



**Town of Surfside  
Planning and Zoning Board Meeting  
AGENDA  
Thursday, June 29, 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 **May 24, 2023 Planning and Zoning Board Meeting Minutes** - Deputy Town Clerk Evelyn Herbello  
[May 24, 2023 Planning and Zoning Board Meeting Minutes.pdf](#)

4. **Ordinances**

- 4.A **Zoning Code Amendment: Synthetic Turf** - 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 ARTICLE VIII “LANDSCAPE REQUIREMENTS” OF CHAPTER 90, TO ADDRESS SYNTHETIC TURF, SPECIFICALLY SECTIONS 90-85.2 “DEFINITIONS”; 90-87 “INSTALLATION OF LANDSCAPING AND IRRIGATION”; 90-90.1 “FLORIDA FRIENDLY”; AND 90-95 “SINGLE-FAMILY H30A AND H30B DISTRICT LANDSCAPE REQUIREMENTS”; FURTHER PROVIDING REQUIREMENTS FOR PROPERTIES WITH PREVIOUSLY INSTALLED SYNTHETIC TURF; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

[Attachment B-ROW Synthetic Turf French Drain Standard Detail.pdf](#)  
[Ordinance Synthetic Turf.DOCX](#)  
[Exhibit A: Open Code Cases](#)

- 4.B **Zoning Code Amendment: Restaurants in H120 as an Accessory Use** - 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 90-41 “REGULATED USES” TO ALLOW A RESTAURANT ACCESSORY TO A MULTIFAMILY USE IN THE H120 DISTRICT AS A CONDITIONAL USE SUBJECT TO REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

[Attachment A: Current Zoning Code Regulated Uses by District](#)  
[Ordinance Restaurants in H120.DOCX](#)

5. **Applications**

- 5.A **9433 Byron Avenue - New Single-Family Home** - Town Planner Judith Frankel  
[9433 Byron Avenue Images and Tables.pdf](#)  
[9433 Byron Avenue Survey.pdf](#)  
[9433 Byron Agenda Packet.pdf](#)

- 5.B **8918 Abbott Avenue - Addition** - Town Planner Judith Frankel  
[Attachment A: Images and Tables.pdf](#)



[8918 Abbott Ave Survey.pdf](#)  
[8918 Abbott Avenue Agenda Packet](#)

**5.C 9316 Byron Avenue - Addition** - Town Planner Judith Frankel

[Attachment A: Images and Tables](#)  
[9316 Byron Avenue Agenda Packet.pdf](#)  
[9316 Byron Avenue Survey.pdf](#)  
[9316 Byron Avenue Elevation Certificate.pdf](#)

**5.D 301 88th Street - Garage Conversion, Addition and Front Yard Pool** - Town Planner Judith Frankel

[Attachment A: Images and Tables](#)  
[301 88th Street Survey.pdf](#)  
[301 88th Street Agenda Packet.pdf](#)  
[301 88th Street Elevation Certificate.pdf](#)

**6. Next Meeting Date**

**6.A Next Meeting: August 31, 2023 at 6:00 p.m.** - Deputy Town Clerk Evelyn Herbello

**7. Discussion Items**

**7.A Fences and Gates** - Town Planner Judith Frankel

[Front Yard Fences and Gates Images](#)

**7.B Planning Department projects - Status Updates** - Town Planner Judith Frankel

[Downtown Walkability](#)

**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.townofsurfsidefl.gov](http://www.townofsurfsidefl.gov).

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

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



**Town of Surfside  
Planning and Zoning Board Meeting  
MINUTES  
May 24, 2023  
6:00 PM  
Town Commission Chambers**

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

The meeting was called to order by Chair Baumel at 6:02 p.m.

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

Present: Chair Carolyn Baumel, Vice Chair David Forbes, Board Member Ruben Bravo, Board Member Lindsey Lecour, Alternate Board Member Michael Szafranski and Alternative Board Member Grace Rais and Board Member Jonathan Edderai (arrived at 6:03 p.m.)

Also Present: Commission Liaison Commissioner Fred Landsman, Mayor Shlomo Danzinger, Town Manager Hector Gomez and Town Attorney Alex Uribe.

**2. Town Commission Liaison Report**

Commissioner Landsman provided a Commission Liaison Report and asked Town Planner Frankel regarding the status of the revision to the design review guidelines.

Town Planner Frankel stated they do not have an update at this time and will contact Consultant Town Planner Keller to provide an update at the next meeting.

Chair Baumel introduced Town Attorney Alex Uribe who is filling in for Town Attorney Tony Recio.

**3. Approval of Minutes**

**3.A April 27, 2023 Planning and Zoning Board Meeting Minutes** - Deputy Town Clerk Evelyn Herbello

A motion was made by Board Member Edderai to approve the April 27, 2023 Planning and Zoning Board Meeting Minutes, seconded by Chair Baumel. The motion carried with a 5-0 vote.

[April 27, 2023 Planning and Zoning Board Meeting Minutes.pdf](#)

## 4. Ordinances

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

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).

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

Town Planner Frankel introduced the item. She stated this came up at the Joint Meeting the Commission had with the Planning and Zoning Board. She provided an overview of the item and the proposed modifications.

Chair Baumel opened the floor to public comments.

The following individual from the public spoke:

George Kousoulas stated precision in the code is very important. He stated this is a minor example of it and thankfully it was caught.

Chair Baumel closed the floor to public comments.

Chair Baumel stated they did a good job with these revisions.

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

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

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

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.

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

Town Planner Frankel introduced the item. She spoke regarding the changes that are being required.

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 if they also eliminated PVC material. She also asked regarding hedges and setbacks.

Town Planner Frankel stated the PVC material was removed and also responded to the comment made regarding the hedges and setbacks.

Board Member Lecour suggested if they could push it back if they would like to add hedges.

Chair Baumel stated that they cannot require that and what is significant is the design aesthetics is more important than what type of landscape they will be using.

Board Member Bravo asked if it is clear the type of design they are allowing.

Town Planner Frankel stated it is not specified and the direction she heard previously from the Board was that they would be fine with that but did not want to put a barrier. She stated it has to meet the character of the existing house.

Board Member Lecour asked if the design guidelines show more decorative measures.

Town Planner Frankel stated yes it will.

Vice Chair Forbes stated he was in favor. He stated this is the one architectural feature you will look at. He stated that their job as board members is to keep the aesthetics of the house and it is a bit more and if they give that away it will be a mistake. He believes that all fences should come before the Board.

Town Planner Frankel stated the areas that it pertains to.

Further discussion took place among the Board members and the Town Planner as to the specifics of this ordinance and what would come back to the Board as well as possible changes and cleanups of the ordinance. They also provided examples of those new builds.

Chair Baumel would like to add to the ordinance allowing a fence that has to do with the safety of any kind of institution. She stated that she would never say no when it comes to the safety of children or people. She suggested adding something like that for special exceptions.

Town Planner Frankel stated as the code is written you cannot allow a variance for building higher.

Town Attorney Uribe stated you will need a totally different ordinance and that will need to be looked at and a rewrite of it which would change the structure of this ordinance. He suggested looking at what they have here right now and either vote in or down and have the Town Planner look at a code change that will be more flexible as to what they are looking to accomplish.

Chair Baumel stated she is looking at only the commercial section not the residential.

Town Attorney Uribe stated you are looking at two issues, the process (if it will go before this Board) and will you provide them with flexibility with height. He stated it is too different to discuss this with the scope they have in front of them.

Board Member Lecour suggested to keep having it come before the Board until they decide a different way.

Town Attorney Uribe stated that they can approve it with the caveat that it will continue to come before the Board.

After a lengthy discussion among the Board Members and Town Planner regarding the height of structures and the specifics of this ordinance, the following motion was made.

A motion was made by Board Member Lecour to recommend to the Town Commission to approve the ordinance on second reading with reverting from lines 47-51, seconded by Board Member Bravo. The motion carried with a 4-1 vote with Board Member Edderai voting in opposition.

Chair Baumel stated that it is their job that this community and people that come to these institutions are protected and it is important that the Commission put together an ordinance that piggybacks off of this one.

Town Attorney Uribe stated they can recommend to the Commission to consider that.

Board Member Lecour asked if they could bring it as a discussion item at a later meeting because she does not have enough information tonight to vote.

Chair Baumel stated that she is recommending for the Commission to discuss the possibility for them to consider the option.

[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**

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.

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

Town Planner Frankel introduced the item and provided the changes that were made to the ordinance.

Chair Baumel opened the floor to public comments.



There were no public speakers.

Chair Baumel closed the floor to public comments.

Board Member Lecour asked that she was under the impression that they required planters.

Town Planner Frankel addressed the comments made.

Alternate Board Member Rais asked if there are any comments regarding the windows.

Town Planner Frankel addressed the comments made.

Board Member Lecour suggested adding a catch all phrase.

Town Planner Frankel addressed the comments made and explained what would usually happen.

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

[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

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

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

Town Planner Frankel introduced the item and provided an overview of the ordinance and the recommended changes.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed the floor to public comments.

Board Member Bravo spoke regarding line 58 and what are they going to do with that application that is coming before the Board later tonight.

Chair Baumel stated they agreed that line 58 is off the list.

Board Member Lecour asked what the Board's thoughts are to add a catch all phrase.

Chair Baumel stated they already did that and explained what was mentioned before.

Town Planner Frankel stated that was as it relates to the fences.

Town Attorney Uribe stated that would be adding on another section. He also addressed the comment regarding adding a catch all phrase and an appeal in the situation that the applicant disagrees with the Town Planner and explained what would take place and possible factors. He stated he would recommend not disturbing this ordinance and that would be a separate discussion to be brought back.

Chair Baumel stated that the ordinance works well and manages well.

Board Member Lecour stated it would be a form of an appeal process.

Further discussion took place among the Board Members, Town Attorney and Town Planner regarding the ordinance and a possible appeal process, as well as stating that it would have to be a separate process and guideline.

A motion was made by Vice Chair Forbes to recommend to the Town Commission to approve the ordinance on second reading with the recommendation of removing line 58, seconded by Board Member Bravo. The motion carried with a 4-1 vote with Board Member Edderai voting in opposition.

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

## **5. Applications**

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

Town Attorney Uribe asked Deputy Town Clerk Herbello to confirm notice requirements were met.

Deputy Town Clerk Herbello confirmed notice requirements were met.

Town Attorney Uribe polled the members of the Board.

Vice Chair Forbes stated he spoke with Rabbi Zalman Lipskar regarding item 5D (9540 Collins Avenue).

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

Deputy Town Clerk Herbello swore in all the applicants and individuals from the public that would wish to speak.

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

**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.

Town Planner Frankel introduced the item and provided a presentation with the site plan.

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 Board Member Lecour to approve the application with staff recommendations, seconded by Vice Chair Forbes. The motion carried with a 5-0 vote.

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

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

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

Town Planner Frankel introduced the item and provided a presentation with the site plan.

Johannie Noas and Manuel Castillo, applicants provided an overview of their 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 asked regarding the trellis mounted on the back as shown on the proposed site plan. She provided her recommendations.

Chair Baumel explained where in the plans it is shown.

Town Planner Frankel addressed the comment made and explained where she can find it.

Ms. Noas addressed the comments made by the Board Members.

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

[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

**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.

Town Planner Frankel introduced the item and provided a presentation with the site plan.

Reuven Herssein, 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.

Chair Baumel spoke regarding the project.

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

[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 Frankel

**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.

Town Planner Frankel introduced the item and provided a presentation with the site plan.

Jaime Shapiro, architect of the project spoke regarding the application and what they are looking at doing is to extend it for security purposes.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed the floor to public comments.

Vice Chair Forbes asked if they are willing to get approval based on the fact that they were going to use bullet proof glass.

Mr. Shapiro stated yes that they were going to use bullet proof glass.

Vice Chair Forbes stated that he spoke with the Rabbi and the Rabbi stated he was not sure what material they were planning on using.

Mr. Shapiro stated even if it is not bullet proof it will be security glass.

Vice Chair Forbes asked the Town Planner if they can have as many signs as long as it is under 150 square feet.

Town Planner Frankel stated it is limited by the width of the façade and the maximum square footage is under 150 square feet.

Alternate Board Member Szafranski stated that it is clear because it is what the ordinance states.

Mr. Shapiro stated that height provides them with the security they need.

Alternate Board Member Szafranski stated he would want it to bulletproof glass and that is something that cannot be compromised which is the safety of the children.

Town Attorney Uribe stated that they can make their approval with the height not to exceed 6 feet but above that the Charter prevents it.

Board Member Bravo asked regarding the glass and provided suggestions.

Board Member Lecour spoke regarding the signage, and it is one sign and that should together be within the 45 feet and there is a lot of signage on that building. She also spoke regarding the fence and what is the code permitting them to do.

Town Planner Frankel addressed the comments made by Board Member Lecour.

Alternate Board Member Rais provided her recommendations.

Further discussion took place among the Board Members regarding recommendations on approval of the project and the wall.

Town Attorney Uribe stated that this Board does not have the authority to approve higher than a 6-foot wall based on the code.

Chair Baumel suggested that they have the ability to make the masonry wall to 6 feet tall and should it come to the Commission as a discussion item to then bring back as an ordinance. She also provided a suggestion that they could add a 2 foot bulletproof glass above the 6 foot masonry wall.

Town Attorney Uribe stated it is too speculative and they have to deal with what is in front of them.

A motion was made by Board Member Lecour to approve the application with staff recommendations plus each sign at 45 square feet including the sign that is being brought forward plus a 6-foot masonry wall, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

[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



**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.
    - 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.

Town Planner Frankel introduced the item and provided a presentation with the site plan. She stated that there is a rooftop jacuzzi being proposed.

Jose Sanchez Reyes, architect provided an overview of the project.

Chair Baumel opened the floor to public comments.

The following individual from the public spoke:

Yadira Santos, a neighbor, stated it is a very nice design and was not expecting to have construction next door since they purchased her home 6 months ago. She stated she has issues with flooding in her front and back yard. She is concerned about the conversations of raising the grade in the front and back yard and how it would affect her property. She also spoke regarding the wall on the setback.

Chair Baumel closed the floor to public comments.

Town Planner Frankel addressed the comments made by Ms. Santos. She stated that they will work with the applicant and neighbor. She will relay that message to the Building Official. She suggested doing hedging for privacy and it will not be a retaining wall and the rain water that falls on the property is most likely to stay there.

