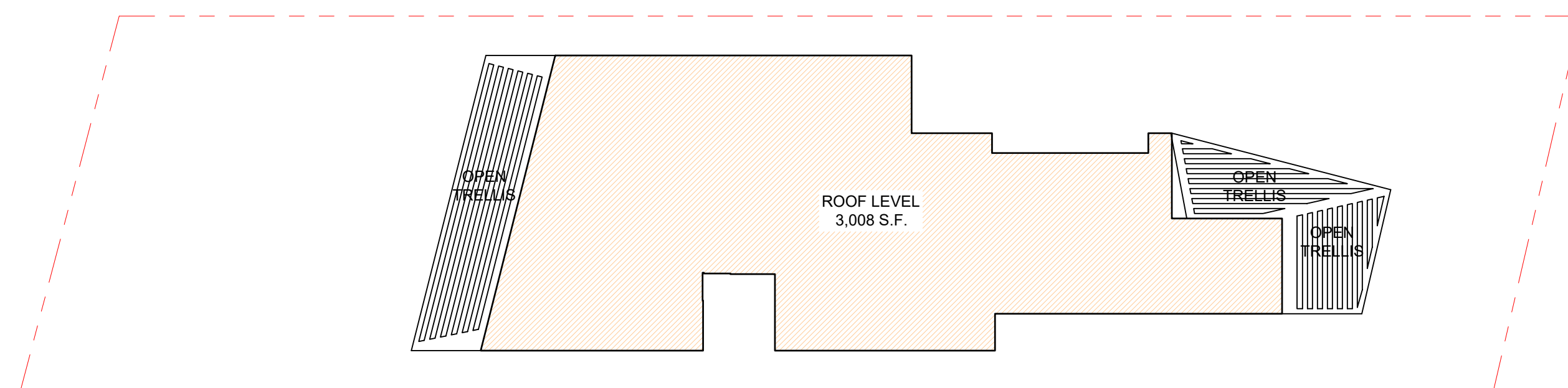
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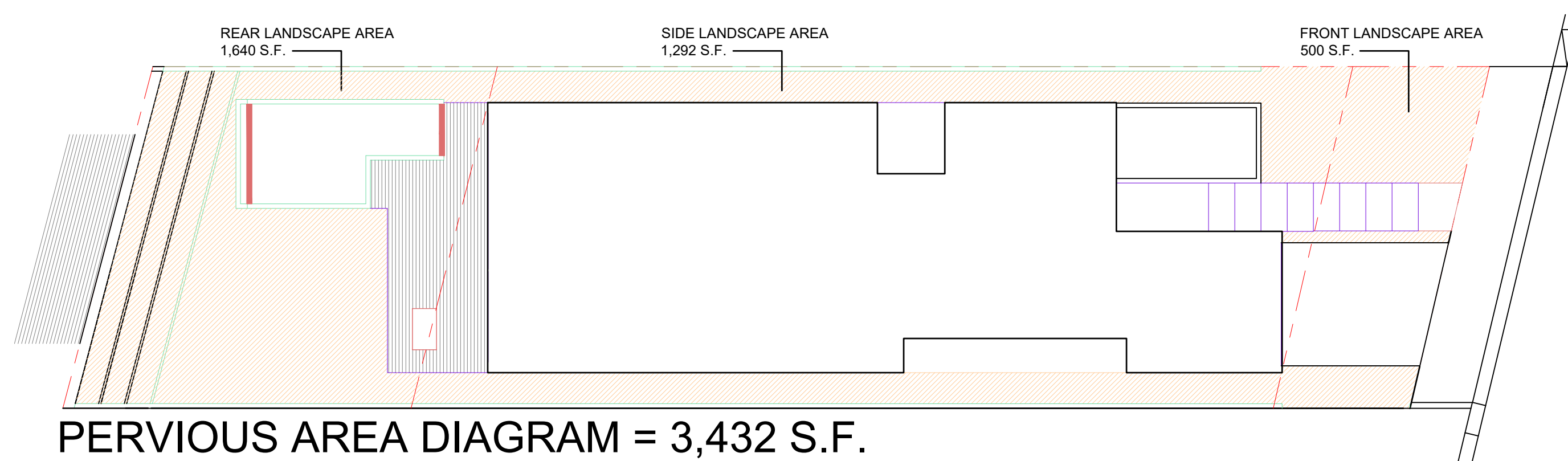
1ST FLOOR LOT COVERAGE = 3,866 S.F.



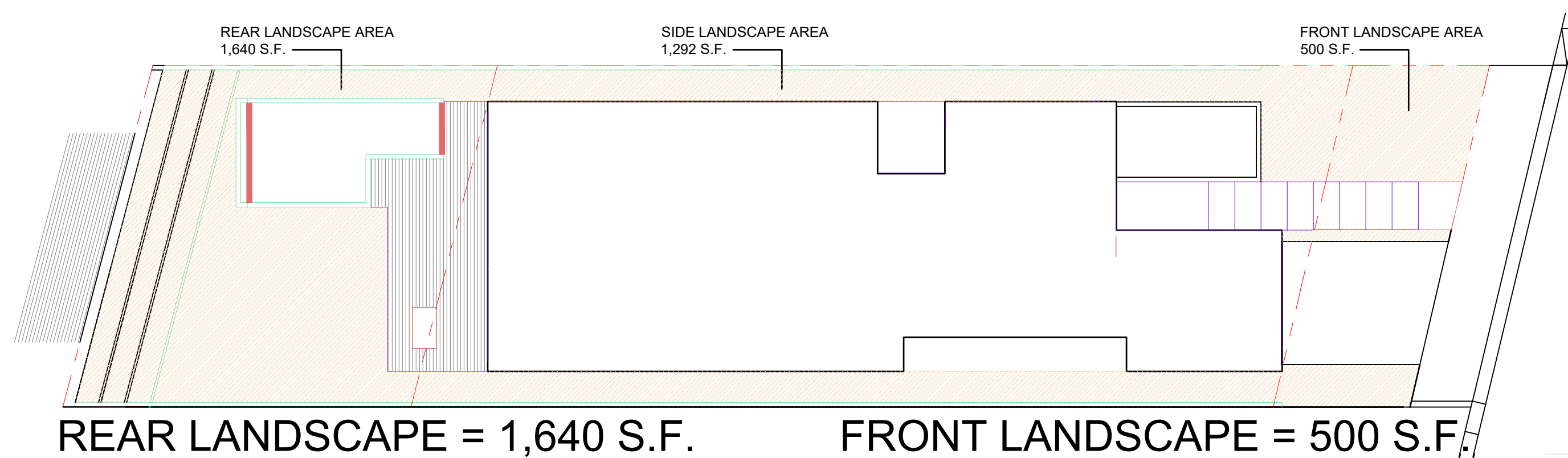
2ND FLOOR LOT COVERAGE = 2,992 S.F.



ROOF COVERAGE = 3,008 S.F.



PERVIOUS AREA DIAGRAM = 3,432 S.F.



REAR LANDSCAPE = 1,640 S.F.

FRONT LANDSCAPE = 500 S.F.

SITE DESCRIPTION	
PROPERTY ADDRESS	9064 BAY DR, SURFSIDE, FL 33154
FOLIO #	14-2235-001-3020
FLOOD ZONE	AE-8
BASE FLOOD ELEVATION	8.00' NGVD

GENERAL		
ZONING DISTRICT:	H30-A (Single Family Residential District)	
	REQUIRED/ALLOWED	PROVIDED
LOT WIDTH	50'	W: 51.69' / E: 51.33'
LOT DEPTH	N/A	N: 195.50' / S: 197.02'
LOT AREA	8,000 S.F.	9,804.42 S.F. (0.23 ACRE)

LOT COVERAGE		
	REQUIRED/ALLOWED	PROVIDED
GROUND FLOOR	40% OF LOT AREA (9,804.42 x 0.40) = 3,922 S.F.	3,866 S.F. (39.4%)
SECOND FLOOR	80% OF FIRST FLOOR AREA (3,866 x 0.80) = 3,093 S.F.	2,992 S.F. (77.4%)

PERVIOUS AREA & OPEN AREA		
	REQUIRED/ALLOWED	PROVIDED
MIN. PERVIOUS AREA	35% OF LOT AREA (9,804.42 x 0.35) = 3,432 S.F.	3,432 S.F. (35.0%)
OPEN SPACE - FRONT YARD	50% OF FRONT AREA (999 x 0.50) = 500 S.F.	500 S.F. (50.0%) (500x 100/ FRONT AREA) = 50.0%
OPEN SPACE - REAR YARD	40% OF REAR AREA (2,530 x .40) = 1,012 S.F.	1,640 S.F. (64.8%) (1,580 x 100/ REAR AREA) = 64.8%
DRIVEWAY WIDTH	18' WIDE	18'- 0" WIDE

BUILDING HEIGHT		
	REQUIRED/ALLOWED	PROVIDED
NUMBER OF STORIES:	2	2
BUILDING HEIGHT:	30' Max.	30'
* MEASURED FROM CROWN OF ROAD ELEVATION (4.00 NGVD)	(30'+4"=34') NGVD	(34.0' NGVD)

SETBACK REQUIREMENTS		
UPPER STORY FLOOR AREA IS 65% TO 80% OF FIRST STORY FLOOR AREA	REQUIRED/ALLOWED	PROVIDED
<b>FRONT</b> LOTS WITH A DEPTH GREATER THAN 112.5 FEET WILL BE REQUIRED TO PROVIDE FRONT AND REAR YARD THAT COMBINE TO EQUAL AT LEAST 36% OF THE LOT'S DEPTH	LOT DEPTH A)195.50' ; B)197.02' A)195.50'x0.36 = 70.38' B)197.02'x0.36 = 70.93' MINIMUM COMBINED FRONT AND REAR SETBACKS REQUIRED	A) 70.38' (50.38' REAR + 20' FRONT) B) 70.93' (50.93' REAR + 20' FRONT)
FIRST FLOOR	20'	20'
SECOND FLOOR	30' (AVERAGE)	30' (AVERAGE)
<b>SIDE INTERIOR</b> LOTS OVER 50' IN WIDTH		
FIRST FLOOR	10% OF FRONTAGE MIN. (51.33'x 0.10) = 5.13'	5.30'
SECOND FLOOR	10% OF FRONTAGE MIN. (51.33'x 0.10) = 5.13'	5.30'
	AVERAGE FACTOR 20% OF FRONTAGE (51.33' x .20) = 10.27'	NORTH: 1910.42 SF / 97.92' = 19.5' (NORTH SIDE SETBACK AVERAGE)  SOUTH: 1372.79 SF / 107.75' = 12.7'(SOUTH SIDE SETBACK AVERAGE)

SECONDARY CORNER		
	25' (FROM SEAWALL)	25'
REAR	25' (FROM SEAWALL)	A) 50.38' B) 50.93'
<b>ACCESSORY</b>		
SWIMMING POOL		
INTERIOR SIDE	5'	5'-1 1/2"
REAR	5'	15'- 6"
POOL EQUIPMENT	5' REAR OR SIDE SETBACK	5'-8"

BUILDING AREAS	
GROUND FLOOR	3,866 S.F.
SECOND FLOOR	2,992 S.F.
TOTAL	6,858 S.F.

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Approved by: Approver

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## PROJECT DATA & DIAGRAMS

SCALE: As indicated  
SHEET NUMBER

# A0.12

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# PROPOSED RESIDENCE FOR:

PROPERTY ADDRESS:  
9064 BAY DRIVE SURFSIDE, FLORIDA 33154

- WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
  - THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS;
  - THE FLORIDA BUILDING CODE, REVISIONS, 2018, 2019 EDITION;
  - ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS;
  - NATIONAL ELECTRICAL CODE, OSHA & NATIONAL BOARD FIRE UNDERWRITERS.
- ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE SUB CONTRACTOR NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN.
- ALL CONDITIONS AND ALL APPLICABLE REQUIREMENTS OF THE CONTRACT BETWEEN THE CONTRACTOR AND OWNER SHALL GOVERN ALL SECTIONS OF THE SPECIFICATIONS.
- ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERRABLE FROM THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DRAWINGS AND SPECIFICATIONS ARE DIRECTED TO THE ATTENTION OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BY MENTION, NOTE OR DETAIL, TITRATION OR IMPLICATIONS HOWEVER BRIEF, MEANS THE CONTRACTOR SHALL PROVIDE AND INSTALL SAME. ALL WORK PERFORMED TO BE A PART OF A COMPLETE PACKAGE WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS.
- ALL PERMITS, INSPECTIONS, APPROVALS, ETC. SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR IN ALL PHASES OF HIS WORK, AND HE SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTION AND APPROVAL OF HIS WORK. PRIME BUILDING PERMITS SHALL BE OBTAINED BY THE CONTRACTOR.
- ALL WORK COMPLETED OR OTHERWISE, SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICES AND PROVIDE ALL FORCES, BARRIERS, ETC. AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY AND AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THIS WORK. HE SHALL REPAIR AT HIS OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.
- DISCREPANCIES: THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PROJECT THOROUGHLY INSPECTED THE SITE, THE DRAWINGS AND SPECIFICATIONS AND AS THOROUGHLY UNDERSTAND THE WORK, ANY AND ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INQUIRE THAT DISCREPANCIES OR OMISSIONS ARE REPORTED AND CLARIFICATION OBTAINED FROM THE ARCHITECT PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE COST OF THE SAME BEING BORNE BY THE CONTRACTOR. HE SHALL VERIFY ALL DIMENSIONS FOR COORDINATION.
- BEFORE COMMENCING WITH THE WORK, THE CONTRACTOR SHALL FILE WITH OWNER CURRENT INSURANCE CERTIFICATES IN THE AMOUNTS REQUESTED BY THE OWNER FOR WORKMENS COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. IT IS THE INTENTION OF THE PARTIES THAT THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND ARCHITECT FOR ANY AND ALL COSTS, CLAIMS, SUITS AND ADJUSTMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY INCLUDING DENTAL ARISING OUT OF THE WORK OF THE CONTRACTOR.
- INDEMNIFY: IN THE EVENT THAT CERTAIN FEATURES ON THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.
- ALTERING STRUCTURAL MEMBERS: NO STRUCTURAL MEMBER SHALL BE OMITTED, NOTCHED, CUT, BLOODED OUT, OR RELOCATED WITHOUT PRIOR APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.
- ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOB IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURERS LABEL.
- ALL COLORS SHALL BE AS SELECTED BY THE ARCHITECT.
- THE CONTRACTOR SHALL LEAVE ALL CHASES, HOLES OR OPENING TRUE AND OF PROPER SIZE IN HIS OWN WORK, OR CUT SAME IN EXISTING WORK AS MAY BE NECESSARY FOR PROPER INSTALLATION OF HIS OWN OR OTHER CONTRACTORS WORK. CONSULTING WITH OTHER CONTRACTORS CONCERNED REGARDING PROPER LOCATION AND SIZE OF SAME. IN CASE OF HIS FAILURE TO LEAVE OR CUT SAME IN THE PROPER PLACE, HE SHALL CUT THEM AFTERWARDS AT HIS OWN EXPENSE. NO EXCESSIVE CUTTING WILL BE PERMITTED NOR SHALL ANY STRUCTURAL MEMBER BE CUT WITHOUT THE CONSENT OF THE ARCHITECT. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PRESERVATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY PERFORMED UNDER SEPARATE CONTRACT BY THE OWNER.
- ALL CONTRACTORS WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO PROVIDE A FINISHED NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT AND RESIDUE CAUSED BY HIS WORK FROM ALL INSTALLATION TECHNIQUES OF THE TRADE. ALL ADJACENT SURFACES TO THEIR WORK SHALL BE LEFT AS THEY APPEAR PRIOR TO THE COMMENCEMENT OF THE CONTRACTORS WORK TO BE DONE. CONTRACTOR SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF THIS INSTALLATIONS. ALL GLASS AND HARDWARE SHALL BE THOROUGHLY CLEANED IN A MANNER ACCEPTABLE TO THE OWNER.
- THE CONTRACTOR SHALL GUARANTEE IN WRITING IN FORM AS ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIALS INSTALLED BY HIM FOR PERIOD NOT LESS THAN (1) ONE YEAR AFTER DATE OF ACCEPTANCE OR WORK BY THE OWNER EXCEPT AS MODIFIED HEREIN OR ON OTHER DRAWINGS. SHOULD DEFECTS OCCUR.
- ALL WORK AND/OR MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS OR INDUSTRIES RECOMMENDATIONS OF SPECIFICATIONS.
- SHOP DRAWINGS AND SAMPLES FOR ITEMS DESIGNATED BY THE ARCHITECT SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
- NO CLAIMS FOR EXTRAS OR CHANGE ORDERS WILL BE GIVEN CONSIDERATION UNLESS THEY ARE IN WRITING AND SIGNED BY THE ARCHITECT, THE CONTRACTOR AND THE OWNER.
- THE GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION OF BUILDINGS OF THE AMERICAN INSTITUTE OF ARCHITECTS, DOCUMENT A201, LATEST EDITIONS, ARE HEREBY MADE PART OF THE CONTRACT DOCUMENTS. THESE GENERAL NOTES, SPECIFICATIONS, AND CONTRACT BETWEEN THE OWNER AND CONTRACTOR SHALL TAKE PRECEDENCE OVER THE "GENERAL CONDITIONS" IN THE EVENT OF A CONFLICT.
- AIR CONDITIONING & VENTILATION PERMIT BY MECHANICAL CONTRACTOR.
- LANDSCAPING NOTES: ALL PLANTS TO BE GUARANTEED FOR 60 DAYS TO COMMENCE AT CERTIFICATED OF OCCUPANCY. ALL LANDSCAPE AREAS SHALL BE CONTINUOUSLY MAINTAINED TO A GOOD HEALTHY CONDITION AND SPRINKLER SYSTEMS OR IRRIGATION SYSTEMS SHALL BE INSTALLED TO SERVE ALL REQUIRED LANDSCAPE AREA AS OR WATER OULET WITHIN 100 FEET OF LANDSCAPED AREA. INSTALLATION ACCORDING TO ACCEPTED GOOD PLANNING PROCEDURES. PLANT MATERIALS USED IN CONFORMANCE TO STANDARDS FOR FLORIDA AND BE SETTER IN "VARIES & STANDARDS FOR NURSERY PLANTS" PART 1, 1985 AND PART 2, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA.
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE APPROVAL OF TRUSSES AND PRE CAST JOISTS SHOP DRAWINGS.

**Frontage, street:** The distance along a street line from one intersecting street to another or from one intersecting street to the end of a dead-end street.

**Frontage, lot:** The distance for which the front lot line and street line are coincident.

Interior side (lots greater than 50 feet in width)	H30A—Wall length is equal to or less than 20% of the lot depth	Minimum 10% of lot frontage Average n/a
	H30A—Wall length is greater than 20% of the lot depth	Minimum 10% of lot frontage Average 20% of the frontage
	H30B—Wall length is equal to or less than 25% of the lot depth	Minimum 10% of lot frontage Average n/a
	H30B—Wall length is greater than 25% of the lot depth	Minimum 10% of lot frontage Average 20% of the frontage

Sec. 90-48. - Modification of side and rear yard regulations.

90-48.1 The minimum width of side setbacks for libraries, places of public assembly, recreational centers and other public, semipublic and civic buildings shall be a minimum of 15 feet, except when located within the community business district shall comply with subsection 90-48.2.

90-48.2 In all districts other than the H1-20 district, the required side setbacks for corner lots adjoining canals or waterway shall comply with the secondary frontage setback requirements for that frontage.

90-48.3 In the H30A district, no building shall be erected within 25 feet of the seawall on Pointe Lake nor within 50 feet of the sea wall on Biscayne Bay or on any lots in Blocks 20, 28 and 29A of the Normandy Beach Subdivision, Second Amended.

90-48.4 Where a lot abuts an alley, the depth of the rear yard shall be seven feet.

90-48.5 In the H1-20 district, when a building exceeds a height of 30 feet, the width of each side yard shall be increased by one foot for every three feet of building height above 30 feet, provided however, on a corner lot the minimum width of the side yard adjoining a street need not exceed 20 feet.

90-48.6 New balconies or decks located more than five feet above grade on new or existing single family homes shall not encroach into any setbacks.

90-48.7 Second floor balconies or terraces shall not be counted towards the setback, except when the roof line of the balcony meets the average setbacks for the second floor.