Chair Baumel stated that it is very important, and the architect and owners are here, and Ms. Santos can communicate with them. She stated that the Building Official will be discussing the fact that any rainwater has to be filtered properly on the applicant's side of the property.

Board Member Lecour suggested for Ms. Santos to video tape the existing conditions of her home prior to construction that way she could have the documentation for her records. She also stated that by code they have to maintain their water on their side of the property.

Town Planner Frankel read Building Official McGuinness' recommendations into the record.

Alternate Board Member Rais provided her suggestions.

Mr. Sanchez Reyes addressed the comments made by Alternate Board Member Rais.

Board Member Lecour thanked Alternate Board Member Rais for her comments.

Chair Baumel spoke regarding the FEMA guidelines.

Vice Chair Forbes asked to get back on topic and speak on the property and not

what the code should read.

Vice Chair Forbes stated that he is their neighbor and welcomed them to the neighborhood. He stated it is a nice addition to what they are already building on that street.

Board Member Bravo asked regarding the roof deck material.

Mr. Sanchez Reyes addressed the comments made and the intent is to have a layer of 4-6 inches of sodded roof with the appropriate drainage and that will help with the insulation.

Board Member Bravo appreciates the articulation and materials of the house. He stated they need to abide by the code, and he thinks it is a beautiful house and it is the way this town is moving towards.

Board Member Lecour stated it is a beautiful design and thank you for preserving the large tree on the property. She stated it would have been helpful to have some landscape plans. She asked regarding the south façade on the wall as to what form of greenery will be on that side of the wall.

Mr. Sanchez Reyes stated the proposal is to have hedges in front of the wall.

Town Planner Frankel stated they can put shade trees and not hedges.

Board Member Lecour asked if they would be fine planting street trees.

Mr. Sanchez Perez stated that they are in agreement and are showing street and shade trees.

Board Member Lecour asked regarding the perforated roof and does that count as a roof for setback.

Town Planner Frankel stated they are not counting it.

Board Member Lecour stated that they are over the square footage and spoke regarding the massing of that roof and how it should count and does not believe the house meets code on the second floor.

Town Planner Frankel stated the second floor is less than the 80% allowed and stated she is working with the applicant with the recalculations.

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

[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

**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

Town Planner Frankel introduced the item and provided a presentation with the site plan.

Town Planner Frankel read into the record Building Official McGuinness' staff recommendations.

Eli Tourgeman, applicant provided an overview of the project.

Kirk Weng, architect also provided an overview of the project and addressed the recommendations and questions regarding the setbacks.

Board Member Lecour asked regarding the setbacks as it relates to the balcony and that has to be revised to meet code.

Chair Baumel opened the floor to public comments.

The following individual from the public spoke:

George Kousoulas stated this is a unique project and does a good job facing forward and opening up to the North.

Chair Baumel closed the floor to public comments.

Alternate Board Member Rais provided her recommendations.

Board Member Lecour likes the volumes and design of the project. The articulation and use of materials is interesting. She provided her suggestions.

Board Member Bravo stated it is a smart and beautiful design with different elements. He asked regarding the height shown and the height elevation.

Mr. Weng addressed the comments made by Board Member Bravo and stated that they do not go over 34 NGVD. He stated they are not proposing a parapet and the roof is flat.

Town Planner Frankel addressed the comments made regarding the elevation.

Further discussion took place among the Board Members, applicant and Town Planner Frankel regarding the elevation and to make sure the plans are submitted with the corrections.

Chair Baumel reminded everyone that there are a new set of design guidelines being developed. She spoke regarding the back balcony.

A motion was made by Board Member Edderai to approve the application with staff

recommendations, seconded by Vice Chair Forbes. The motion carried with a 4-1 vote with Board Member Lecour voting in opposition.

[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

Deputy Town Clerk Herbello confirmed the next meeting being June 29, 2023 at 6:00 p.m.

Consensus was reached to hold the next meeting on June 29, 2023 at 6:00 p.m. Board Member Lecour will not be available on June 29, 2023.

## 7. Discussion Items

Consensus was reached to add to the June agenda for discussion fences and gates.

## 8. Adjournment

A motion was made by Board Member Edderai to adjourn the meeting at 8:45 p.m., seconded by Vice Chair Forbes. The motion carried with a 5-0 vote.

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

---

Carolyn Baumel, Chair

Attest:

---

Sandra N. McCready, MPA, MMC  
Town Clerk





## MEMORANDUM

ITEM NO. 4.A

**To:** Planning & Zoning Board  
**From:** Town Planner Judith Frankel  
**Date:** June 29, 2023  
**Subject:** **Zoning Code Amendment: Synthetic Turf**

---

Staff recommends review of the synthetic turf ordinance as presented in order to allow for a high quality and permeable synthetic turf option in the single-family home zoning districts.

On January 31st, 2023, the Town Commission and Planning and Zoning Board met in a joint workshop to address several ambiguities and problems in the zoning code. One of the issues discussed was the allowance for synthetic turf. At that meeting the Town Commission made two motions directing Staff to bring new ordinances regarding synthetic turf. The first approved motion was for synthetic turf allowance in the rear and side yards and the second approved motion was for synthetic turf in the front yard. Both ordinances would allow the synthetic turf to be counted as pervious lot area, which it presently cannot be considered.

At the May 9th, 2023 Town Commission meeting, staff was directed to bring back an ordinance to allow for synthetic turf to be counted as pervious lot area for single-family zoned properties. The Town Commission also decided to allow the 14 properties with synthetic turf at their properties to keep their synthetic turf without applying for a permit. These are reflected in the proposed ordinance. See **Exhibit A** for the properties that would be grandfathered under this ordinance.

**History:** Prior to January 2020 Town code completely prohibited the use of artificial materials for the purpose of landscaping. Since 2017, Code Compliance has cited 26 properties for the presence of synthetic turf. Several of these properties chose to remove the synthetic turf, but others kept the non-compliant material. There are currently 11 Code Compliance cases that are "on-hold" and four that are in an "open" status.

In February 2018, the Town Commission discussed the issue of synthetic turf. At that meeting the Commission voted to maintain the prohibition on synthetic turf. There were 12 open cases at that time. Property owners with synthetic turf were allowed a 2-year grace period to bring

the property into compliance.

In January 2020 the Town Commission passed an ordinance allowing synthetic turf in excess landscaping areas and provided a one-year period for property owners to come into compliance. This meant that once the required percentage of landscaping is satisfied (35% for Single-family zones and 20% in multi-family zones) for the property, synthetic turf could be installed within other spaces not required to be landscaped. That ordinance also dictated material specifications, installation system and design standards for the synthetic turf. Since this issue has been part of an on-going debate some of the non-compliant properties are waiting for a final determination before seeking compliance. Other homeowners have seen the synthetic turf in Town and assume that it is permitted. This has caused confusion. Clear guidelines would help alleviate the issue.

Lastly, **Attachment B** provides detail for how synthetic turf is to be implemented in the Town Right of Way.

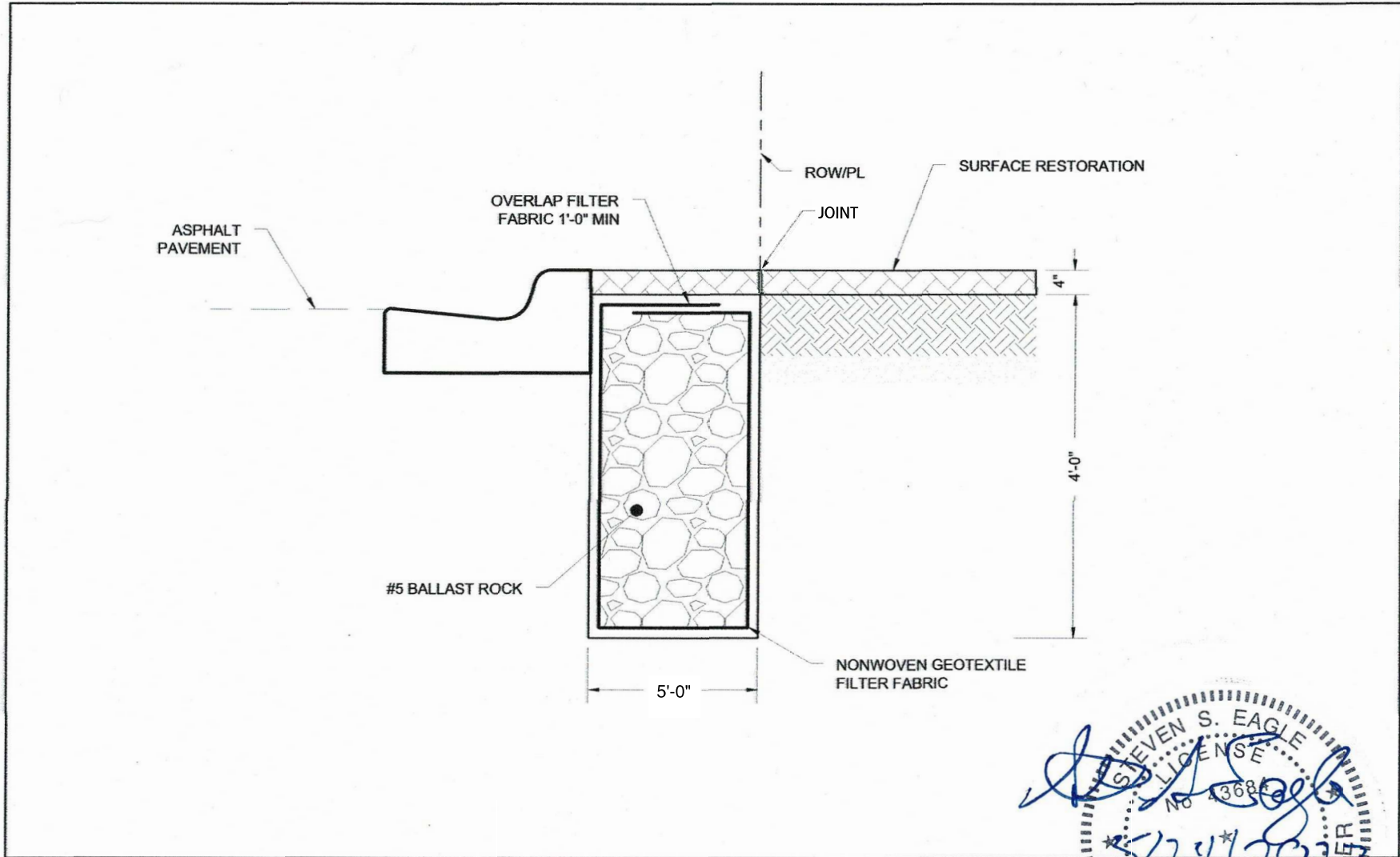
This ordinance was approved at first reading on June 13th, 2023 by the Town Commission.

[Attachment B-ROW Synthetic Turf French Drain Standard Detail.pdf](#)

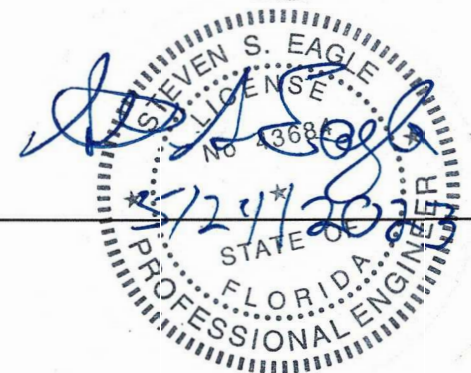
[Ordinance Synthetic Turf.DOCX](#)

[Exhibit A: Open Code Cases](#)

# TOWN OF SURFSIDE BACK OF CURB FRENCH DRAIN STANDARD DETAIL



FRENCH DRAIN DETAIL  
N.T.S.



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 ARTICLE VIII "LANDSCAPE REQUIREMENTS" OF CHAPTER 90, TO ADDRESS SYNTHETIC TURF, SPECIFICALLY SECTIONS 90-85.2 "DEFINITIONS"; 90-87 "INSTALLATION OF LANDSCAPING AND IRRIGATION"; 90-90.1 "FLORIDA FRIENDLY"; AND 90-95 "SINGLE-FAMILY H30A AND H30B DISTRICT LANDSCAPE REQUIREMENTS"; FURTHER PROVIDING REQUIREMENTS FOR PROPERTIES WITH PREVIOUSLY INSTALLED SYNTHETIC TURF; 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 ("Code") in order to update  
7 regulations and procedures to maintain consistency with state law, to implement municipal  
8 goals and objectives, to clarify regulations and address specific issues and needs that may  
9 arise; and

10       **WHEREAS**, Section 90-87 of the Code provides for the installation of synthetic turf in  
11 all zoning districts with standards and requirements, but prohibits synthetic turf from being  
12 counted toward the minimum landscaped area requirements; and

13       **WHEREAS**, synthetic turf of high quality may be permeable and reduce yard  
14 maintenance in high traffic areas; and

15       **WHEREAS**, because the rear and interior sides of a residential yard in the H30A and  
16 H30B districts are generally used for open space and recreation, are not typically visible  
17 from the public street, and are easily and commonly delineated from the neighboring

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.

18 properties through fences or hedges, synthetic turf may be permitted provided minimum  
19 landscape requirements are met; and

20 **WHEREAS**, the front yard, corner yard, and secondary frontage side in the H30A and  
21 H30B districts are generally visible from the public street and adjacent to the public right-  
22 of-way, and, therefore, require heightened standards for installation of synthetic turf; and

23 **WHEREAS**, “artificial turf” and “synthetic turf” are excluded from the current definitions  
24 of “Landscape/Landscaping” and “pervious area” in Section 90-85.2; and

25 **WHEREAS**, current requirements for single family and duplex lots in Section 90-90.1  
26 require at least 40% of the landscape and 40% of required trees and shrubs to be Florida  
27 Friendly; and

28 **WHEREAS**, the definitions in Section 90-85.2 which exclude the counting of synthetic  
29 turf towards requirements together with the Florida Friendly requirements, render  
30 installation of synthetic turf unfeasible even though it is permitted under Section 90-87;  
31 and

32 **WHEREAS**, improvements are permitted in the public right-of-way (which includes the  
33 swale area adjacent to residential front yards) only with a permit from the Town’s Public  
34 Works Department, and any extension of synthetic turf into this area will require  
35 compliance with other requirements and conditions, including additional drainage to  
36 mitigate the reduction in permeability cause by replacement of natural turf; and

37 **WHEREAS**, at a joint special meeting of the Town Commission and the Planning and  
38 Zoning Board held on January 31, 2023, changes to the Zoning Code were addressed,  
39 including amending the synthetic turf restrictions; and

40 **WHEREAS**, at a Town Commission meeting held on May 9<sup>th</sup>, 2023, the Town  
41 Commission directed that in the residential districts synthetic turf be permitted on the  
42 interior sides and rear of residential properties, with certain restrictions; and

43 **WHEREAS**, at the same Commission meeting on May 9, 2023, the Town Commission  
44 further addressed the installation of synthetic turf in the (i) front yard, corner, and  
45 secondary frontage sides; and (ii) extending into the public right-of-way adjacent to the  
46 residential yard; and

47 **WHEREAS**, Section 90-87(15) currently provides requirements for previously  
48 installed synthetic turf; and the Town Commission desires to clarify the regulations

49 applicable to unpermitted previously installed synthetic turf in front yards existing as of  
50 May 9, 2023 (as documented by the Town Code Compliance Department as to open and  
51 unresolved cases in the Report included with this agenda item), including requiring a right-  
52 of-way permit and encroachment agreement, where applicable; and

53 **WHEREAS**, the Town Commission finds it in the best interest and welfare of the Town  
54 to continue to regulate synthetic turf, including design, installation, and maintenance  
55 standards ; and

56 **WHEREAS**, the Town Commission held its first public hearing on June 13, 2023 and  
57 approved the proposed amendments to the Code with changes, having complied with the  
58 notice requirements in the Florida Statutes; and

59 **WHEREAS**, the Planning and Zoning Board, as the local planning agency for the  
60 Town, held its hearing on the proposed amendment to the Code on \_\_\_\_\_,  
61 2023 with due public notice and input, and recommended \_\_\_\_\_ of the proposed  
62 amendments to the Code; and

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

67  
68 **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE**  
69 **TOWN OF SURFSIDE, FLORIDA<sup>1</sup>:**

70  
71 **Section 1. Recitals.** The above Recitals are true and correct and are incorporated  
72 herein by this reference:

73  
74 **Section 2. Town Code Amended.** Section 90-85.2 “Definitions,” of Article VIII,  
75 “Landscape Requirements,” of Chapter 90 of the Code, is hereby amended as follows:

76 90-85.2 Definitions.

77 \* \* \*

78

---

<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.



79 *Landscape/landscaping* means:

80 (1) When used as a noun, this term shall mean living plant materials such  
81 as grasses, groundcover, shrubs, vines, trees or palms and nonliving  
82 durable materials commonly used in environmental design such as, but not  
83 limited to, walls or fences, aesthetic grading or mounding, but excluding  
84 pavers, paving, ~~artificial turf~~, turf block, rocks and structures. ~~Artificial~~  
85 Synthetic turf installed in accordance with the requirements of Section 90-  
86 87(15) may be counted towards minimum landscape requirements.

87  
88 (2) When used as a verb, this term shall mean the process of installing or  
89 planting materials commonly used in landscaping or environmental design.

90  
91 *Pervious areas* means any portion of the ground unobstructed by a non  
92 landscape planting surface ~~or synthetic turf~~ which prevents or slows down the  
93 natural seepage of water into the ground. ~~Artificial~~ Synthetic turf installed in  
94 accordance with the requirements of Section 90-87(15) may be counted  
95 towards minimum pervious area requirements.

96 \* \* \*

97  
98  
99 **Section 3. Town Code Amended.** Section 90-87 of the Code "Installation of  
100 landscaping and irrigation" is hereby amended as follows:

101 **Sec. 90-87. Installation of landscaping and irrigation.**

102 \* \* \*

103 (15) Synthetic turf.

104 a. Synthetic turf may be permitted on all properties subject to the requirements and  
105 procedures set forth in this section.

106 b. Synthetic turf ~~shall not~~ may be counted towards the minimum required pervious area  
107 coverage for H30A and H30B provided it complies with this subsection and all other  
108 requirements of this Code. landscaped areas, buffers, foundation plantings or landscape  
109 islands. In all other zoning districts synthetic turf may be permitted in accordance with  
110 this subsection, but shall not be counted towards the minimum required landscaped  
111 areas, buffers, foundation plantings or landscape islands.

112 c. Synthetic turf shall comply with all of the following design standards and shall:

113 i. Simulate the appearance of live turf, organic turf, grass, sod or lawn, and shall  
114 have a minimum eight-year "no fade" warranty.

- 115 ii. Be of a type known as cut pile infill with pile fibers of a minimum height of 1.75  
116 inches and a maximum height of 2.5 inches.
- 117 iii. Have a minimum face weight of 75 ounces per square yard.
- 118 iv. Be manufactured from polyethylene monofilament, dual yarn system, and  
119 manufactured in the United States.
- 120 v. Have backing that is permeable.
- 121 vi. Be lead free and flame retardant.
- 122 d. Synthetic turf shall comply with all of the following installation standards and shall:
- 123 i. Be installed by a ~~state~~-licensed ~~general~~ contractor in a manner prescribed by  
124 the manufacturer.
- 125 ii. Be installed over a subgrade prepared to provide positive drainage and an evenly  
126 graded, porous crushed rock aggregate material that is a minimum of three inches  
127 in depth.
- 128 iii. Be anchored at all edges and seams consistent with the manufacturer's  
129 specifications.
- 130 iv. Not have visible seams between multiple panels.
- 131 v. Have seams that are joined in a tight and secure manner.
- 132 vi. Have an infill medium consisting of clean silica sand, small rocks or other  
133 mixture. Rubber pellets are prohibited. Pursuant to The provided manufacturer's  
134 specifications ~~that shall state that the infill:~~
- 135 1. Be brushed into the fibers to ensure that the fibers remain in an upright  
136 position;
- 137 2. Provide ballast that will help hold the turf in place: and
- 138 3. Provide a cushioning effect.
- 139 e. Synthetic turf shall comply with all of the following additional standards:
- 140 i. Areas of living plant material shall be installed and/or maintained in conjunction  
141 with the installation of synthetic turf. Trees and shrubs ~~Living plant material~~ shall be  
142 provided per the minimum code requirements.

143 ii. Synthetic turf shall be separated from planter areas and tree wells by a  
144 concrete mow strip, bender board or other barrier with a minimum four-inch  
145 thickness to prevent the intrusion of living plant material into the synthetic turf.

146 iii. In the front yard, corner yard, or secondary frontage:

- 147 a. When entirely within private property. Synthetic turf shall be separated  
148 from the public right-of-way area by a vertical visual barrier at the  
149 property line, such as a hedge or fence. Any area outside the property  
150 line shall be landscaped with ground cover or living turf in the swale of  
151 the right-of-way.
- 152 b. When extending into public right-of-way. Synthetic turf installed within  
153 private property which also extends into the public right-of-way shall not  
154 require the vertical barrier at the property line, but shall require (1) a  
155 Public Works permit which may include additional conditions and  
156 requirements, including enhanced drainage mitigation to the satisfaction  
157 of the Public Works Director to account for impact on the public right-of-  
158 way; and (2) a Right-of-Way Encroachment Agreement in form and  
159 substance acceptable to the Town Manager and Town Attorney.  
160 Synthetic Turf must conform to the Detail in Figure 1 “Town of Surfside  
161 Back of Curb French Drain Standard” dated May 2, 2023 as contained in  
162 the Town’s Public Works Manual available on the Town’s website and  
163 with the Town Clerk, as may be amended by the Town from time to time.

164 iii. Irrigation systems proximate to the synthetic turf shall be directed so that no  
165 irrigation affects the synthetic turf.

166 f. Synthetic turf shall comply with all of the following maintenance standards and shall:

167 i. Be maintained in an attractive and clean condition, and shall not contain holes,  
168 tears, stains, discoloration, seam separations, uplifted surfaces or edges, heat  
169 degradation or excessive wear.

170 ii. Be maintained in a green fadeless condition and free of weeds, debris, and  
171 impressions.

172 iii. Synthetic turf must lay flat and resemble live grass.

173 iv. For compliance with these maintenance standards and conditions of the  
174 respective permits, synthetic turf shall be inspected as follows: Synthetic turf  
175 installed within the public right-of-way shall be inspected reviewed by the Public  
176 Works Department at least every three (3) years from the date of issuance of the  
177 right-of-way permit. and eSynthetic turf installed on private property shall be  
178 inspected reviewed by the Code Compliance Department, at least every three (3)  
179 years from the date of issuance of the right-of-way permit or building permit.  
180 Unpermitted synthetic turf described in subsection i., shall be inspected by the Code

181 Compliance Department at least every three (3) years from the effective date of this  
182 ordinance respectively for compliance with these maintenance standards and  
183 conditions of the respective permits

184 g. The following uses are prohibited:

185 i. Synthetic turf in the public rights-of-way or swales, except as may be permitted  
186 and maintained in accordance with this subsection.

187 ii. Synthetic turf shall not be used as a screening material where screening is  
188 required by the Code.

189 h. All uses of synthetic turf shall require a building permit. The building permit application  
190 shall include, at a minimum, all of the following information:

191 i. A complete landscape plan showing the area of synthetic turf, area of living plant  
192 material, and area and method of separation between these areas. Minimum  
193 landscape requirements shall include minimum required trees and shrubs for new  
194 construction and pervious area calculations for all properties.

195 ii. Details regarding existing or proposed irrigation proximate to the synthetic turf.

196 iii. Brand and type of synthetic turf, including all manufacturer specifications, ~~and~~  
197 warranties, and product lifespan.

198 iv. A scaled cross section and details of the proposed materials and installation,  
199 including but not limited to subgrade, drainage, base or leveling layer, and infill.

200 v. A survey of the property with a signed affidavit from the property owner that no  
201 changes have occurred since the date of the survey.

202 i. ~~Previously installed synthetic turf. Within one year of the effective date of the ordinance~~  
203 ~~from which this section derived, all owners of property where synthetic turf has previously~~  
204 ~~been installed shall submit proof satisfactory to the town that the property is in compliance~~  
205 ~~with this section. If the town determines such proof of compliance satisfactory, the~~  
206 ~~synthetic turf may continue to remain on the property. Properties with previously~~  
207 ~~unpermitted synthetic turf existing as of May 9, 2023, as documented by the Town's~~  
208 Code Compliance Department as to open and unresolved cases in a Report attached to  
209 this Ordinance as Exhibit "A", may retain their synthetic turf located on private property  
210 subject to compliance with all maintenance standards in this subsection. For unpermitted  
211 synthetic turf installed in the public right-of-way, an adjacent property owner shall be  
212 required within 90 days of the adoption of this ordinance (July , 2023) to obtain a public  
213 works permit and comply with all requirements of this subsection for installation and  
214 maintenance of synthetic turf in the public right-of-way. Failure to ecomply with the  
215 permitting requirements of this subsection within the 90-day period one year of the  
216 effective date of the ordinance from which this section derived shall constitute a continued

217 violation of the Code and the property owner shall be required to immediately remove the  
218 synthetic turf from the right-of-way.

219 \* \* \*  
220

221 **Section 4. Town Code Amended.** Section 90-90.1 “Florida Friendly,” of Article  
222 VIII, “Landscape Requirements,” of Chapter 90 of the Code is hereby amended as follows:

223 \* \* \*

224 **90-90.1 Florida Friendly.**

225 (1) A minimum of ~~20 percent of the pervious area on single family and duplex~~  
226 ~~dwelling~~ must be in Florida Friendly landscape, ~~except that as of the effective date~~  
227 ~~of the ordinance codified in this subsection, the pervious area of 40 percent of~~  
228 required trees and shrubs for all new single family and duplex dwelling construction  
229 ~~shall provide at least 40 percent be Florida Friendly landscape~~ Landscaping species  
230 ~~and 40 percent of required trees and shrubs.~~

231 (2) A minimum of 40 percent of the pervious area of multifamily dwellings must be  
232 Florida Friendly ~~landscape~~ Landscaping.

233 (3) A minimum of 50 percent of the pervious area of all other development uses  
234 must be in Florida Friendly ~~landscape~~ Landscaping.

235 \* \* \*

236 **Section 5. Town Code Amended.** Section 90-95 “Single-family H30A and  
237 H30B district landscape requirements,” of Article VIII, “Landscape Requirements,” of  
238 Chapter 90 of the Code, is hereby amended as follows:

239  
240 **Sec. 90-95. - Single-family H30A and H30B district landscape requirements.**

241 All new H30A and H30B dwellings shall conform to the following minimum  
242 landscaping requirements:

243 \* \* \*

244  
245  
246 (2) General landscape treatment: Trees, turf grass, groundcover, shrubs and other  
247 decorative landscape material, ~~and artificial synthetic turf installed in accordance with~~  
248 Section 90-87(15), shall be used to cover all disturbed ground not covered by building  
249 and paving, subject to the Florida Friendly landscape requirements of this Code.

250 \* \* \*

251  
252 **Section 6. Severability.** If any section, sentence, clause or phrase of this  
253 Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction,

254 then said holding shall in no way affect the validity of the remaining portions of this  
255 Ordinance.

256 **Section 7. Inclusion in the Code.** It is the intention of the Town Commission, and  
257 it is hereby ordained that the provisions of this Ordinance shall become and made a part of  
258 the Town of Surfside Code of Ordinances, that the sections of this Ordinance may be  
259 renumbered or re-lettered to accomplish such intentions; and the word "Ordinance" may be  
260 changed to "Section" or other appropriate word.

261  
262 **Section 8. Conflicts.** Any and all ordinances and resolutions or parts of  
263 ordinances or resolutions in conflict herewith are hereby repealed.

264  
265 **Section 9. Effective Date.** This ordinance shall become effective upon adoption  
266 on second reading.

267  
268 **PASSED and ADOPTED** on first reading this \_\_\_\_ day of \_\_\_\_\_, 2023.

269  
270 **PASSED and ADOPTED** on second reading this \_\_\_\_ day of \_\_\_\_\_, 2023.