(Ord. No. 1504, § 28(b)(4), 11-10-08; Ord. No. 1514, § 2, 4-14-09; Ord. No. 1538, § 2, 10-13-09; Ord. No. 1558, § 28(b)(4), 8-10-10; Ord. No. 16160, § 2-2-16)

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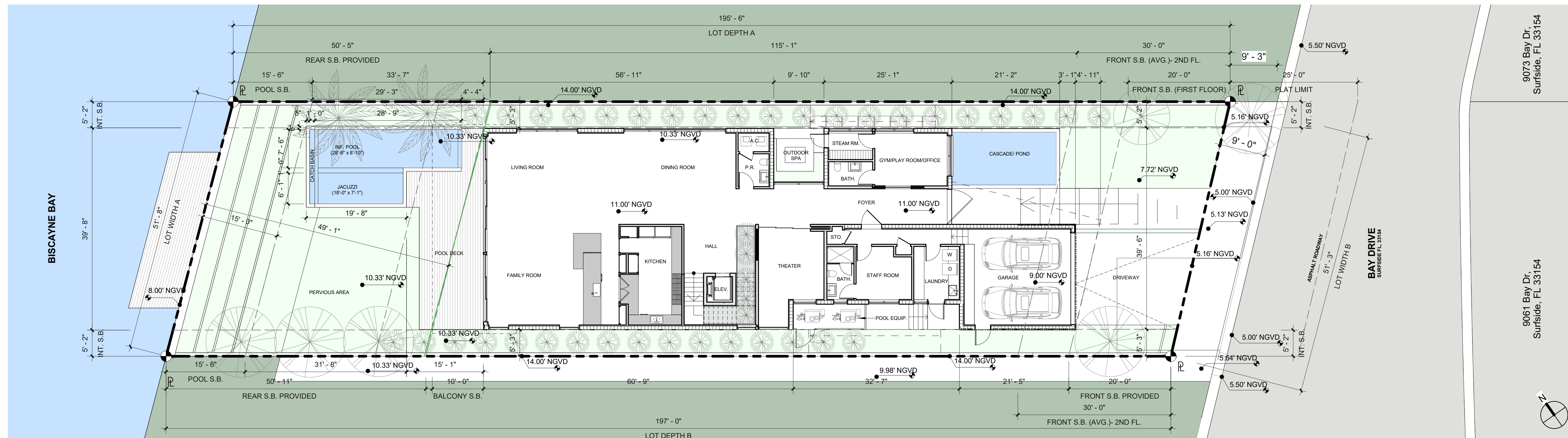
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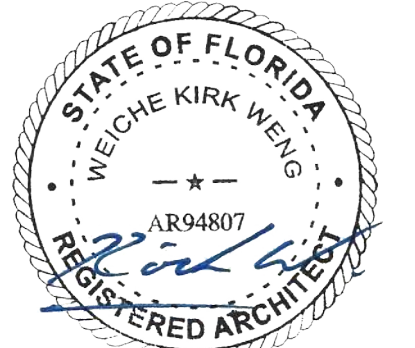
9080 Bay Dr, Surfside, FL 33154



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1 GROUND LEVEL SITE PLAN  
3/32" = 1'-0"

SEAL / SIGNATURE / DATE



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Approved by: Approver

SHEET INDEX

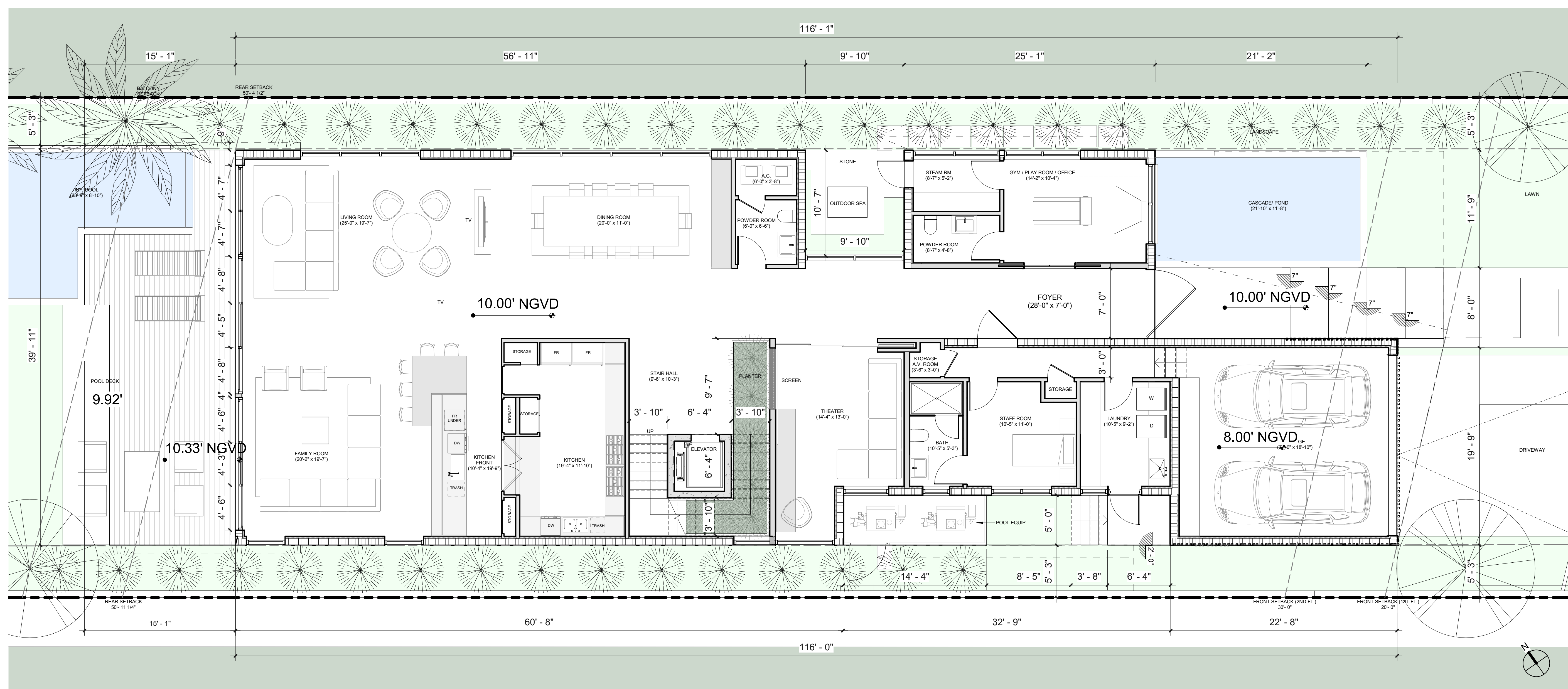
**SITE PLAN**

SCALE: As indicated

SHEET NUMBER

**A1.01**

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1 GROUND LEVEL PLAN  
3/16" = 1'-0"

FLOOR PLAN NOTES

- GC TO PROVIDE MIAMI D.C. PRODUCT CONTROL APPROVAL FOR IMPACT RESISTANT EXTERIOR DOOR AND WINDOWS.
- GENERAL CONTRACTOR TO VERIFY AND COORDINATE ACTUAL WINDOW DIMENSIONS AND ROUGH OPENINGS PRIOR TO CONSTRUCTION.
- ANY CHANGE OF INTERIOR FINISHES BY OWNER/G.C. SHALL BE COORDINATED WITH ARCHITECT OF RECORD.
- INTERIOR / EXTERIOR PARTITION FRAMING, SIZING AND REINFORCING TO BE BY SPECIALTY ENGINEERING.
- SEPARATE PERMIT REQUIRED FOR ROOFING, RAILINGS, WINDOWS AND DOORS.
- FOR SECURITY ENTRY NOTES REFER TO BUGLARY NOTES SHEET A-003.
- SHOWERS, SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 70 INCHES (1778 MM) ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.
- SHOWER PANS SHOULD BE WATERPROOFED A MIN. OF 12" UP EACH PERIMETER WALL.
- WINDOWS AT LESS THAN 4FT. FROM DOORS SHALL HAVE CAT. II GLAZING PER FBC SEC. R4410.2.4.3.2
- WHEN THERE IS A DROP OF LESS THAN 4 FT. ON EITHER SIDE OF A WINDOW IT SHALL COMPLY WITH FBC SEC R4410.2.4.2 AND R4403.7.3.1
- GLASS TO COMPLY WITH CATEGORY II SAFETY GLAZING (FBCB 17 2406)
- GC TO REFER TO INTERIOR DESIGN DRAWINGS FOR CLARIFICATION OF ALL FINISHES AND RELATED DETAILS.
- ALL FINISHES TO BE SELECTED BY OWNER/INTERIOR DESIGNER.
- ALL FINISH HARDWARE TO BE SELECTED BY OWNER/INTERIOR DESIGNER.
- SEE INTERIOR DESIGN FOR ALL BATH ACCESSORIES. GC TO PROVIDE BACKING AS NECESSARY.
- REFER TO INTERIOR DESIGN DRAWINGS FOR LOCATIONS OF MILLWORK AND OTHER BUILT-IN FURNITURE. PROVIDE PROPER BACKING AS NECESSARY.
- FINISH DIMENSIONS SUBJECT TO CHANGE. REFER TO INTERIOR DESIGN DRAWINGS FOR FINAL DIMENSIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS.
- WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273. FBCR 302.9.
- INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273. FBCR 302.10.
- ALL ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 1929). ALL ELEVATIONS IN RCPs ARE RELATIVE TO FLOOR.

SPACE ABOVE RESERVED FOR USE OF BUILDING DEPT.



PRIVATE RESIDENCE AT BAY DR  
9064 BAY DR., SURFSIDE, FL. 33154-3212

ARCHITECT OF RECORD

KIRK WENG ARCHITECTS

7901 LUDLAM ROAD, SUITE 205  
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+1.786.266.0909

ELI TOURGEMAN

etxmi@miamiaol.com

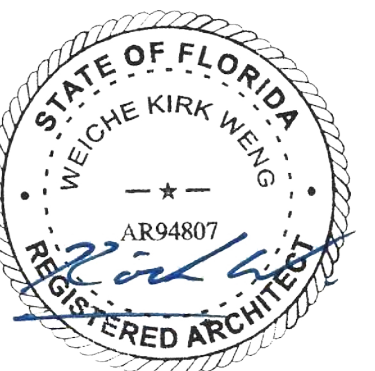
9064 BAY DR SURFSIDE, FL 33154

MOLORI DESIGN

5660 Kelvin Avenue Woodland Hills,  
CA 91367

PERMIT SET 10/17/2022

SEAL / SIGNATURE / DATE



WEICHE KIRK WENG - AR94807

OFFICE REGISTRATION #: AA26003608

DATE # DESCRIPTION

DATE	#	DESCRIPTION

Project No.: 21-1402  
Drawn by: Author  
Approved by: Approver

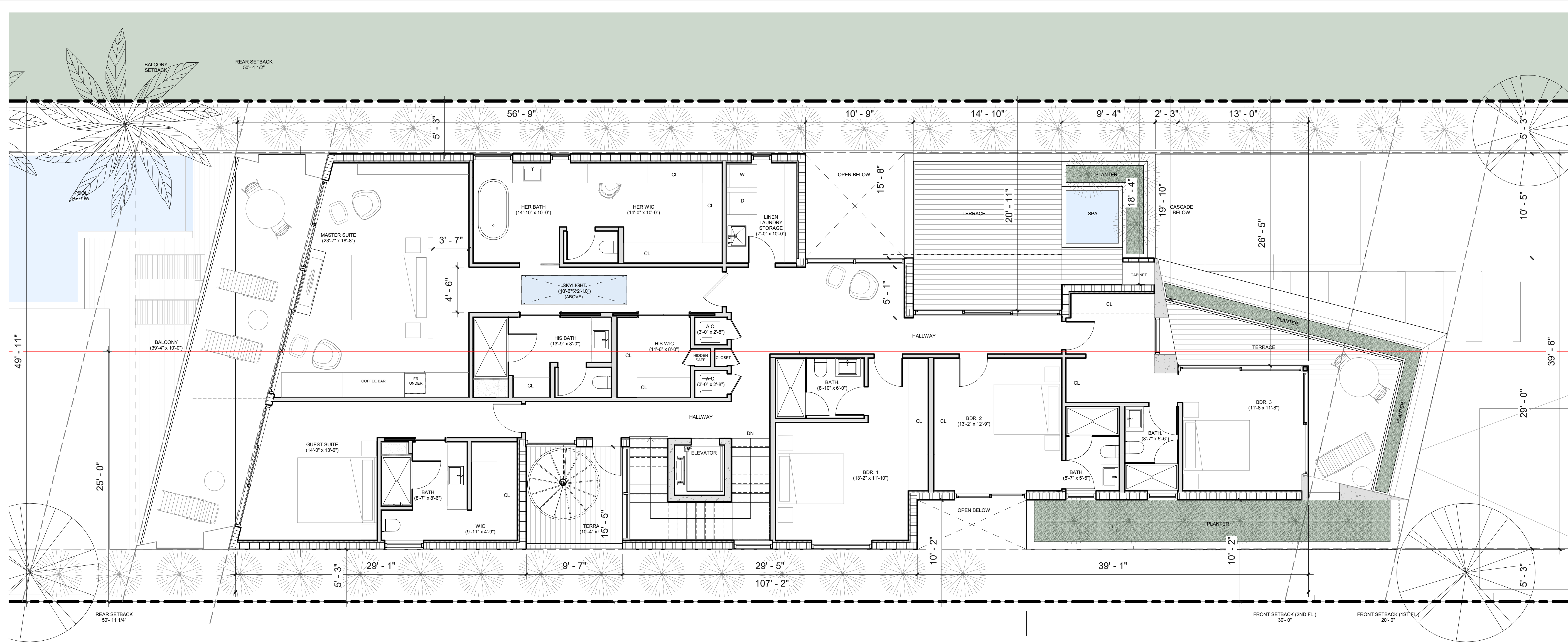
SHEET INDEX  
**GROUND LEVEL - FLOOR PLAN**