271  
272  
273 On Final Reading Moved by: \_\_\_\_\_

274  
275 On Final Reading Second by: \_\_\_\_\_

276  
277 **First Reading:**  
278 Motion by: \_\_\_\_\_  
279 Second by: \_\_\_\_\_

280  
281  
282 **Second Reading:**  
283 Motion by: \_\_\_\_\_  
284 Second by: \_\_\_\_\_

285  
286  
287 **FINAL VOTE ON ADOPTION**

288 **ATTEST:**  
289  
290  
291 \_\_\_\_\_  
292 Sandra N. McCready, MMC  
293 Town Clerk

294  
295 **APPROVED AS TO FORM AND LEGALITY FOR THE USE**  
296 **AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:**

297

298  
299  
300 Weiss Serota Helfman Cole & Bierman, P.L.  
301 Town Attorney  
302

## Code Compliance "on hold" Synthetic Turf Cases

	Case #	Date opened	Address	Property Owner	Status	Location of Artificial Grass	Notes
1	170381	6/1/2017	9216 BYRON AVE	RUBEN VALDIVIA RUBEN VALDIVIA LIVING TRUST	On-Hold	Front yard, ROW	
2	180227	2/27/2018	9325 DICKENS AVE	DIANA E GONZALEZ	On-Hold	Front yard, ROW	
3	180229	2/27/2018	9064 BYRON AVE	SINDY POSSO & IVAN SUSSMAN	On-Hold	Front yard, ROW	
4	180234	2/27/2018	1100 88 ST	GREEN HOUSE 88 ST LLC C/O OLIVIER ROCHE	On-Hold	Front yard, ROW, side yard	
5	180235	2/27/2018	708 88 ST	LESLIE ALAN ROZENCWAIG ESQ TRS FRANK FAMILY TRUST	On-Hold	Front yard, ROW, side yard	
6	181093	12/6/2018	8926 GARLAND AVE	JOSE CARLOS DE MIER & W YOLANDA GONZALEZ	On-Hold	Front yard, ROW, side yard	
7	190248	3/4/2019	9449 COLLINS AVE	BEACH HOUSE HOTEL LLC	On-Hold	Back yard	
<b>These properties below installed the artificial grass with the current code</b>							
8	200144	5/20/2020	500 SURFSIDE BLVD	ARLENE RAIJMAN	On-Hold	Front,side, back yards- Not on ROW	SM stopped fines- put on hold
9	211797	11/19/2021	9309 BYRON AVE	RAYMOND SANTIAGO & CLARE MARIA SANTIAGO	On-Hold	Front yard, ROW, side yard	SM put on hold- fines continue
10	220137	1/28/2022	8866 ABBOTT AVE	JUSTIN A SCHULTZ & TAYLER A SCHULTZ	On-Hold	Front yard	Has not gone to SM
11	230115	1/25/2023	1036 88 ST	CHARLES L ELDREDGE & W YVONNE	Open	Front yard, ROW	
12	230217	2/9/2023	8858 EMERSON AVE	MARCOS DIGLIODO TRICIA DIGLIODO	Open	Back yard	
13	230455	3/9/2023	924 88 ST	LINDEN & MICHELLE NELSON	Open	Front yard	
14	230471	3/12/2023	824 SURFSIDE BLVD	DANIEL WAISMAN, ET ALL	On-Hold	Front,side, back yards- Not on ROW	
15	230717	4/26/2023	9140 HARDING AVE	ALBA M BAIZA & GLORIA HERNANDEZ & BRUCE BAIZA	Open	Front yard	





## MEMORANDUM

ITEM NO. 4.B

**To:** Planning & Zoning Board  
**From:** Town Planner Judith Frankel  
**Date:** June 29, 2023  
**Subject:** Zoning Code Amendment: Restaurants in H120 as an Accessory Use

Staff recommends consideration of this ordinance, as an accessory restaurant is no less compatible with multifamily residential than it is with a hotel and may be beneficial to the Town's residents and visitors by providing alternative dining options. Additional dining locations may further enliven the waterfront district by allowing for greater walkable destinations.

At the April 2023 Town Commission meeting, it was suggested that restaurants be permitted as an accessory use to multi-family residential buildings in the H120 zoning districts. Hotels in the H120 district are permitted to house and operate restaurants as an accessory use provided that sufficient parking is provided, and all other building requirements are met. This ordinance would allow the same for multi-family buildings in the H120 district.

The Comprehensive Plan for the Town does not allow standalone restaurants in this district. The ordinance, if approved, will only permit restaurants as an accessory use to a multi-family building. The accessory use may only encompass 5% of the total floor area for the building. This condition ensures that the primary property use remains as residential. Additionally, the ordinance proposes this accessory use be a conditional use, which will require Town Commission approval. Through this process the Town Commission can review restaurant plans for compatibility.

The ordinance passed on first reading at the June 13th Town Commission meeting.

See **Attachment A** for the current permitted uses by zoning district.

[Attachment A: Current Zoning Code Regulated Uses by District](#)

[Ordinance Restaurants in H120.DOCX](#)

Sec. 90-41. Regulated uses.

Applicability and validity of tables. Nothing shall be used to misconstrue or reinterpret the provisions, limitations and allowances made here in.

- (a) Purpose. Permitted uses are considered to be fundamentally appropriate within the district in which they are located and are deemed to be consistent with the comprehensive plan. These uses are permitted as of right, subject to the required permits and procedures described in this section. Permitted uses require final site plan review and approval for compliance with the standards applicable to a particular permitted use as provided in this zoning code.
- (b) Permits required. Except as explicitly provided herein, no use designated as a permitted use in this chapter shall be established until after the person proposing such use has applied for and received all required development permits.
- (c) Table—Regulated uses.

	H30A	H30B	H30C	H40	H120	SD-B40
<b>Residential Uses</b>						
Detached single-family	P(1)	P(1)	P(1)	P(1)	P(1)	-
Duplex	-	-	P	P	P	-
Multi-dwelling structure	-	-	P	P	P	-
Townhouse	-	-	P	P	P	-
<b>Lodging uses</b>						
Hotel	-	-		P(7, 31, 32, 33, 34)	P(7)	-
Suite-Hotel	-	-		P(7, 31, 32, 33, 34)	P(7)	-
<b>Office Uses and Professional Services</b>						
Banks	-	-	-	-	-	P
Business and professional offices	-	-	-	-	-	P
Currency exchange	-	-	-	-	-	P
Delivery service	-	-	-	-	-	P(9)
Employment agencies	-	-	-	-	-	P(9, 17)
General ticket agencies			-	-		P
Interior decorator	-	-	-	-	-	P
Loan or mortgage office	-	-	-	-	-	P(9)
Medical or dental clinic	-	-	-	-	-	P(9)
Medical marijuana dispensary	-	-	-	-	-	P(30)
Psychic reading, advising, and consulting, palmistry, clairvoyance, astrological interpretation, tarot card reading, spiritual consultation, or fortune telling	-	-	-	-	-	P(9)
Radio or television station or studio	-	-	-	-	-	P(9)
Savings and loan associates	-	-	-	-	-	P
Secretarial service, mailing, bookkeeping, court reporter	-	-	-	-	-	P(9)

Stocks and bond brokers	-	-	-	-	-	P
Taxi agency	-	-	-	-	-	P(9)
Telegraph station	-	-	-	-	-	P
Telephone exchange	-	-	-	-	-	P
Title company	-	-	-	-	-	P(9)
Travel agency	-	-	-	-	-	P
Veterinary office	-	-	-	-	-	CU(25)
<b>Retail and General Commercial Uses</b>						
Antique shops	-	-	-	-	-	P
Appliances	-	-	-	-	-	P
Art and photograph galleries	-	-	-	-	-	P
Art dealers	-	-	-	-	-	P
Art supplies	-	-	-	-	-	P
Beauty/personal services	-	-	-	-	-	P(19)
Health club or studio	-	-	-	-	-	P(16,19)
Books and newspaper	-	-	-	-	-	P
Cigars and tobacco	-	-	-	-	-	P
Coin-operated machines			-	-		P(15)
Department stores	-	-	-	-	-	P
Drug stores	-	-	-	-	-	P(30)
Dry cleaning and laundry agency	-	-	-	-	-	P(10)
Dry goods			-	-		P
Flowers and plants	-	-	-	-	-	P
Furniture	-	-	-	-	-	P(14)
Furrier	-	-	-	-	-	P
Gift shops			-	-		P
Hardware, paint and wallpaper	-	-	-	-	-	P
Jewelry	-	-	-	-	-	P
Locksmith	-	-	-	-	-	P(11)
Luggage			-	-		P
Men's, women's, children's clothing	-	-	-	-	-	P
Millinery	-	-	-	-	-	P
Office machines and supplies	-	-	-	-	-	P
Pet supplies			-	-		P
Photographers and camera stores	-	-	-	-	-	P
Pottery	-	-	-	-	-	P
Sale of televisions, radios, phonograph and recording equipment	-	-	-	-	-	P
Sheet music and musical instruments			-	-		P
Shoe repair	-	-	-	-	-	P(20)
Shoes	-	-	-	-	-	P
Sporting goods			-	-		P
Stationery and greeting cards	-	-	-	-	-	P
Structured parking facility	-	-	CU(23)	-	CU(23)	-

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(Supp. No. 46)

Sundries	-	-	-	-	-	P
Tailor	-	-	-	-	-	P
Toys	-	-	-	-	-	P
Video tapes sales and rentals	-	-	-	-	-	P(12)
<b>Food Services</b>						
Bakeries	-	-	-	-	-	P(8)
Candy and nut shops			-	-		P(13)
Caterers	-	-	-	-	-	P
Confectionary and ice cream stores	-	-	-	-	-	P(13)
Delicatessens	-	-	-	-	-	P(13)
Fruit shops			-	-		P(13)
Grocery and meat stores or supermarkets	-	-	-	-	-	P(13)
Liquor stores	-	-	-	-	-	P(13)
Restaurants	-	-	-	-	-	P(13)
Outdoor dining facilities						P(24)
<b>Educational Services</b>						
Dance or music instruction studios	-	-	-	-	-	P(9, 16)
Institutions, educational or philanthropic, including museums						CU
Driving school offices			-	-		P(9, 21)
Modeling school, language school, or athletic instruction	-	-	-	-	-	P(9)
Public schools	-	-	P	P	-	-
<b>Places of Assembly</b>						
See RLUIPA Map and Ordinance 07-1479	-	-	P	-	-	P
<b>Civic Uses</b>						
Parks and open space	P	P	P	P	P	-
Playgrounds	P	P	P	P	P	-

Key: P: Permitted    Blank: Not Permitted    (#): Refer to Notes    CU: Conditional Use

Uses	Municipal	Community Facilities
Library	P	P
Parks & Open Space	P	P
Playgrounds	P	P
Community Center	P	P
Gymnasiums	P	P
Town Offices	P	P
Police Facilities	P	P
Pump Stations	CU(23)	CU(23)
Parking	P	-
Electric Vehicle Charging Station	P(29)	P(29)

Key: P: Permitted    Blank: Not Permitted    (#): Refer to Notes    CU: Conditional Use

Accessory uses	H30A	H30B	H30C	H40	H120	SD-B40
Boat docks + moorings	P(2)	-		-	-	-
Game courts	P(2)	P(2)	P(2)	P(2)	P(2)	-
Home Bar-B-Q grills	P(2)	P(2)	P(2)	P(2)	P(2)	-
Laundry/service rooms	-	-	P(5)	P(5)	P(5)	-
Office spaces	-	-		P(3)	P(3)	-
Recreational rooms	-	-	P(4)	P(4)	P(4)	-
Subordinate buildings	-	-		-	-	P(18)
Swimming pools	P(2)	P(2)	P(2)	P(2)	P(2)	-
Hotel Swimming pools	-	-	CU(2)	CU(2)	CU(2)	-
Vending machines	-	-	P(6)	P(6)	P(6)	-
Bar	-	-	-	-	CU(2)	P
Outdoor dining facilities	-	-	-	CU	CU	-
Electric Vehicle Charging Station	P(27)	P(27)	P(28)	P(28)	P(28)	P(29)
Pet grooming	-	-	-	-	-	P(35)
Structured parking facility	-	-	-	P(35)	-	-

Key: P: Permitted    Blank: Not Permitted    (#): Refer to Notes    CU: Conditional Use

(d) Uses table notes.

(1) Detached single-family dwellings, subject to the following restrictions and limitations, as follows:

- a. No structure shall be used or permitted to be used and no structure shall be hereafter erected, constructed, moved, reconstructed, structurally altered or maintained for any purpose which is designed, arranged or intended to be used or occupied for any purpose other than as a one-family residence, including every customary use not inconsistent therewith.
- b. Every use not specifically authorized and permitted is prohibited and nothing herein shall authorize or be construed to permit the renting of a room or a portion of the property or improvement; or, to permit the use of any part of the premises as a business, office or establishment for the purpose of carrying on any business or the practice of rendering personal, trade or professional services, except as provided under the "Home Office" provision of this Code.
- c. An accessory or subordinate building, attached or detached from the main premises in a single-family district, shall be construed to permit the use of such building for the purposes of garages, cabanas, storage and home workshops (non-commercial). However, nothing herein shall authorize or be construed to permit the occupancy or the use of any accessory building or structure, as a place of abode or dwelling, and no cooking or kitchen facilities shall be permitted.

(2) Shall be for private-use only limited to residents and guests only and not public access.

(3) Shall be limited to an area of not more than two percent of the gross floor area of the building for administration of rental units in a building containing ten or more living units.

(4) Shall be limited to lounges, card rooms and auxiliary kitchens which are solely for the use of residents and guests.

- 
- (5) Shall be for the use of residents and guests of a multiple-family dwelling and shall not be for public access. Coin-operated laundry machines may be utilized.
  - (6) Shall be allowable only inside buildings containing ten or more living units or guest rooms.
  - (7) May provide a beauty/personal services, dining room, and coffee shop, bar or cocktail lounge, telegraph office, tobacco, candy, and newsstand, automobile rentals where rental vehicles are not kept on premises, ready to wear shops, travel agencies, gift and sundry shops, coin operated machines, washing machines, and marble, coin or amusement machines (other than gambling devices), and diet and health spas providing services solely to guests; provided, however, that such facilities may be entered only from the inside of the structure and there shall be no window or evidence of such facilities from outside the hotel or motel.
  - (8) Shall conform to the following restrictions and conditions:
    - a. That no baking shall be done on the premises for other retail or wholesale outlets.
    - b. That ovens or oven capacity is limited in total usable baking space, not to exceed in volume 18 standard pans of 18 by 26 inches in width and length.
    - c. That adjoining properties shall be safeguarded and protected from exhaust fan or other obnoxious noises and odors at all times.
    - d. That all baking will be done by the use of electric or natural gas (not bottled gas) ovens only.
    - e. All machinery and equipment shall be entirely confined within the main building.
    - f. That the hours of baking operation shall be limited to those hours between 6:00 a.m. and 9:00 p.m.
    - g. That the entire store area shall be fully air-conditioned as required for comfort.
    - h. That baking shall not be permitted within 20 feet of the store front, and shall be separated from the sales area by a partition or counter.
  - (9) Shall only be allowed above the first floor. This shall apply to all service agency categories.
  - (10) Provided all machinery which provides cleaning or laundry services shall be separated from customer areas by a partition or counter and no customers shall be permitted to use such machinery. In addition, all dry cleaning machinery shall be non-ventilated, sealed system type machinery in which "Fluorocarbon R-113" type solvents are used.
  - (11) Shall not be visible from sidewalk or street and shall not be permitted fronting Harding Avenue.
  - (12) Provided all tapes sold are prerecorded, and all tapes are rated either G, PG, PG-13, or R.
  - (13) Provided that no sales shall be made through an open window to any street, alley, driveway or sidewalk.
  - (14) Provided no repairing or servicing of furniture is permitted on the premises.
  - (15) Coin-operated machines for dispensing goods or services are permitted, except that washing machines, dryers and other laundry-related equipment are prohibited. No coin-operated games of chance are permitted, but coin-operated games of skill are permitted within establishments solely dispensing liquor, for consumption on the premises only; provided, however, that not more than three such games of skill are permitted in any such establishment, and that such games shall not be used for wagering nor for the awarding of prizes of any value.

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- (16) Shall only be allowed above the first floor and such studios meet all of the following restrictions and conditions:
- a. That the premises be air conditioned and soundproofed.
  - b. That no dance instruction or dancing shall be visible from any sidewalk, street or alley.
  - c. That the opening and closing hours for such studios may be established by the town commission at its discretion at any time.
- (17) Shall only be allowed above the first floor and such use shall maintain at all times sufficient office space to accommodate all applicants for employment using their services and obviate the congregating or loitering of such applicants in any hallway or on any sidewalk.
- (18) Shall be any subordinate building or use which is clearly incidental to and customary in connection with the main building or use, provided there shall be no open storage of products and materials, including garbage and debris, on any lot.
- (19) Services including tanning, hair removal (except for shaving normally associated with barbershops) and licensed therapeutic massage shall not be visible from the public right-of-way.
- (20) Provided no machinery for providing repairs shall be visible from the sidewalk or street and no shoe repair shop shall be permitted on Harding Avenue.
- (21) Provided such use shall be limited to offices only, and shall not be interpreted in any manner as permitting the conduct of any such school's or schools' business, activities or functions upon the public streets of the town.
- (22) A bar accessible from the pool or pool deck for use solely by guests of hotels and their guests in the H120 district. In all cases, it shall be the exclusive responsibility of the owner, operator, tenant or user of the property to assure that neither the sale nor consumption of beverages shall occur or be allowed to occur off the property or on any portion of the property lying east of the bulkhead line.
- (23) The annual permit requirements in Section 90-23.6 are not applicable to this use. A unity of title and a covenant shall run with the land if a Structured Parking Facility is located on a different lot from the main facility. So long as the main lot remains developed, the parking lot shall remain.
- (24) Outdoor dining facilities on private property shall be permitted subject to all applicable zoning code requirements. Outdoor dining facilities that are on public right-of-way shall be solely subject to the open air cafe requirements provided in chapter 18 of this Code of Ordinances.
- (25) Veterinary office is a facility for the diagnosis and treatment of pet animals.
- Pet animals are defined as dogs, cats, rabbits, guinea pigs, hamsters, mice, ferrets, birds and fish retained for the purposes of being kept as a household pet.
- Veterinary offices approved by conditional use are subject to the following:
- a. Animals shall be walked on the premises in an enclosed area and all waste shall be disposed of immediately.
  - b. No overnight boarding shall be permitted.
  - c. Soundproofing shall be required and the noise outside the building shall not exceed that of average daily traffic measured at the lot line.
  - d. No malodor shall be perceptible at the boundary of the premises.
  - e. All waiting rooms and patient areas shall not be visible from the public right-of-way.

- 
- f. A minimum of ten percent of the floor area of the establishment shall provide retail sales located at the front of the establishment.
  - g. Grooming shall be permitted as an ancillary use to a veterinary service.
  - h. There shall be a minimum distance separation of 400 feet between veterinary offices.
  - i. A violation of any of the conditions described in subsection 90-41(d)(25)a.— h., or a violation of the standards of review in section 90-23.2 or a violation of additional conditions required by the town commission, shall result in the rescinding of the conditional use permit after the conditional use permit holder has been notified of these deficiencies. An administrative decision to revoke the conditional use permit may be appealed to the town manager within 30 days of the date of the revocation. The town manager shall schedule an informal hearing with the applicant and the town manager's decision shall be rendered in writing within ten days of the meeting. Any decision made by the town manager regarding conditional use permits may be appealed to the town commission.
- (26) Provided that no animals including without limitation dogs, cats, ferrets, rabbits, turtles, gerbils, hamsters, cows, horses, sheep, and other domestic animals or livestock shall be sold on the premises.
  - (27) Electric vehicle charging stations shall be limited to personal use and shall not be used for purposes of wholesale or retail sales. All components of the electric vehicle charging station shall be wall mounted and completely concealed from view. The station shall be elevated or designed so that all electrical components are 12 inches above the 100-year floodplain.
  - (28) Electric vehicle charging stations shall contain a retraction device, coiled cord, or a place to hang cords and connectors above the ground surface. The station shall be elevated or designed so that all electrical components are 12 inches above the 100-year floodplain.
  - (29) Electric vehicle charging stations shall be limited to electric vehicle charging level 2 or level 3 electric vehicle charging stations only and contain a retraction device, coiled cord, or a place to hang cords and connectors above the ground surface. The station shall include the following: (a) voltage and amperage levels; (b) usage fees, if any; (c) safety information; and (d) contact information to report issues relating to the operation of the equipment. The station shall be elevated or designed so that all electrical components are 12 inches above the 100-year floodplain.
  - (30) The following uses shall be separated from similar existing uses, or similar approved but unbuilt uses, within the town limits, by the minimum distances specified below, measured from front door to front door:
    - a. For purposes of this calculation, front door shall mean the primary public access to the business which shall not include any alley, rear or secondary access point.
    - b. Medical marijuana dispensary: eight hundred fifty (850) feet.
    - c. Drug stores: eight hundred fifty (850) feet.
  - (31) H40 hotel properties south of 93rd Street. May provide a beauty/personal services, restaurant, coffee shop, bar or lounge, gift and sundry shops and health spas provided, however, that such facilities may be entered only from the inside of the structure and there shall be no window or evidence of such facilities from outside the hotel. Ballrooms and banquet facilities shall be prohibited.



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(32) Meeting rooms in hotels on H40 properties south of 93rd Street. Event and/or meeting room space shall be based on no greater than 15 square feet per the total number of rooms of the hotel and shall have a capacity of no greater than 100 people.

(33) H40 hotel properties south of 93rd Street. Standalone structured parking facilities shall be prohibited. Accessory uses shall be integrated into the parking facility.

(34) H40 hotel properties south of 93rd Street. Exemptions:

All properties designated by the county historic preservation board and all properties that legally received development orders as of the date of adoption of the ordinance from which this subsection derived (November 12, 2019) are exempt from the requirements and restrictions in subsections (31) to (33) of this section.

(35) Pet grooming may be permitted as accessory to pet supplies provided:

- a. Animals shall be walked on the premises in an enclosed area and all waste shall be disposed of immediately.
- b. No overnight boarding shall be permitted.
- c. Soundproofing shall be required and the noise outside the building shall not exceed that of average daily traffic measured at the lot line.
- d. No malodor shall be perceptible at the boundary of the premises.
- e. Pet sales or pet adoption services are prohibited.
- f. There shall be a minimum distance separation of 1,200 feet between pet supplies stores offering pet grooming and 400 feet between a pet supplies store offering pet grooming services and a veterinary office offering pet grooming services.

(e) Surface parking lots owned, operated, and maintained by the town may be located in any zoning category except H30A and H30B.

(Ord. No. 1504, § 2(Exh. A), 5-13-08; Ord. No. 1514, § 2, 4-14-09; Ord. No. 1551, § 2, 3-13-10; Ord. No. 1558, § 2(Exh. A), 8-10-10; Ord. No. 1561, § 2, 10-12-10; Ord. No. 1563, § 2, 11-9-10; Ord. No. 1566, § 2, 1-18-11; Ord. No. 1572, § 2, 4-12-11; Ord. No. 1601, § 2, 4-9-13; Ord. No. 1608, § 2, 10-8-13; Ord. No. 1611, § 1, 2-11-14; Ord. No. 1617, § 2, 3-11-14; Ord. No. 17-1666, § 3, 12-12-17; Ord. No. 19-1705, § 2, 11-12-19; Ord. No. 21-1715, § 2, 2-9-21)

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 90-41 “REGULATED USES” TO ALLOW A RESTAURANT ACCESSORY TO A MULTIFAMILY USE IN THE H120 DISTRICT AS A CONDITIONAL USE SUBJECT TO REQUIREMENTS; 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 (“Code”) in order to update  
7 regulations and procedures to maintain consistency with state law, to implement municipal  
8 goals and objectives, to clarify regulations and address specific issues and needs that may  
9 arise; and

10       **WHEREAS**, Section 90-41 of the Code regulates uses in each zoning district; and

11       **WHEREAS**, the H120 district permits multifamily uses and hotels, but only permits  
12 restaurants as accessory to a hotel; and

13       **WHEREAS**, the current use structure results in the inclusion of hotel uses as part a  
14 development project in order to include a restaurant option for the project’s residents and  
15 members of the public; and

16       **WHEREAS**, the Town Commission finds that an accessory restaurant is as  
17 compatible with multifamily residential as it is with a hotel, and may be beneficial to the  
18 Town’s residents and visitors by providing alternative dining options provided certain  
19 safeguards are generally applicable and can be further tailored to particular buildings on  
20 a case by case basis; 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**, at a regular meeting of the Town Commission held on April 18, 2023, the  
22 Commission instructed the Town staff to prepare an ordinance to allow restaurant uses as  
23 accessory to multifamily residential uses in the H120 district subject to conditional use  
24 approval; and

25       **WHEREAS**, the Town Commission finds it in the best interest and welfare of the Town  
26 to allow restaurant uses as accessory to multifamily residential uses in the H120 district  
27 subject to conditional use approval; and

28       **WHEREAS**, the Town Commission held its first public hearing on June 13, 2023 and,  
29 having complied with the notice requirements in the Florida Statutes, approved the  
30 proposed amendment to the Code; and

31       **WHEREAS**, the Planning and Zoning Board, as the local planning agency for the  
32 Town, held a public hearing on the proposed amendment to the Code on  
33 \_\_\_\_\_, 2023 with due public notice and input, and recommended \_\_\_\_\_  
34 of the proposed amendment to the Code; and

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

39  
40       **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE**  
41 **TOWN OF SURFSIDE, FLORIDA<sup>1</sup>:**

42  
43       **Section 1. Recitals.** The above Recitals are true and correct and are incorporated  
44 herein by this reference:

45  
46       **Section 2. Town Code Amended.** Section 90-41 “Regulated uses” of the Code,  
47 is hereby amended as follows<sup>1</sup>:

48       **Sec. 90-41. Regulated uses.**

49       Applicability and validity of tables. Nothing shall be used to misconstrue or  
50 reinterpret the provisions, limitations and allowances made here in.

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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.

- 51 (a) *Purpose.* Permitted uses are considered to be fundamentally appropriate within  
 52 the district in which they are located and are deemed to be consistent with the  
 53 comprehensive plan. These uses are permitted as of right, subject to the required  
 54 permits and procedures described in this section. Permitted uses require final site  
 55 plan review and approval for compliance with the standards applicable to a  
 56 particular permitted use as provided in this zoning code.  
 57 (b) *Permits required.* Except as explicitly provided herein, no use designated as a  
 58 permitted use in this chapter shall be established until after the person proposing  
 59 such use has applied for and received all required development permits.  
 60 (c) *Table—Regulated uses.*

	H30A	H30B	H30C	H40	H120	SD-B40
<b>Residential Uses</b>						
Detached single-family	P(1)	P(1)	P(1)	P(1)	P(1)	-
Duplex	-	-	P	P	P	-
Multi-dwelling structure	-	-	P	P	P	-
Townhouse	-	-	P	P	P	-
<b>Lodging uses</b>						
Hotel	-	-		P(7, 31, 32, 33, 34)	P(7)	-
Suite-Hotel	-	-		P(7, 31, 32, 33, 34)	P(7)	-

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\* \* \*

<b>Food Services</b>						
Bakeries	-	-	-	-	-	P(8)
Candy and nut shops			-	-	-	P(13)
Caterers	-	-	-	-	-	P
Confectionary and ice cream stores	-	-	-	-	-	P(13)
Delicatessens	-	-	-	-	-	P(13)
Fruit shops			-	-		P(13)
Grocery and meat stores or supermarkets	-	-	-	-	-	P(13)
Liquor stores	-	-	-	-	-	P(13)
Restaurants	-	-	-	-	CU(36)	P(13)
Outdoor dining facilities					CU(36)	P(24)

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Key: P: Permitted    Blank: Not Permitted    (#): Refer to Notes    CU: Conditional Use

\* \* \*

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(d) *Uses table notes.*

\* \* \*

- (36) A restaurant with or without outdoor dining may be permitted as a conditional use accessory to multifamily residential uses in the H120 district provided:
  - a. The restaurant is a full-service restaurant providing table service employing server staff to take orders and deliver food;
  - b. Restaurant use(s) (including outdoor dining area) may comprise no more than 5% of the multifamily project’s total floor area;
  - c. The building includes sufficient parking to provide one parking space for every four seats in the restaurant (including outdoor dining area) without diminishing the parking provided for the multifamily dwellings below current requirements, as amended from time to time;
  - d. The building provides access to such parking through a valet service that provides sufficient queuing to avoid impacting Collins Avenue;
  - e. Outdoor dining areas shall not operate outdoor speakers and ~~all~~ restaurant operations and activities shall close ~~all activities~~ no later than 11 PM;
  - f. Lighting for outdoor dining areas shall be internally oriented so as to avoid any spillover or impact onto adjacent residential areas.
  - g. One wall sign of up to 20 square feet may be permitted for the restaurant use(s) with Planning and Zoning Board approval provided it is smaller and less prominent than the primary sign for the residential building; and
  - h. Other conditions and requirements as may be imposed by the Town Commission.