SCALE: As indicated

SHEET NUMBER

A1.02

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**1 LEVEL 2 PLAN**  
3/16" = 1'-0"

- FLOOR PLAN NOTES**
- GC TO PROVIDE MIAMI D.C. PRODUCT CONTROL APPROVAL FOR IMPACT RESISTANT EXTERIOR DOOR AND WINDOWS.
  - GENERAL CONTRACTOR TO VERIFY AND COORDINATE ACTUAL WINDOW DIMENSIONS AND ROUGH OPENINGS PRIOR TO CONSTRUCTION.
  - ANY CHANGE OF INTERIOR FINISHES BY OWNER/G.C. SHALL BE COORDINATED WITH ARCHITECT OF RECORD.
  - INTERIOR / EXTERIOR PARTITION FRAMING, SIZING AND REINFORCING TO BE BY SPECIALTY ENGINEERING.
  - SEPARATE PERMIT REQUIRED FOR ROOFING, RAILINGS, WINDOWS AND DOORS.
  - FOR SECURITY ENTRY NOTES REFER TO SUGLARY NOTES SHEET A-003.
  - SHOWERS, SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 70 INCHES (1778 MM) ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.
  - SHOWER PANS SHOULD BE WATERPROOFED A MIN. OF 12" UP EACH PERIMETER WALL.
  - WINDOWS AT LESS THAN 4FT. FROM DOORS SHALL HAVE CAT. II GLAZING PER FBC SEC. R4410.2.4.3.2
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  - ALL FINISH HARDWARE TO BE SELECTED BY OWNER/INTERIOR DESIGNER.
  - SEE INTERIOR DESIGN FOR ALL BATH ACCESSORIES. GC TO PROVIDE BACKING AS NECESSARY.
  - REFER TO INTERIOR DESIGN DRAWINGS FOR LOCATIONS OF MILLWORK AND OTHER BUILT-IN FURNITURE. PROVIDE PROPER BACKING AS NECESSARY.
  - FINISH DIMENSIONS SUBJECT TO CHANGE. REFER TO INTERIOR DESIGN DRAWINGS FOR FINAL DIMENSIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS.
  - WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273. FBCR 302.9.
  - INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273. FBCR 302.10
  - ALL ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 1929). ALL ELEVATIONS IN RCPs ARE RELATIVE TO FLOOR.

SPACE ABOVE RESERVED FOR USE OF BUILDING DEPT.



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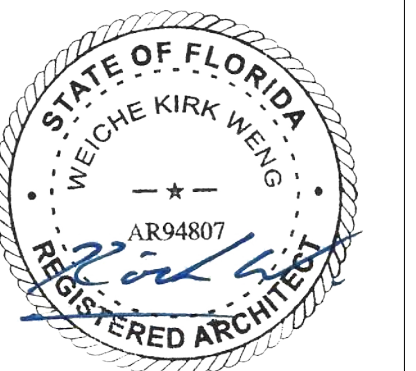
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**ELI TOURGEMAN** OWNER  
etxmi@miamiaol.com

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**MOLORI DESIGN** Interior Designer  
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DATE	#	DESCRIPTION

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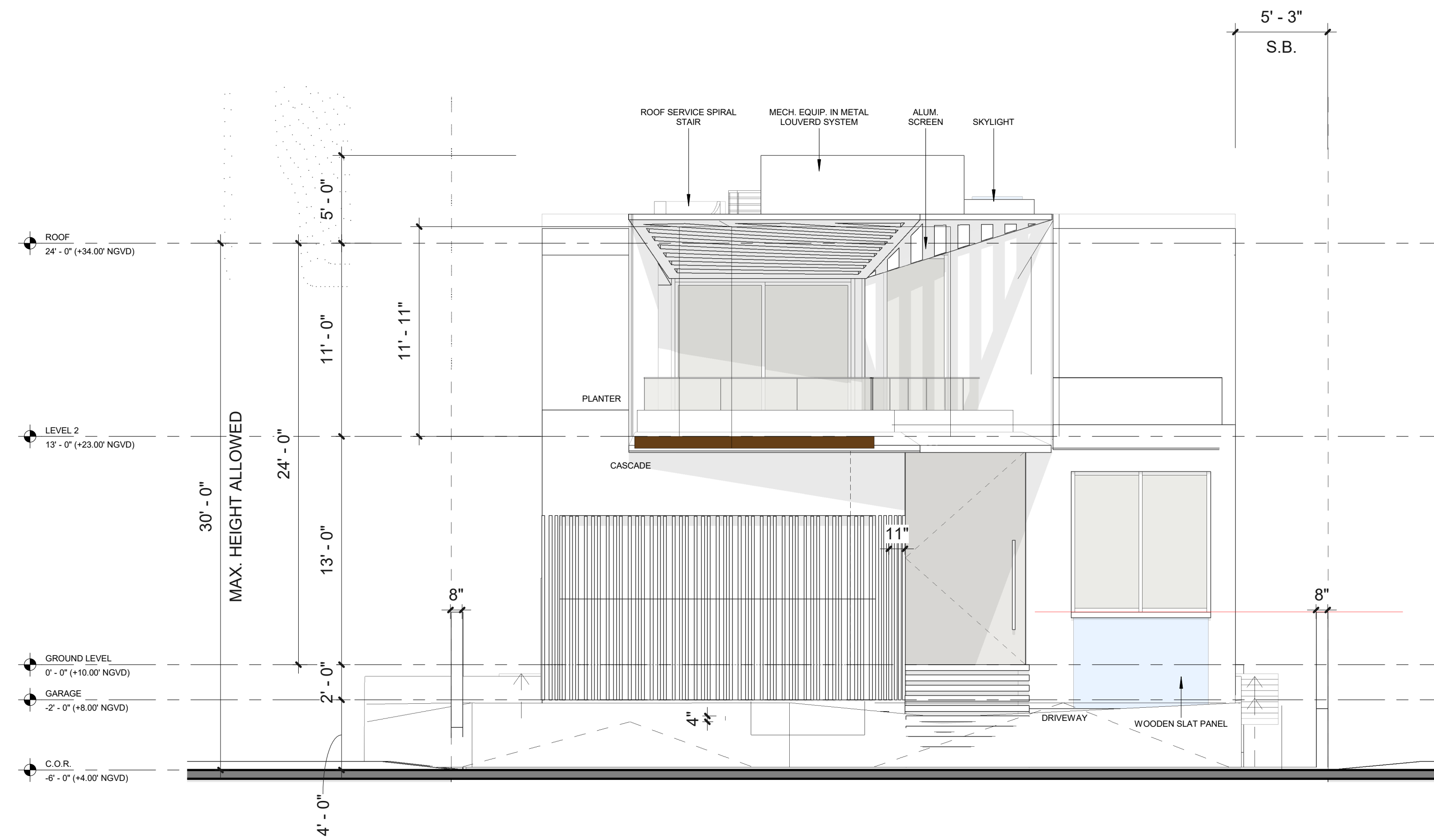
**LEVEL 2 - FLOOR PLAN**

SCALE: As indicated

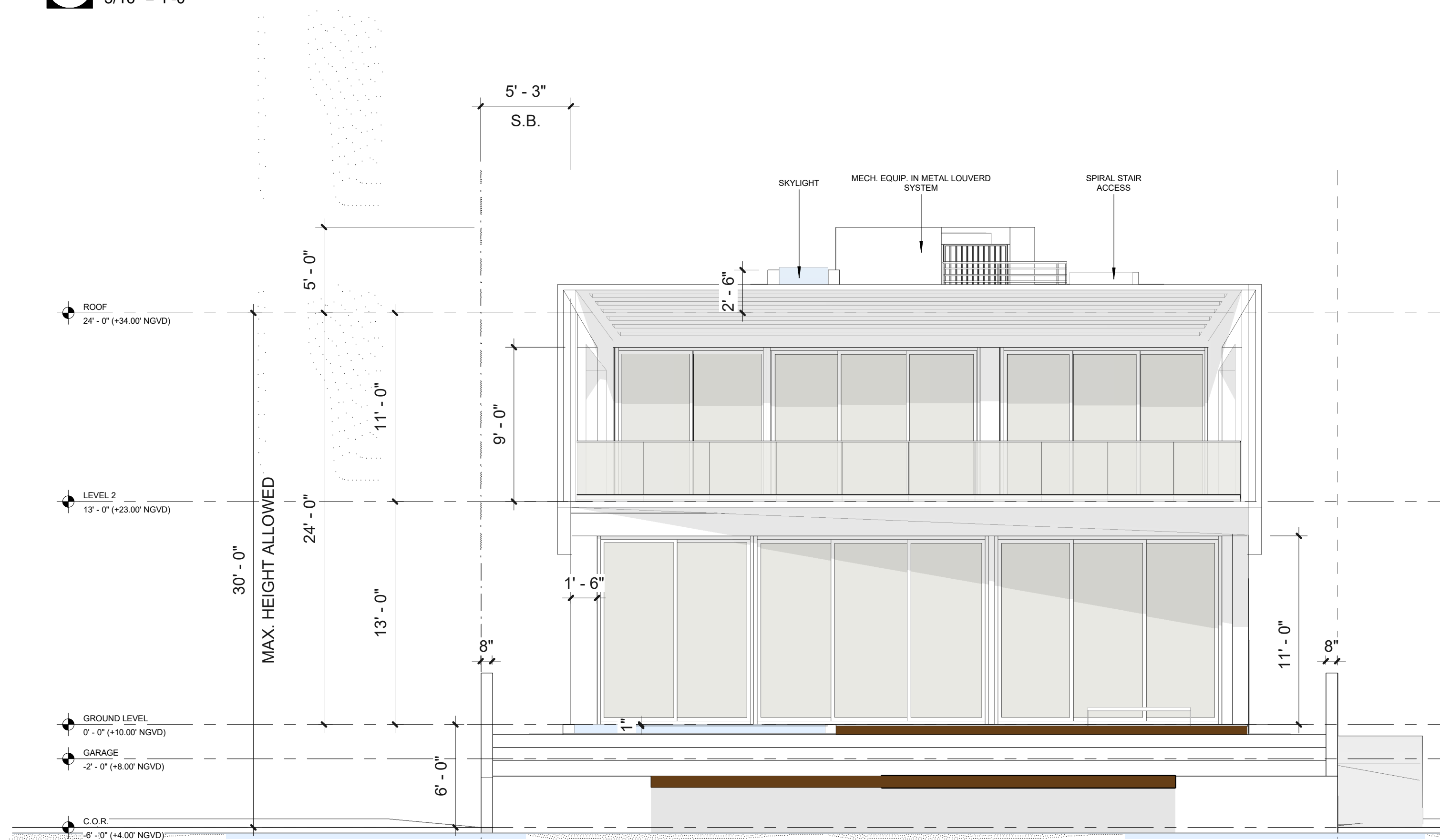
SHEET NUMBER

**A1.03**





**1** EAST ELEVATION  
3/16" = 1'-0"



**2** WEST ELEVATION  
3/16" = 1'-0"

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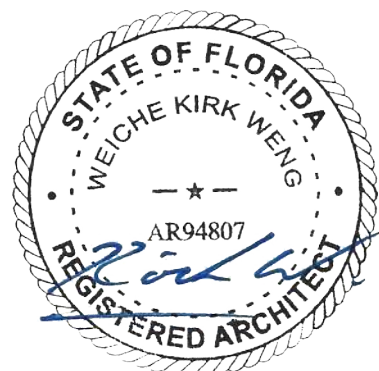
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**BUILDING ELEVATIONS**

SCALE: 3/16" = 1'-0"

SHEET NUMBER

**A3.01**

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1 NORTH ELEVATION  
3/16" = 1'-0"

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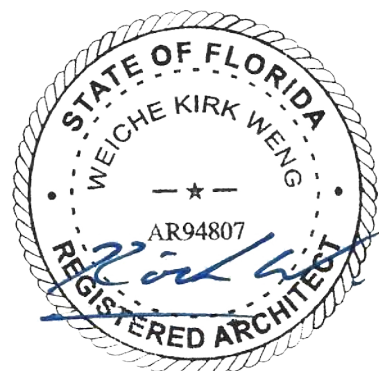
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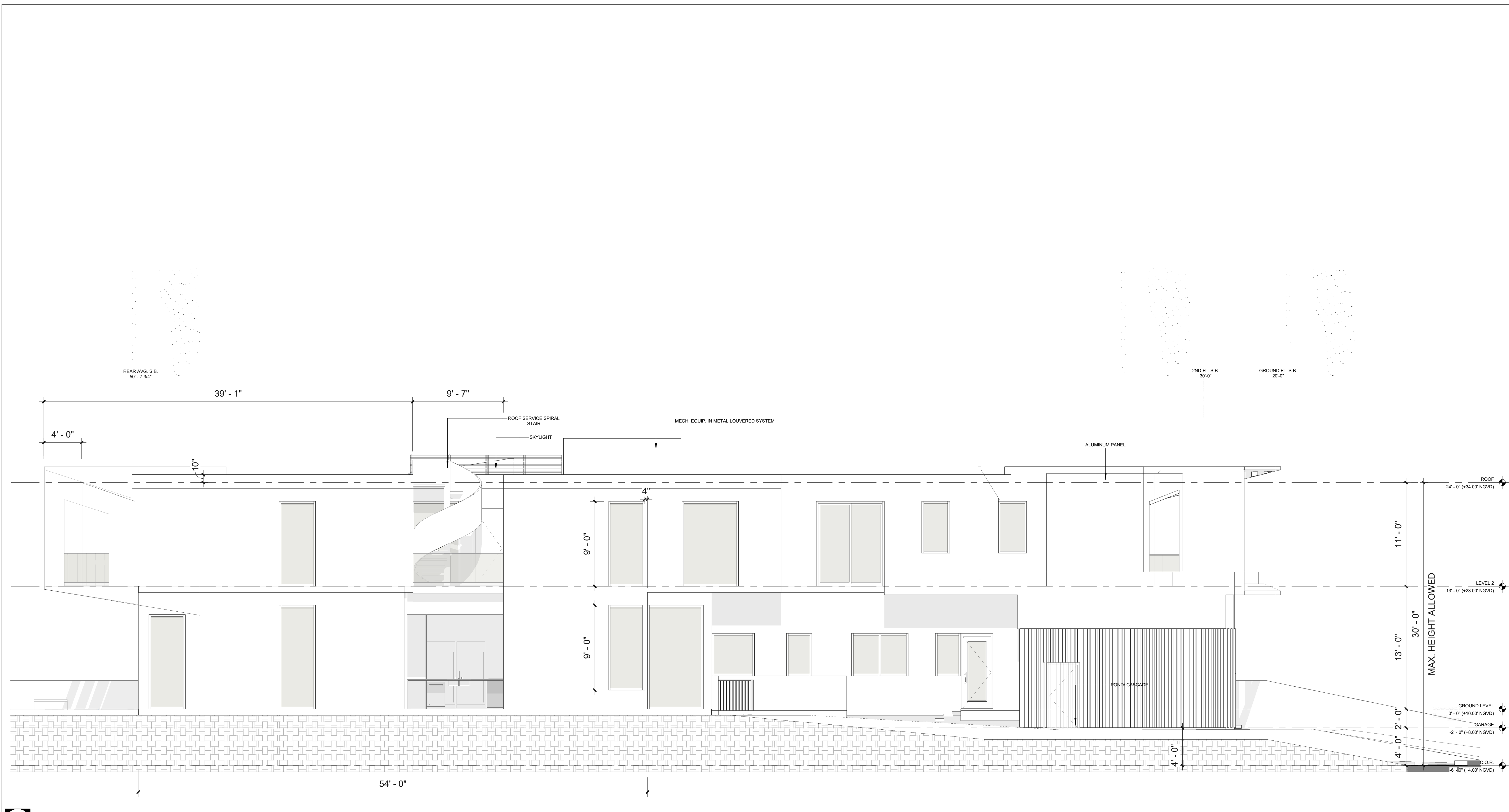
**BUILDING ELEVATIONS**

SCALE: 3/16" = 1'-0"

SHEET NUMBER

**A3.02**

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

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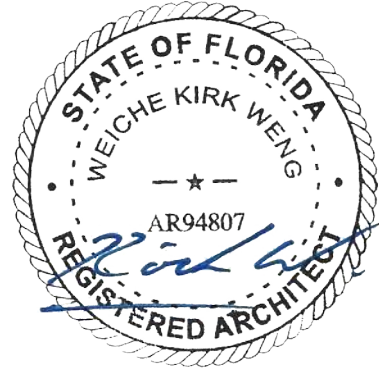
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**BUILDING ELEVATIONS**

SCALE: 3/16" = 1'-0"

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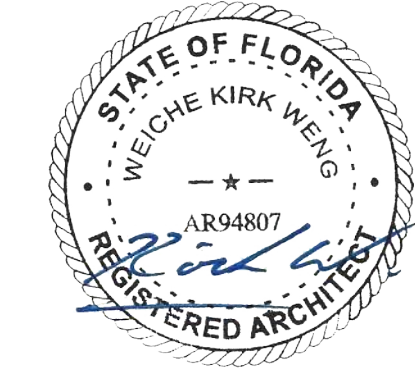
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**RENDER SIDE-FRONT**

SCALE:  
SHEET NUMBER

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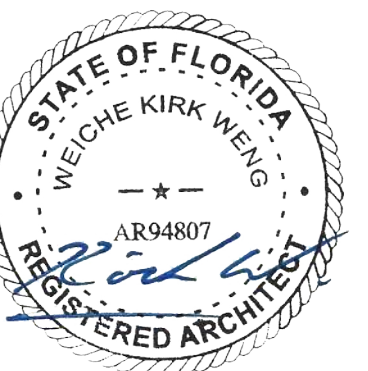
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Interior Designer

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DATE # DESCRIPTION

DATE	#	DESCRIPTION

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**RENDER FRONT**

SCALE:

SHEET NUMBER

**A3.12**

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**ELI TOURGEMAN**

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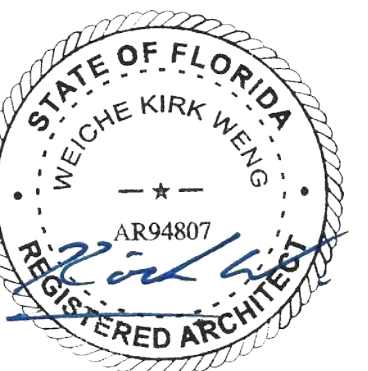
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Interior Designer

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OFFICE REGISTRATION #: AA26003608

DATE # DESCRIPTION

DATE	#	DESCRIPTION

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**RENDER SIDE**

SCALE:

SHEET NUMBER

**A3.13**

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**ELI TOURGEMAN**

etxmi@miami@aol.com

OWNER

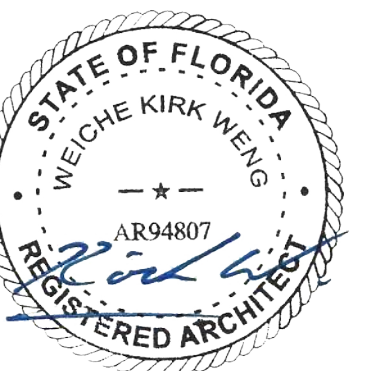
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OFFICE REGISTRATION #: AA26003608