\* \* \*

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

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

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

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

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

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

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

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

**First Reading:**

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

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

**Second Reading:**

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

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

**FINAL VOTE ON ADOPTION**

**ATTEST:**

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

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

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



## MEMORANDUM

ITEM NO. 5.A

**To:** Planning & Zoning Board

**From:** Town Planner Judith Frankel

**Date:** June 29, 2023

**Subject:** **9433 Byron Avenue - New Single-Family Home**

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

- Per section 90-56.1.A., A fence or ornamental wall not more than six feet in height, as measured from grade. Fence/wall height will be measured from the grade of the neighbors' yards.
- Per section 90-67, An emergency generator must be placed at least 10 feet from any opening or window.
- Per section 90-61, the front yard of a home may not be more than 50% paved. And must contain a minimum of 30% landscaping. The front yard setback is 77.6% paved and has 22.4% landscaping.
- Per Section 90-2, In no instance may the sum of the lot coverage and all exemptions exceed 50 percent of the lot area for one-story homes and 46 percent of the lot area for two-story homes. The covered terraces at the front and rear of the home and the covered entryway should encompass no more than 6% of the lot area.
- Per section 90-90.1, 40% of the required landscaping must be Florida Friendly Landscaping species as identified by the University of Florida. The required trees and shrubs seem to comply, but a table must be provided. The grass species must also be listed.
- All enclosed space below design flood elevation (10 NGVD) shall be used solely for parking of vehicles, building access and storage and shall be constructed and hydrostatically vented per Federal Emergency Management Agency National Flood Insurance Program rules and regulations, the Florida Building Code and the Town of

## Surfside Floodplain Management Ordinance.

**Background:** An application for 9433 Byron Avenue was reviewed by the Planning and Zoning Board at the March 2023 meeting. That application was denied due to insufficient information and a design inconsistent with the Design Guidelines. The guidelines state that a building's "decorative elements should be stylistically consistent throughout the entire building." The Board asked for greater detail of the proposed design and that the presented design be of one main design style.

The application before the Board now contains two renderings, is signed and sealed by a licensed Florida architect, and the front façade has concrete balustrades more in keeping with a Mediterranean Revival style. The present house design is substantially the same as the previously reviewed application for this site.

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

The subject lot depth is 112 feet with a width of 50 feet. The site survey indicates the lot size is 5,600 SF. The proposed total area for the home is 4,032 SF. The first floor is 2,240 SF and the second floor is 1,792 SF or 80% of the first floor. The calculations provided by the applicant exclude the areas under the rear balcony and the front covered terrace. Per Section 90-2, In no instance may the sum of the lot coverage and all exemptions (covered terraces or porches) exceed 50 percent of the lot area for one-story homes and 46 percent of the lot area for two-story homes. The covered terraces at the front and rear of the home and the covered entryway should encompass no more than 6% of the lot area.

The design of this house appears similar to the home at 9408 Byron Avenue. 9408 Byron Avenue is across the street and three houses south of the application house, so a similar design is permitted.

Please see images and Tables provided in Attachment A for more information.

[9433 Byron Avenue Images and Tables.pdf](#)

[9433 Byron Avenue Survey.pdf](#)

[9433 Byron Agenda Packet.pdf](#)



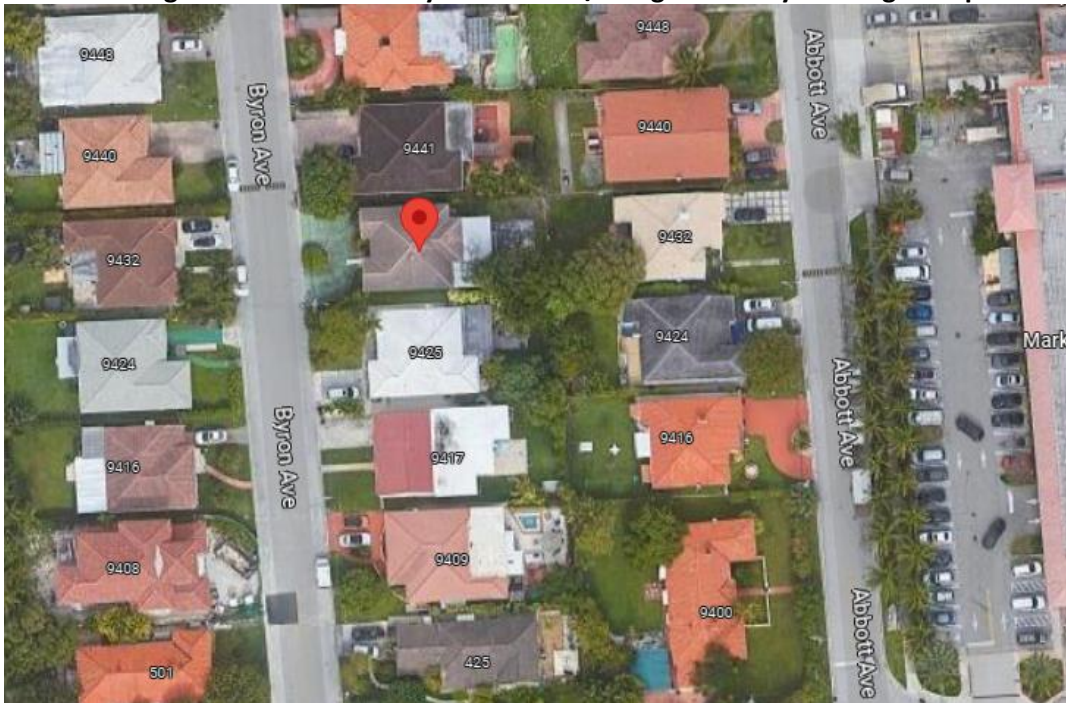


# Town of Surfside, Florida Development Review

## 9433 Byron Avenue Images and Tables



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



9433 Byron Avenue Aerial Image / Image Courtesy of Google Maps



# Town of Surfside, Florida Development Review

Table 1 – Site Characteristics and Zoning Requirements

<b>Address</b>	9433 Byron Avenue	
<b>General Location</b>	Center Area of Town	
<b>Property Size</b>	5,600 SF	
<b>Zoning District</b>	H30B	
<b>Lowest Floor Elevation</b>	Base Flood Elevation 10' NGVD (8.00 + 2.00)	
<b>Lot Coverage</b>	<b>Required</b>	<b>Proposed</b>
Total Lot	40% Max. (2,240 SF)	40% Max. (2,240 SF)
Exempt Accessory Uses	6% or Less	<b>6.1% (343 SF)</b>
2 <sup>nd</sup> Story Lot Coverage	32% of the Lot or 80% of First Floor	N/A 80% (1,792 SF)
Pervious Area Total Lot	35% w/40% FL Friendly	40% (2,241 SF)
Pervious Area Front Yd	30%	<b>22.4% (224 SF)</b>
Maximum Paved Frt Yard	50%	<b>77.6% (776 SF)</b>
Pervious Area Rear Yd	20%	100% (1000 SF)
Height – Flat Roof	30 Ft: Avg Datum/Crown-High Pt.	N/A
Height – Pitched Roof	30 Ft: Avg Datum/Crown-Tie Beam.	29 feet 1.25 inches
Modification of Height	1% of Height to 3 Ft Max	N/A
<b>1<sup>st</sup> Floor Setbacks</b>		
Primary Frontage	20 Feet Min.	20 Feet
Secondary Corner	10 Feet Min.	N/A
Interior Side N	5 Feet Min.	5 feet
Interior Side S	5 Feet Min.	5 Feet
Rear	20 Feet Min.	20 feet
<b>2<sup>nd</sup> Floor Setbacks</b>		
Primary Frontage	30 Feet Min.	30 Feet
Interior Side N	10 Feet Min.	11.6 Feet
Interior Side S	10 feet	11 Feet
<b>Encroachments</b>		
Eaves	24 Inches Max	1 Foot 10 inches
All Other Ornamentals	8 inches Max	N/A



## Town of Surfside, Florida Development Review

Table 2 - Architectural Design Requirements

Sec. 90.50 Architecture

Design Element	Required	Proposed
Unique Elevation	The architectural design of proposed main buildings shall create a unique elevation compared to the main buildings of the adjacent two buildings on each side of the subject property on the same side of street. If the adjacent lot is vacant then the next adjacent lot shall be utilized.	Provided (Nearly identical to 9408 Byron Avenue)
Wall Openings	All elevations for single story additions to existing structures shall result in a zero percent net loss of wall openings, doors or transitional spaces defined by porches, porticoes or colonnades	N/A
Roof Material	Roof materials are limited as follows: a. Clay tile; or b. White concrete tile; or c. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is granted design review approval by the planning and zoning board; d. Architecturally embellished metal; or e. Other Florida Building Code approved roof material(s) if granted design review approval by the planning and zoning board.	Terracotta colored clay barrel tiles

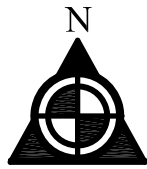


Table 3 - Town of Surfside Adopted Residential Design Guidelines

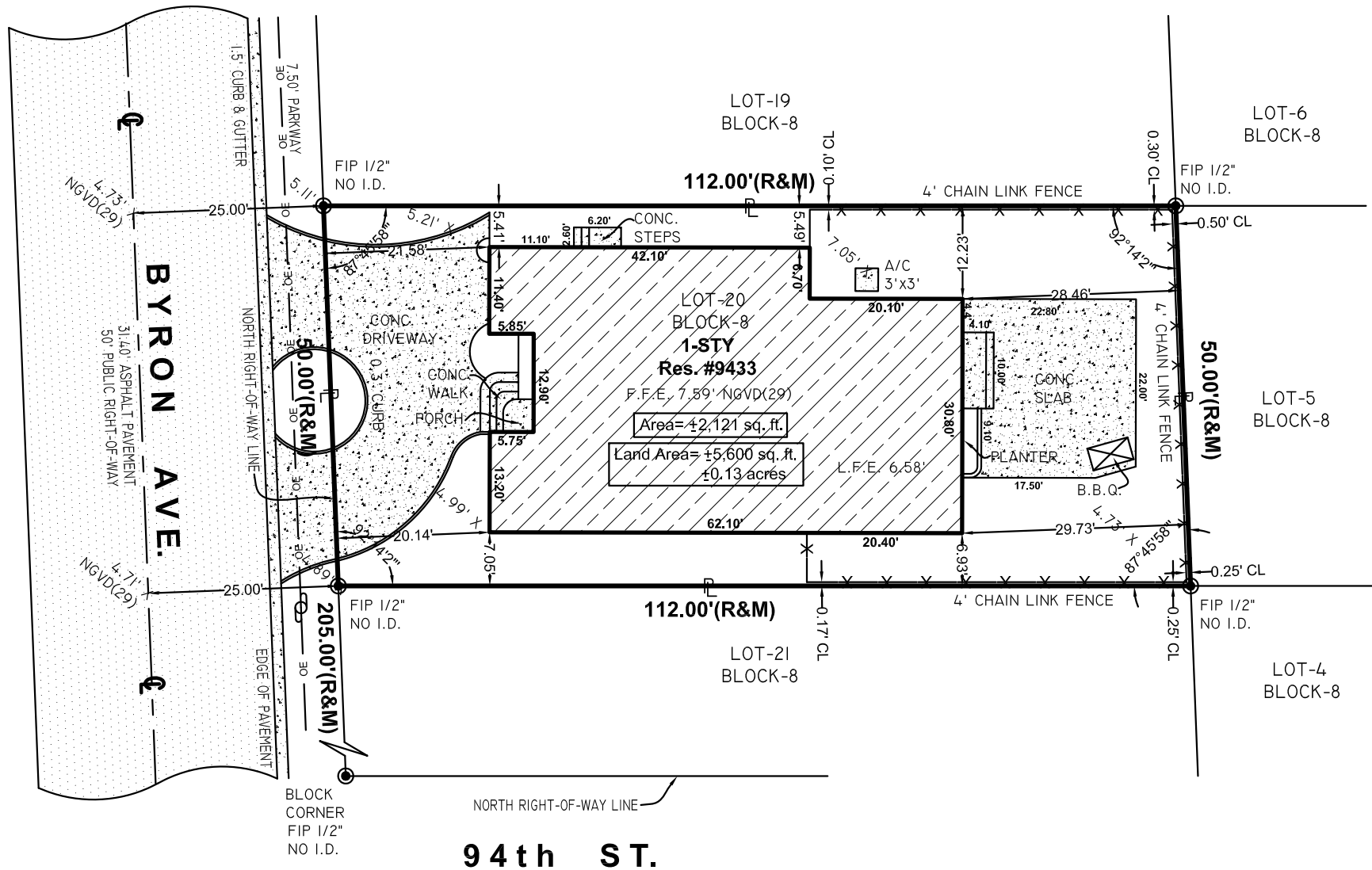
<b>Design Element</b>	<b>Required</b>	<b>Proposed</b>
Building Massing	Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses	Building form is different from immediate neighbors
Decorative Features	Decorative features should be stylistically consistent throughout the entire building.	Needs P&Z Board determination
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 rood.	Needs P&Z Board determination (Some elements are Mediterranean; other contemporary)
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



# S K E T C H O F S U R V E Y



Scale 1"=20'



**94th ST.**



FRONT SIDE VIEW 04-21-21 FRONT LEFT VIEW 04-21-21 A/C LEFT VIEW 04-21-21 REAR SIDE VIEW 04-21-21

PROPERTY ADDRESS:  
**9433 BYRON AVENUE**  
**SURFSIDE, FL 33154**  
**( FOLIO No. 14-2235-007-1480 )**

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

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

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

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

Legal description was furnished by the client. The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavements, curbs and other man-made features as may exist.