DATE # DESCRIPTION

DATE	#	DESCRIPTION

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**PERSPECTIVE REAR**

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**A3.14**

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Wood Stamped Concrete



Glass Entry Door



Glass Railing



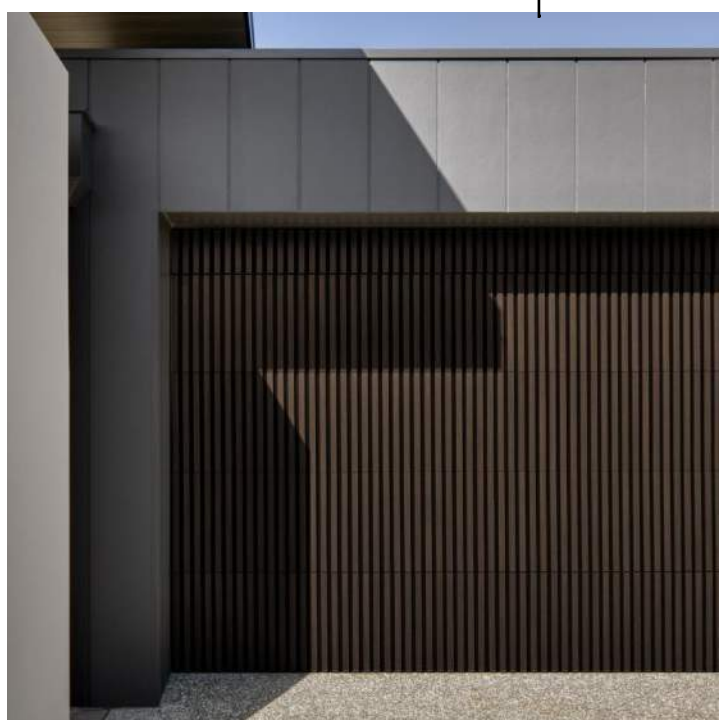
White Stucco Wall



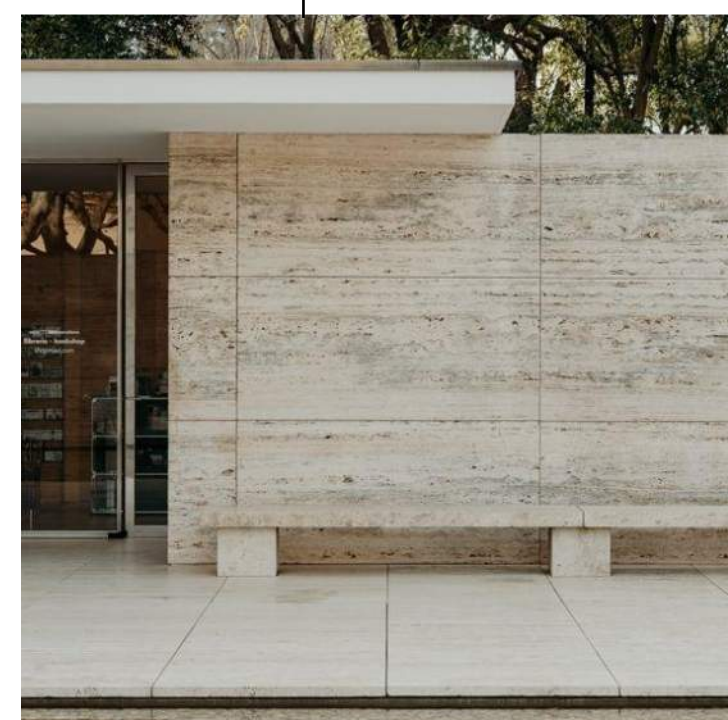
Wood Stamped Concrete



White Stucco Wall



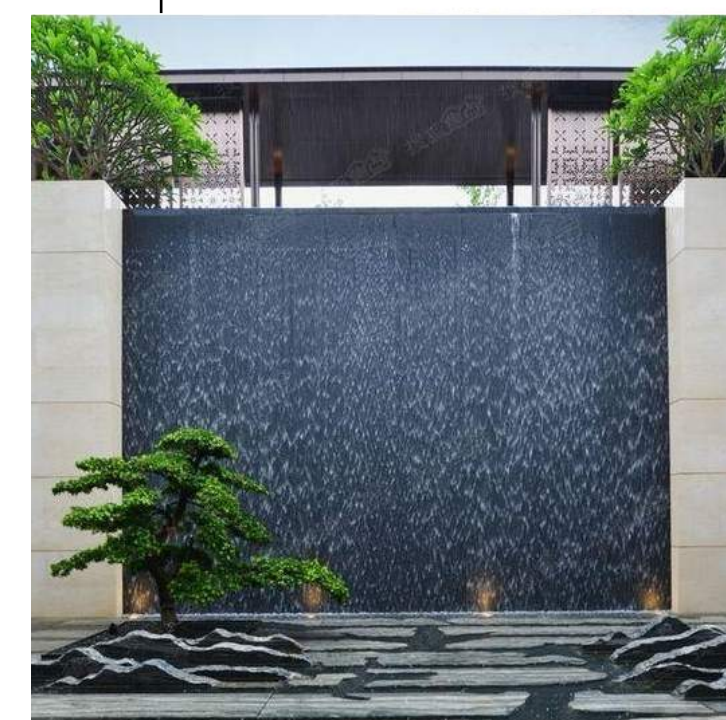
Composite Wood Slate Seamless Garage Door



Travertine Wall Cladding



Black Mullion Window / Door



Waterfall Wall



Black Mullion Window / Door



Glass Railing

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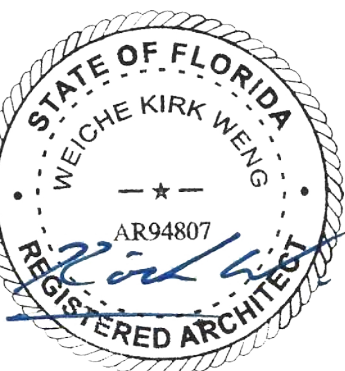
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### MATERIALS

SCALE:

SHEET NUMBER

# A3.21

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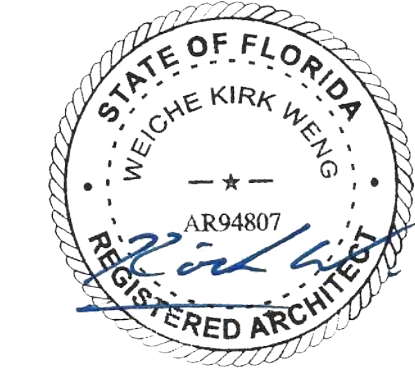
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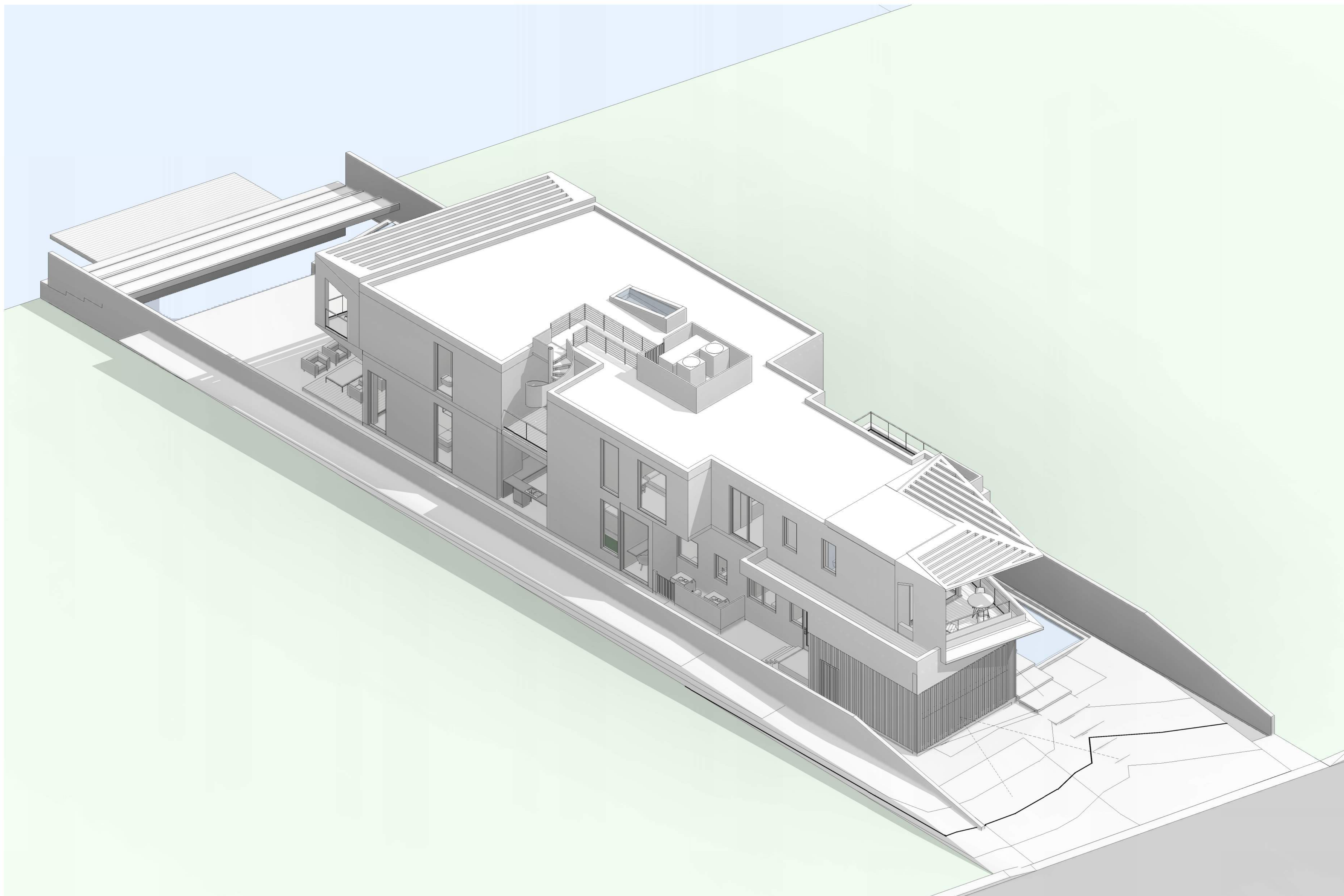
**S.E. AXONOMETRIC VIEW**

SCALE:

SHEET NUMBER  
**A4.01**

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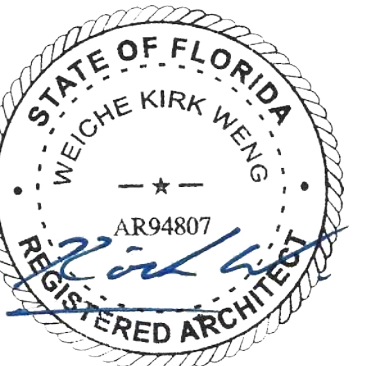
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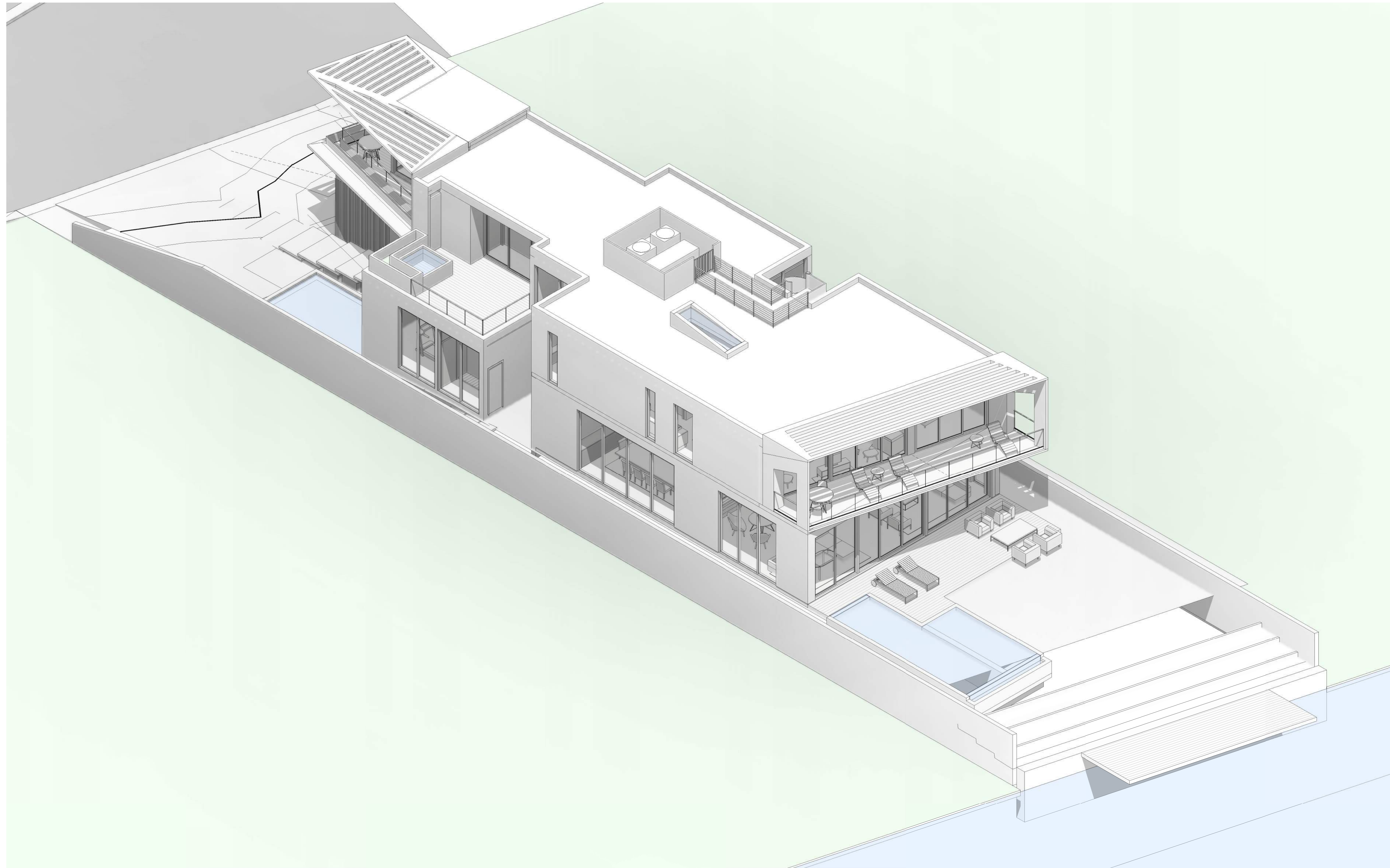
SHEET INDEX  
**N.E. AXONOMETRIC VIEW**

SCALE:

SHEET NUMBER

**A4.02**

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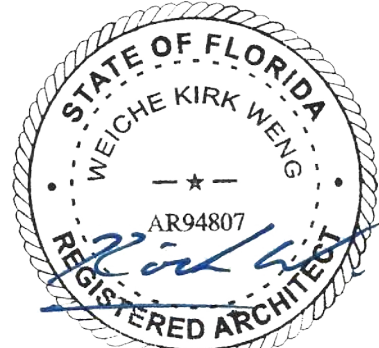
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**N.W. AXONOMETRIC VIEW**

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PROJECT INFORMATION



**PRIVATE RESIDENCE AT BAY DR**  
9064 BAY DR., SURFSIDE, FL. 33154-3212

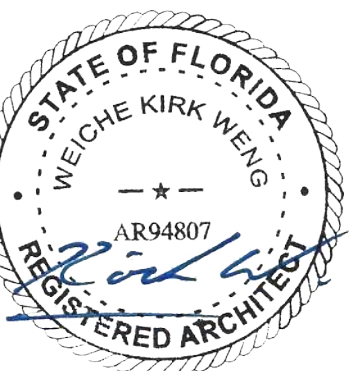
ARCHITECT OF RECORD  
**KIRK WENG ARCHITECTS**  
7901 LUDLAM ROAD, SUITE 205  
MIAMI, FLORIDA 33143  
+1.786.266.0909

**ELI TOURGEMAN** OWNER  
etxmi@miami@aol.com  
9064 BAY DR SURFSIDE, FL 33154

**MOLORI DESIGN** Interior Designer  
5660 Kelvin Avenue Woodland Hills,  
CA 91367

PERMIT SET 10/17/2022

SEAL / SIGNATURE / DATE



WEICHE KIRK WENG - AR94807

OFFICE REGISTRATION #: AA26003608

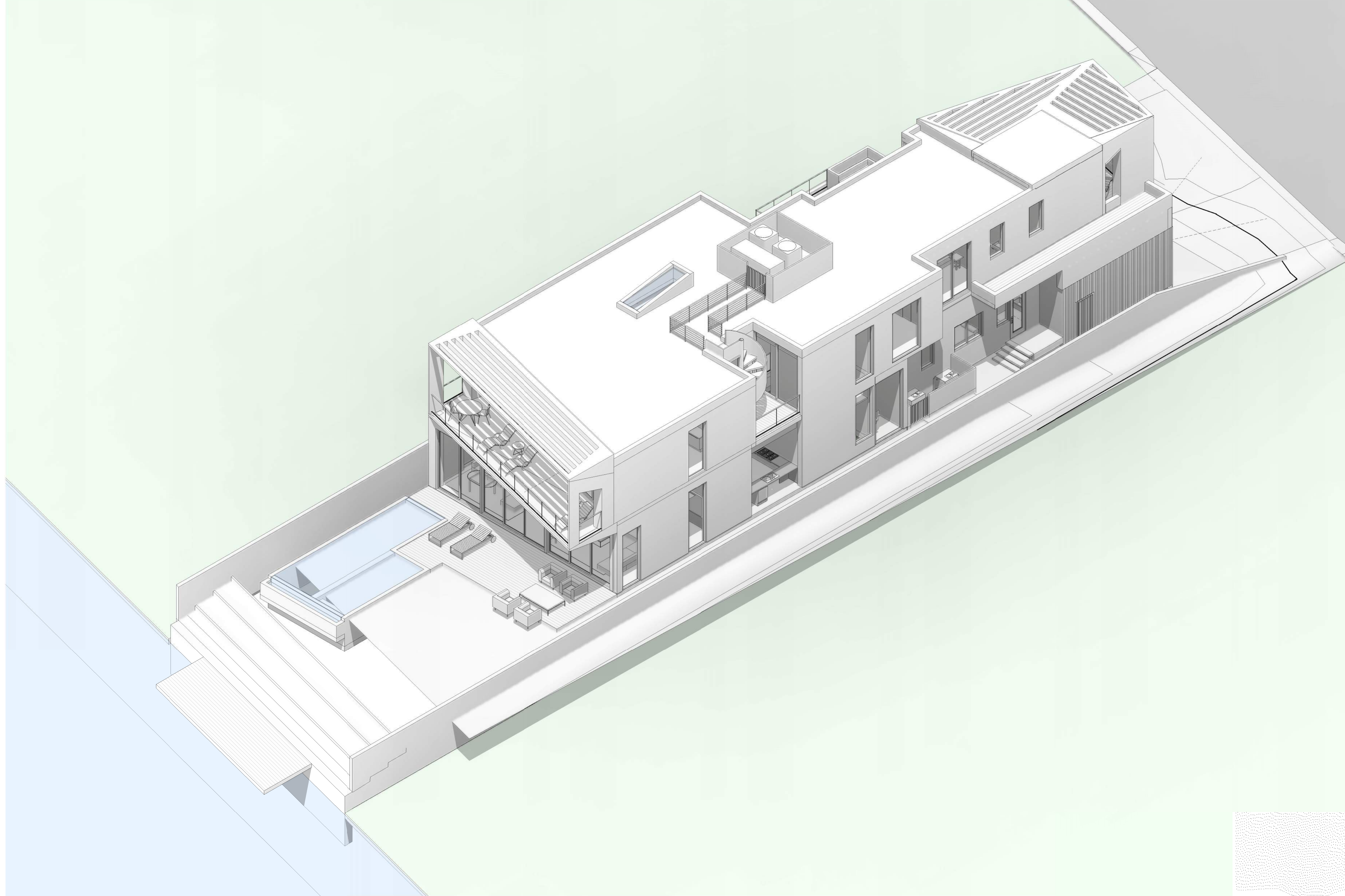
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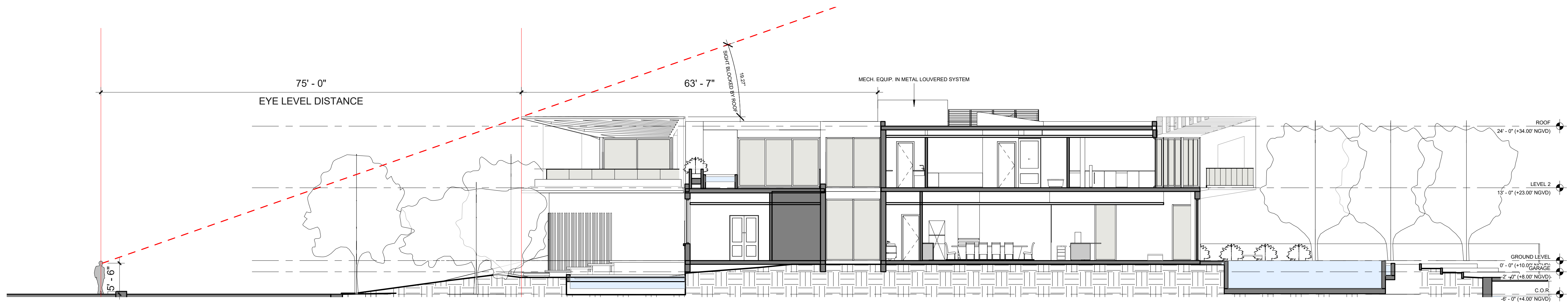
Project No.: 21-1402  
Drawn by: Author  
Approved by: Approver

SHEET INDEX  
**S.W. AXONOMETRIC VIEW**

SCALE:  
SHEET NUMBER

**A4.04**  
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1 North Long Section Sight Diagram  
1" = 10'-0"

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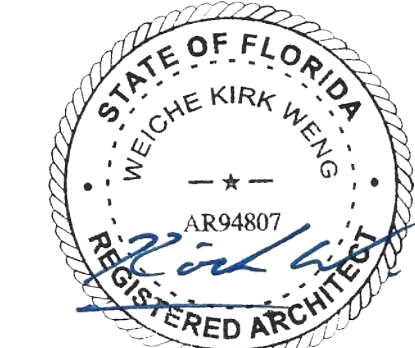
**ELI TOURGEMAN** OWNER  
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9064 BAY DR SURFSIDE, FL 33154

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WEICHE KIRK WENG - AR94807

OFFICE REGISTRATION #: AA26003608

DATE	#	DESCRIPTION

Project No.: 21-1402  
Drawn by: Author  
Approved by: Approver

SHEET INDEX  
**SIGHT DIAGRAM SECTION**

SCALE: 1" = 10'-0"