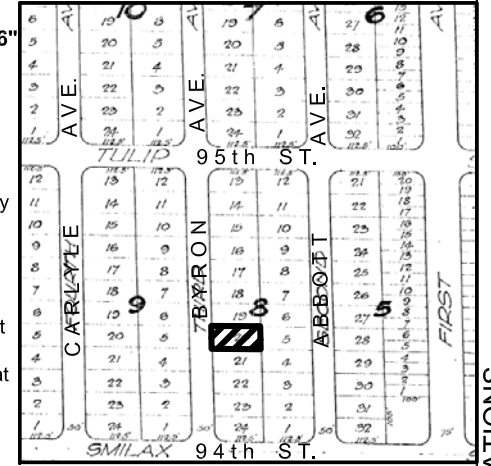
Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

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

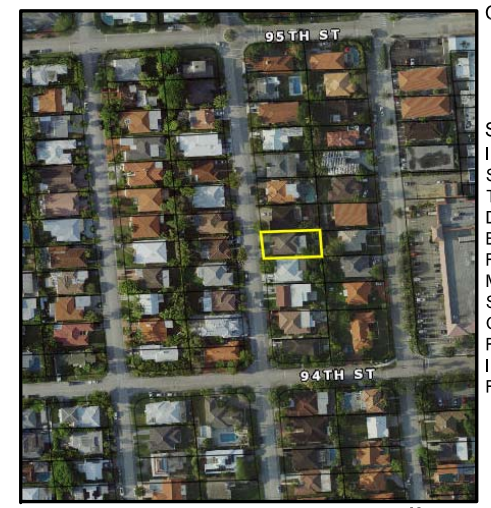
Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

**LIST OF POSSIBLE ENCROACHMENT:**  
**N/A**

**BENCH MARK USED**  
**BM #S-243, Elev.= 11.77'**  
**converted to NGVD 1929**



**LOCATION MAP (NOT TO SCALE)**



**AERIAL MAP (NOT TO SCALE)**

**CERTIFY TO:**  
**MINNIE SCARAGA ESTATE OF**

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

04-21-2021

**ARTURO TOIRAC**  
 PROFESSIONAL LAND SURVEYOR No. 3102  
 STATE OF FLORIDA

**FLOOD ZONE INFORMATION:**  
**Community No. 120659**  
**Panel No. 0163**  
**Suffix: L**  
**FIRM Date: 09-11-2009**  
**Flood Zone: AE + 8'**

**VIZCAYA SURVEYING AND MAPPING, INC.**  
 Land Surveyors & Mapper  
 LB #8000  
 CARLOS@CBSSERVICESMIAMI.COM  
 13217 SW 46 LANE, MIAMI, FL. 33157  
 (786) 290-4184

**LEGEND OF SURVEY ABBREVIATIONS**

SWK. = SIDEWALK	P/L = PROPERTY LINE
T = TELEPHONE SERVICE BOX	(R) = RECORDED
TV = TV CABLE SERVICE BOX	R = RADIUS
U.D.E. = UTILITY & DRAINAGE EASEMENT	RAD. = RADIAL
U.E. = UTILITY EASEMENT	RES. = RESIDENCE
U.M.E. = UTILITY & MAINTENANCE EASEMENT	R/W = RIGHT OF WAY
U.P. = UTILITY POLE	S = SEWER MANHOLE
W = WATER WELL	SEC. = SECTION
W/M = WATER METER	S.I.P. = SET IRON PIPE NO.
	S/L = SET BACK LINE
	STY. = STORY

CLP = CONG. LIGHT POLE	MH = MAN HOLE
CONC = CONCRETE	(M) = MEASURED
▲ = CENTRAL ANGLE	M/L = MONUMENT LINE
EM = ELECTRIC METER (CAN)	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
F.D.H. = FOUND DRILL HOLE	N.T.S. = NOT TO SCALE
F.H. = FIRE HYDRANT	OE = OVERHEAD ELECTRIC LINES
F.I.P. = FOUND IRON PIPE	P.B. = PLAT BOOK
F.R. = FOUND REBAR	P.C.P. = PERMANENT CONTROL POINT
F.N. = FOUND NAIL	P.G. = PAGE
G = GAS METER	P.F.M. = PERMANENT REFERENCE MONUMENT
L.P. = LIGHT POLE	

A = ARC LENGTH	CLF = CHAIN LINK FENCE
A/C = AIR CONDITIONING PAD	
ALUM.F. = ALUMINUM FENCE	
B/DG = BUILDING	
B/C = BLOCK CORNER	
C.B. = CATCH BASIN	
C.B.S. = CONCRETE BLOCK STRUCTURE	
CH. = CHORD DISTANCE	
CL = CLEAR	
CLL = CENTER LINE	

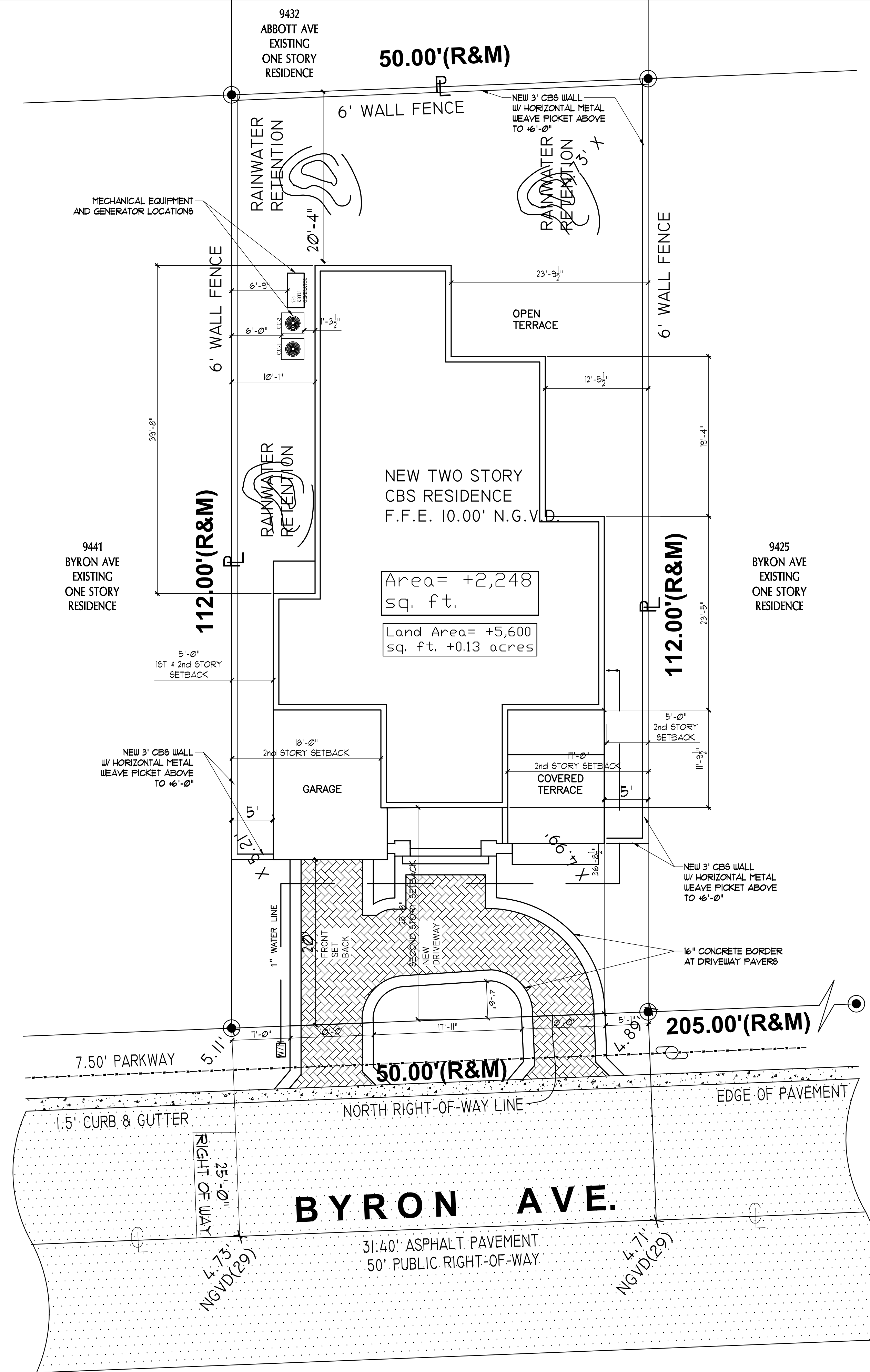
Survey is not covered by Professional Liability Insurance.

ORIGINAL FIELD DATE 04-21-2021  
 REVISIONS:

04-21-2021

DRAWN J.V.D.  
 SHEET No. 1/1

**JOB No.:**  
**2220806**



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

PROPERTY INFORMATION:				
<b>LEGAL DESCRIPTION:</b> LOTS 20, BLOCK 8, ALTOS DEL MAR No 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 106 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.				
<b>FOLIO NUMBER:</b>	14-2235-007-1480			
<b>LOT SIZE:</b>	± 112' X 50' = 5,600 SQFT 0.13 ACRE			
<b>FLOOD ZONE:</b> ZONE "AE-9"				
<b>REQUIRED DESIGN ELEV</b> (+10.00' N.G.V.D.)				
<b>PROPOSED FINISH FLOOR ELEVATION:</b>	+10.00' N.G.V.D.			
<b>PROPOSED GARAGE FLOOR ELEVATION:</b>	+ 8.13' N.G.V.D.			
<b>AVE CROWN OF RD- BYRON AVE: (4.73' + 4.71/2) =</b> +4.72' N.G.V.D.				
ZONING CLASSIFICATION & INFORMATION PER SECTION 90-45:				
<b>ZONING CLASSIFICATION:</b> H 30 B				
<b>EXISTING USE:</b> ONE STORY SINGLE FAMILY RESIDENCE				
<b>PROPOSED TWO STORY SINGLE FAMILY RESIDENCE</b>				
<b>SETBACKS: FIRST FLOOR</b>	<b>REQUIRED</b>	<b>PROPOSED</b>		
FRONT STREET (BYRON AVE)	20'-0"	20'-0"		
REAR (EAST)	20'-0"	20'-4"		
NORTH INTERIOR SIDE	5'-0"	5'-0"		
SOUTH INTERIOR SIDE	5'-0"	5'-0"		
<b>SETBACKS: SECOND FLOOR</b>	<b>REQUIRED</b>	<b>PROPOSED</b>		
	<b>MIN</b>	<b>AVG</b>	<b>MIN</b>	<b>AVG</b>
FRONT STREET (BYRON AVE)	20'-0"	30'-0"	22'-8"	31'-0"
REAR (EAST)	20'-0"	N/A	20'-4"	
NORTH INTERIOR SIDE	5'-0"	10'-0"	5'-0"	11'-6"
SOUTH INTERIOR SIDE	5'-0"	10'-0"	5'-0"	11'-0"
<b>HEIGHT</b>	<b>+ 30'-0"</b>		<b>30'-0"</b>	
	<b>2 STORIES</b>		<b>2 STORIES</b>	
<b>PARKING</b>		<b>2 SPACES REQUIRED</b>		
<b>2 SPACES DOUBLE CAR GARAGE AND DRIVEWAY</b>				
FLOOR AREA:				
<b>1st FLOOR:</b>	<b>PROPOSED</b>			
*A/C LIVING AREA:	1,866 sqft			
*GARAGE:	374 sqft			
COVERED PORCH/ TRELLIS STORAGE:	343 sqft			
ENTRY/ WALKWAY:	216 sqft			
DRIVEWAY:	538 sqft			
EQUIPMENT SLAB:	22 sqft			
<b>TOTAL BUILDING FOOTPRINT:</b>	<b>2,240 sqft* (40%)</b>			
<b>2nd FLOOR: (65%- 80% First Floor)</b>	<b>PROPOSED</b>			
*NEW A/C LIVING AREA:	1,792 sqft (80%)			
<b>*TOTAL A/C LIVING AREA:</b>	<b>3,658 sqft</b>			
<b>TOTAL BUILDING AREA:</b>	<b>4,032 sqft</b>			
<b>MIN GREEN SPACE 5,600 X 20%= 1,120 sqft MIN. REQUIRED</b>				
<b>IMPERVIOUS AREAS:</b>				
BUILDING FOOTPRINT	2,240 sqft *			
COVERED PORCH/ TRELLIS	343 sqft			
WALKWAY/ DRIVEWAY	776 sqft			
<b>TOTAL IMPERVIOUS AREA:</b>	<b>3,359 sqft</b>			
5600 sqft(LOT AREA) - 3,359 sqft (IMPERVIOUS AREA) = 2,241 sqft (40%) <b>TOTAL GREEN AREA</b>				

# VILLAGE ARCHITECTS

OF KEY BISCAYNE, INC.  
AA. 26002086

ARCHITECTS, PLANNERS  
INTERIOR DESIGNERS

99 NW 38 Street  
Miami, FL 33127  
Tel: 305-361-5335, Fax: 305-361-5329  
E-Mail: info@villagearchitects.com

CONSULTANTS

## New Single Family Residence

9433 Byron Avenue  
Surfside, FL 33154

**OWNER INFO**  
Steven Schraga  
9473 Byron Avenue  
Surfside, FL 33154

Mark	Date	Description	Mark	Date	Description
	5/31/23	Review	Submit		

ARCHITECT  
ROBERT JOHN GRABOSKI AR. 009159

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF HIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED, USED ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF VILLAGE ARCHITECTS OF KEY BISCAYNE, INC.