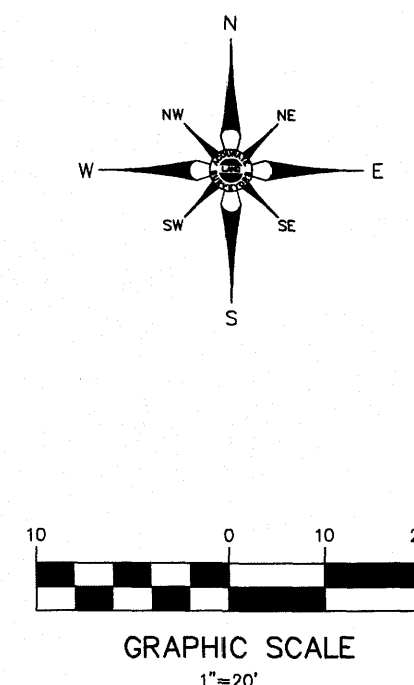
SHEET NUMBER  
**A5.01**

**ACCURATE LAND SURVEYORS, INC.**  
L.B. #3635

1150 E. ATLANTIC BLVD.  
POMPANO BEACH, FLORIDA 33060

TEL. (954) 782-1441  
FAX. (954) 782-1442

# BOUNDARY SURVEY



**SYMBOLS & LEGEND OF ABBREVIATIONS:**

R/W	=	RIGHT OF WAY	×7.00'	=	ELEVATIONS BASED ON N.G.V.D.
N	=	NORTH	(AE)	=	APPARENT ENCROACHMENT
S	=	SOUTH	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
E	=	EAST	M.D.C.R.	=	MIAMI-DADE COUNTY RECORDS
W	=	WEST	P.O.C.	=	POINT OF COMMENCEMENT
D.B.	=	DEED BOOK	P.O.B.	=	POINT OF BEGINNING
ENCH.	=	ENCROACH	CHATT.	=	CHATTAHOOCHEE
F.F.	=	FINISHED FLOOR	F.P.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE	B.C.R.	=	BROWARD COUNTY RECORDS
C/L	=	CENTERLINE	O.R.B.	=	OFFICIAL RECORDS BOOK
MH	=	MANHOLE	F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
(M)	=	MEASURED	D.E.P.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.B.	=	PLAT BOOK	D.N.R.	=	DEPARTMENT OF NATURAL RESOURCES
A/C	=	AIR CONDITIONER	P.R.M.	=	PERMANENT REFERENCE MONUMENT
P	=	PLAT	N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM

⊗	VALVE	□	UTILITY BOX	—	PARKING STRIPE
⊙	MANHOLE	⊗	HYDRANT	---	OVERHEAD UTILITY LINES
⊞	BASIN	⊗	UTILITY POLE	▬▬▬	6" CONCRETE WALL
⊕	WELL	⊗	VAULT	▬▬▬	COVERED AREA
⊖	WATER METER	☆	LIGHT	▬▬▬	CONCRETE
⊙	MONITORING WELL	•	BOLLARD	▬▬▬	BRICK PAVERS
○	PROPERTY CORNER	⊞	AIR CONDITIONER	▬▬▬	TILE
—x—x—x—	CHAIN LINK FENCE	▬▬▬	WOOD FENCE	▬▬▬	ASPHALT
— — — —	METAL FENCE	▬▬▬	CONCRETE FENCE	▬▬▬	WIRE FENCE
—o—o—o—	PVC FENCE				

**STREET ADDRESS:**  
9064 BAY DRIVE SURFSIDE, FL 33154

**LEGAL DESCRIPTION:**  
LOT 9, BLOCK 21, ALTOS DEL MAR SECTION NO. FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 63, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- NOTES:**
- UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
  - ANGLES SHOWN HEREON ARE BASED ON FIELD MEASUREMENT.
  - THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS OF WAY, EASEMENTS, OR OTHER MATTERS OF RECORDS BY ACCURATE LAND SURVEYORS, INC.
  - OWNERSHIP OF FENCES AND WALLS IF ANY ARE NOT DETERMINED.
  - THIS SURVEY IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
  - ANY AND ALL UNDERGROUND FEATURES SUCH AS FOUNDATIONS, UTILITY LINES, EXT. WERE NOT LOCATED ON THIS SURVEY. THIS IS AN ABOVE GROUND SURVEY ONLY.
  - THE FLOOD ZONE INFORMATION SHOWN HEREON IS FOR THE DWELLABLE STRUCTURE ONLY UNLESS OTHERWISE INDICATED.
  - THE LOCATION OF OVERHEAD UTILITY LINES ARE APPROXIMATE IN NATURE DUE TO THEIR PROXIMITY ABOVE GROUND. SIZE, TYPE AND QUANTITY MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
  - ACCURACY STATEMENT: THIS SURVEY MEETS OR EXCEEDS THE HORIZONTAL ACCURACY FOR SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.

**FLOOD INFORMATION:**  
FLOOD ZONE: AE  
BASE FLOOD ELEVATION: 8'NGVD  
CONTROL PANEL NUMBER: 120659-12086C0144-L  
EFFECTIVE: 9/11/2009  
REVISED:

REAR DOOR ELEVATION: 4.11' NGVD 1929  
FRONT DOOR ELEVATION: 5.69' NGVD 1929  
GARAGE FLOOR ELEVATION: 3.79' NGVD 1929  
LOWEST ADJACENT GRADE: 3.60' NGVD 1929  
HIGHEST ADJACENT GRADE: 4.00' NGVD 1929

**BENCHMARK INFORMATION:**  
MIAMI-DADE COUNTY BENCHMARK #T-243 ELEV: 13.03'NGVD 1929

**EASEMENTS ACCORDING TO THE AFOREMENTIONED PLAT:**  
NONE

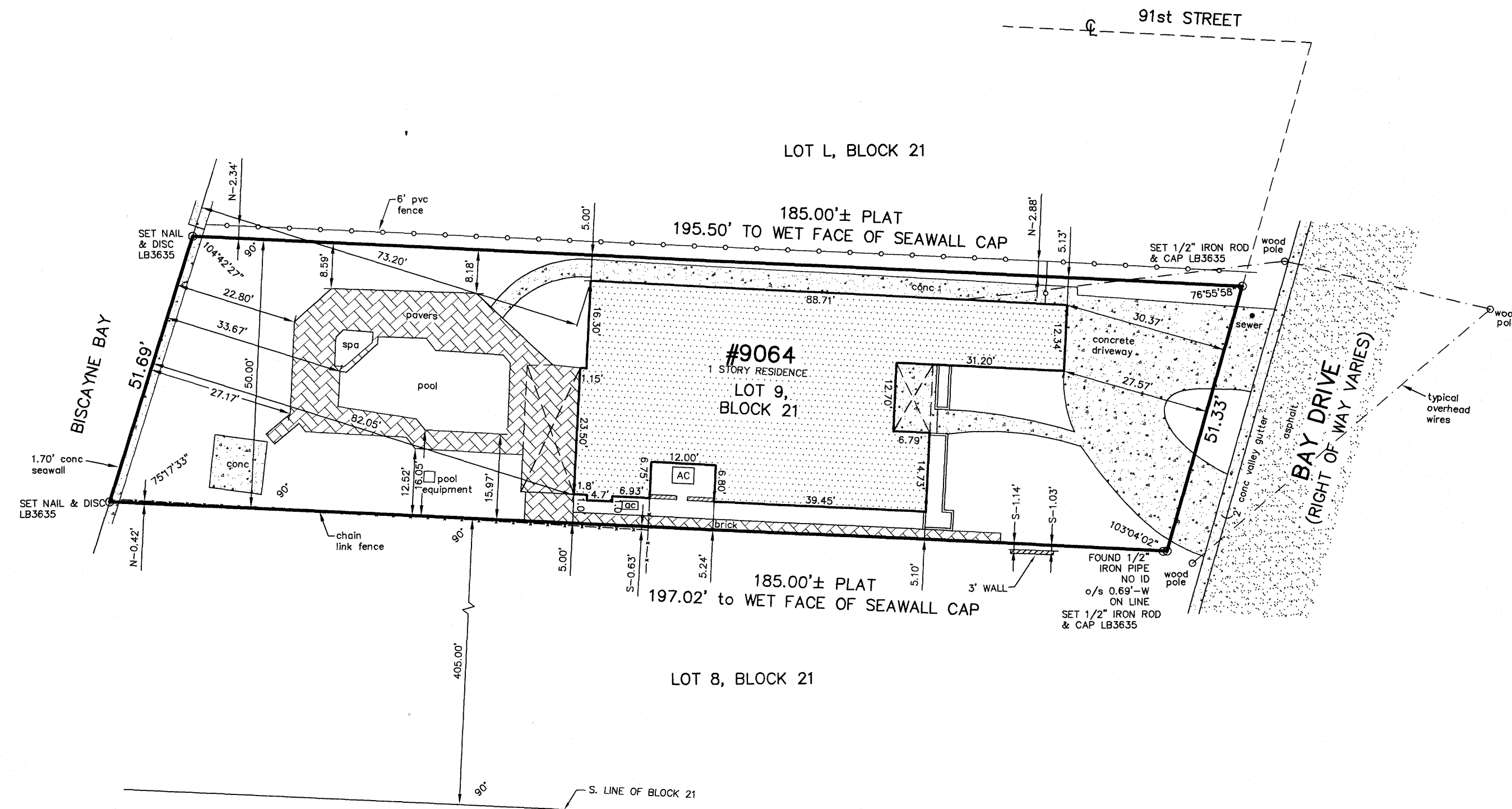
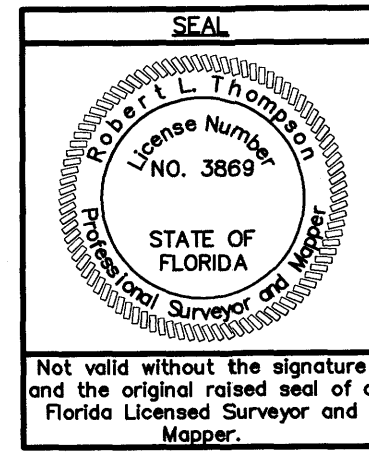
**APPARENT ABOVE GROUND ENCROACHMENTS ACCORDING TO THE AFORESAID PLAT:**  
DRIVEWAY IN ROAD RIGHT-OF-WAY ALONG THE EAST BOUNDARY.

**CERTIFY TO:**

- BAY DRIVE INVESTMENT LLC
- FIRST AMERICAN TITLE INSURANCE COMPANY

**CERTIFICATION:**  
This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

*Robert L. Thompson* 03-08-2021  
ROBERT L. THOMPSON (PRESIDENT)  
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA



THIS SURVEY IS MADE FOR MORTGAGE AND TITLE PURPOSES ONLY AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.

ORIGINAL DATE OF FIELD SURVEY: 02-26-2021	DRAWN BY: ER
FIELD BOOK: ALS-SU-21-0434	CHECKED BY: RLT
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS
	BY