AA. 26002086

PROJECT YR.: 2023 CAD DWG FILE: Byron

DRAWN BY: CHECKED BY:

SHEET TITLE

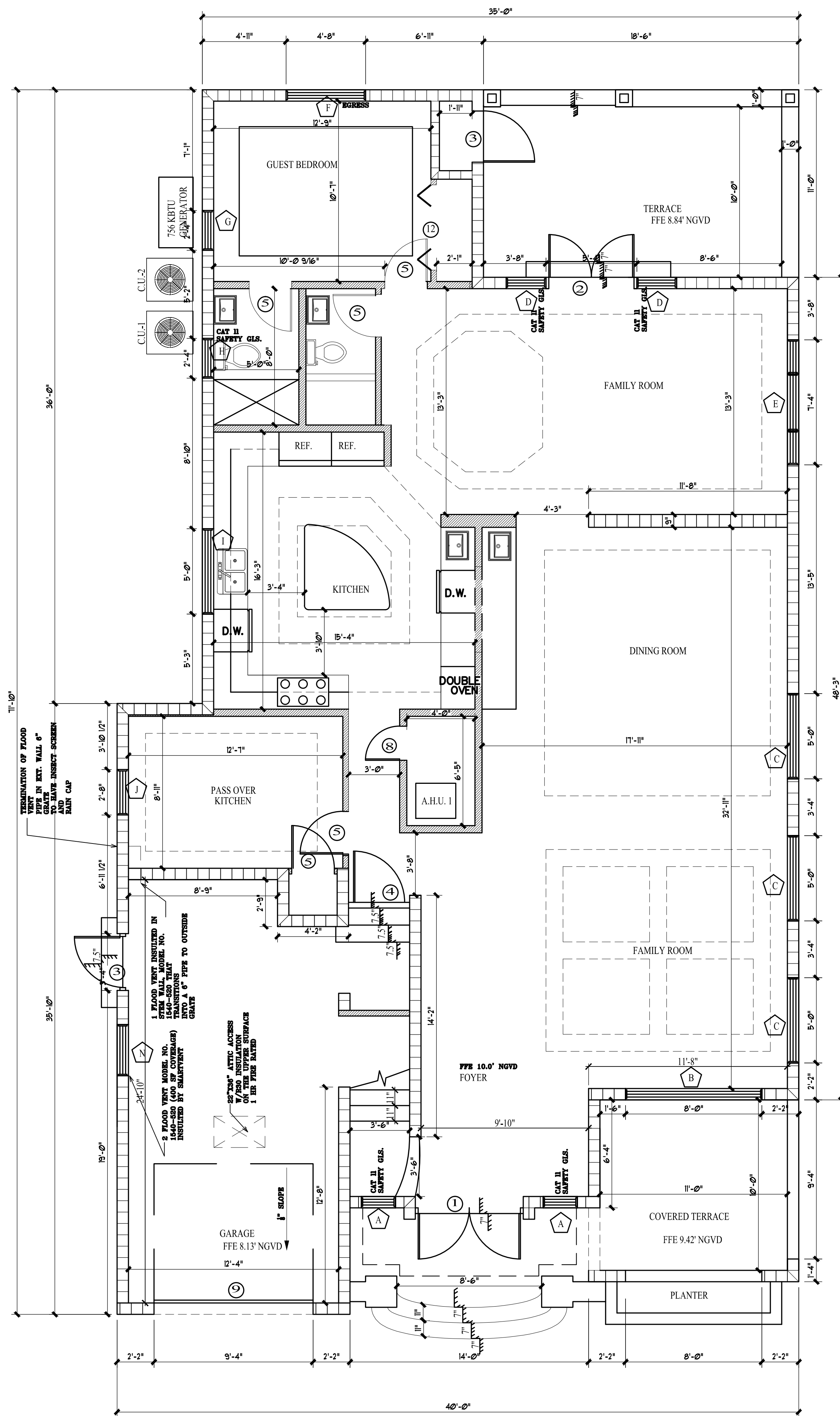
Proposed Site Plan/  
Zoning Data

SHEET No.

# A1.00.0







**Wall Legend**

NEW MASONRY WALL:  
 8" CMU WALL W/ NO. 3 LADDER TYPE  
 JT REIN. @ 16" O.C. 5/8" STUCCO  
 (EXT.) AND 5/8" GYPSUM WALL  
 BOARD W/ SMOOTH FINISH OVER 1-  
 5/8" METAL FRAMING @ 16" O.C. AND  
 R-5.0 FOIL BACK INSUL. (INT.  
 FINISHES)

PARTITION WALL:  
 3 5/8" 20 GA. METAL STUDS @ 16" O.C. NON-  
 BEARING INTERIOR PARTITION WITH 5/8" GYPSUM  
 WALLBOARD W/ SMOOTH FINISH ON EACH SIDE  
 W/ 3-1/2" FIBERGLASS BATT INSUL.

NOTE:  
 USE 1/2" CEMENT BOARD W/ BUILDING PAPER  
 BACKING FOR ALL WALLS WITH TILE/ STONE FINISH.  
 PROVIDE MOIST. RESISTANT BOARDS ON WALLS TO  
 RECEIVE PAINT AT BATHS (SEE GENERAL NOTES)

PROVIDE BLOCKING IN WALLS & CEILING FOR  
 MILLWORK, APPLIANCES, FIXTURES & ACCESSORIES

CLASS B INTERIOR WALL AND CEILING FINISH  
 FLAME SPREAD INDEX 26-75  
 SMOKE-DEVELOPED INDEX 0-450- CLASS II  
 INTERIOR FLOOR FINISH- CRITICAL RADIANT FLUX,  
 NOT LESS THAN 0.22 W/cm<sup>2</sup> BUT LESS THAN .45 W/cm<sup>2</sup>

- Stair Railing & Guard Notes**
- RAILINGS AND GUARDS SHALL BE DESIGNED TO REJECT  
 A 4" SPHERE AND RESIST A 200 LBS. FORCE APPLIED  
 AT ANY POINT.
  - HANDRAIL TO BE 1-3/4" WIDE WITH A PERIMETER  
 DIMENSION OF NOT LESS THAN 4" BUT NO MORE THAN  
 6-1/4" AND WITH THE LARGEST CROSS-SECTIONAL  
 DIMENSION NOT MORE THAN 2-1/4" SHALL BE ACCEPTED,  
 AND PROVIDED THAT EDGES ARE ROUNDED SO AS TO  
 PROVIDE A RADIUS OF NOT LESS THAN 1/8".
  - MOUNT HANDRAIL WITH A CLEARANCE OF NOT LESS THAN  
 1-1/2" BETWEEN THE HANDRAIL AND THE WALL TO WHICH  
 IT IS FASTENED.
  - HANDRAIL SHALL NOT BE LESS THAN 34" AND NOT MORE  
 THAN 38" ABOVE THE SURFACE OF THE TREAD.  
 MEASURED VERTICALLY TO THE TOP OF THE RAIL FROM  
 THE LEADING EDGE OF THE TREAD.
  - GUARDS TO MEASURE 42" AFF.
  - RAILINGS AND GUARDS TO MEET ALL REQUIREMENTS OF  
 THE FLORIDA BUILDING CODE AND NFPA 101.
  - RAILING CONTRACTOR SHALL FIELD VERIFY ALL  
 CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION.
  - RAILING CONTRACTOR SHALL PROVIDE ENGINEERED  
 SHOP DRAWINGS FOR PERMIT AND APPROVAL.
  - UNDERS SHALL HAVE A MINIMUM TREAD DEPTH OF 6"  
 AT THE NARROW EDGE AND SHALL HAVE A MINIMUM  
 TREAD DEPTH OF 11" AT A POINT 12" FROM THE NARROW  
 EDGE

SEPARATE PERMIT/ DEFERRED  
 SUBMITTALS REQUIRED FOR:

- ROOFING
- RAILINGS
- DOORS & WINDOWS
- WATERPROOFING
- ROOF TRUSSES

PROTECTION OF WOOD:  
 WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL  
 BE PFT (PRESSURE PRESERVATIVE TREATED) OF A  
 NATURALLY DURABLE SPECIES AS OUTLINED IN 311J

FASTENER CORROSION: FASTENERS AND CONNECTORS IN  
 CONTACT W/ PFT WOOD OR PFT WOOD SHALL BE OF AN  
 ANTI-CORROSIIVE TYPE IN ACCORDANCE W/ FBC  
 SECTIONS F311.3.1 THROUGH F311.3.4

**Proposed Ground Floor Plan**  
 SCALE: 1/4" = 1'-0"

**VILLAGE**  
 ARCHITECTS  
 OF KEY BISCAYNE, INC.  
 AA. 28002086

ARCHITECTS, PLANNERS  
 INTERIOR DESIGNERS

99 NW 38 Street  
 Miami, FL 33127  
 Tel: 305-361-5335, Fax: 305-361-5328  
 E-Mail: info@villagearchitects.com

CONSULTANTS

**New Single Family  
 Residence**

9433 Byron Avenue  
 Surfside, FL 33154

OWNER INFO  
 Steven Schraga  
 9473 Byron Avenue  
 Surfside, FL 33154

Mark	Date	Description	Mark	Date	Description
	5/31/23	Review			Submit

ARCHITECT  
 ROBERT JOHN GRABOSKI AR. 009159

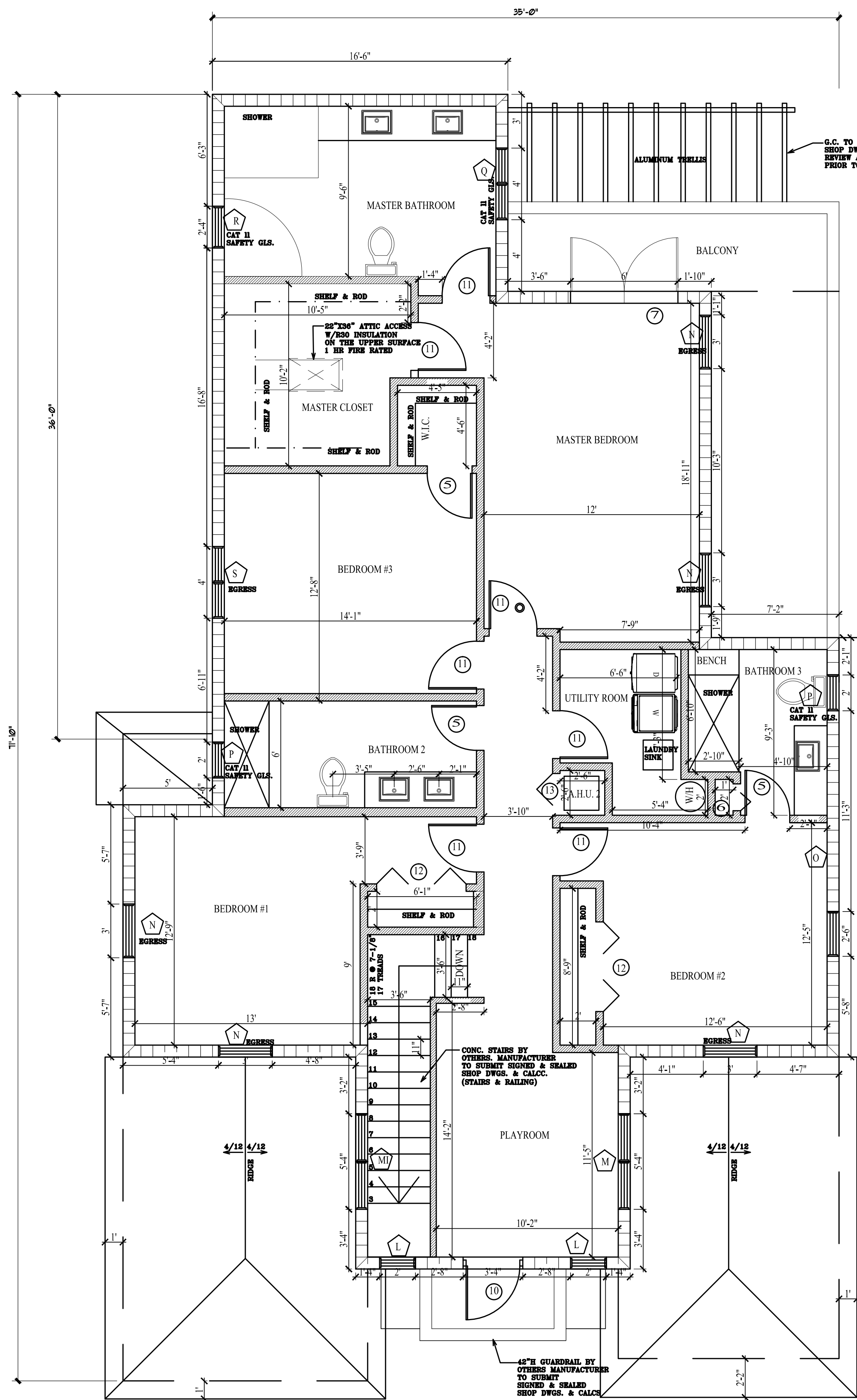
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 BY THESE DRAWINGS ARE OWNED BY,  
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 PROJECT. NONE OF SUCH IDEAS, DESIGNS,  
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 DISCLOSED TO ANY PERSON, FIRM OR  
 CORPORATION FOR ANY PROJECT WITHOUT  
 THE EXPRESS WRITTEN PERMISSION  
 OF VILLAGE ARCHITECTS OF KEY  
 BISCAYNE, INC.

PROJECT YR. : 2023 CAD DWG FILE : Byron  
 DRAWN BY : CHECKED BY :  
 SHEET TITLE

Proposed Ground  
 Floor Plan

SHEET No. **A1.01**





**Wall Legend**

NEW MASONRY WALL:  
 8" CMU WALL W/ NO. 8 LADDER TYPE JT REINF. @ 16" O.C. 5/8" STUCCO (EXT.) AND 5/8" GYPSUM WALL BOARD W/ SMOOTH FINISH OVER 1-5/8" METAL FRAMING @ 16" O.C. AND R-5.0 FOIL BACK INSUL. (INT. FINISHES)

PARTITION WALL:  
 3 5/8" 20 GA. METAL STUDS @ 16" O.C. NON-BEARING INTERIOR PARTITION WITH 5/8" GYPSUM WALLBOARD W/ SMOOTH FINISH ON EACH SIDE W/ 3-1/2" FIBERGLASS BATT INSUL.

NOTE:  
 USE 1/2" CEMENT BOARD W/ BUILDING PAPER BACKING FOR ALL WALLS WITH TILE/STONE FINISH. PROVIDE MOIST. RESISTANT BOARDS ON WALLS TO RECEIVE PAINT AT BATHS (SEE GENERAL NOTES)

PROVIDE BLOCKING IN WALLS & CEILING FOR MILLWORK, APPLIANCES, FIXTURES & ACCESSORIES

CLASS B INTERIOR WALL & CEILING FINISH  
 FLAME SPREAD INDEX 25-75;  
 SMOKE-DEVELOPED INDEX 0-450- CLASS II INTERIOR FLOOR FINISH- CRITICAL RADIANT FLUX, NOT LESS THAN 0.22W/cm<sup>2</sup> BUT LESS THAN .45 W/cm<sup>2</sup>

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- WINDERS SHALL HAVE A MINIMUM TREAD DEPTH OF 6" AT THE NARROW EDGE AND SHALL HAVE A MINIMUM TREAD DEPTH OF 11" AT A POINT 12" FROM THE NARROW EDGE

SEPARATE PERMIT/ DEFERRED SUBMITTALS REQUIRED FOR:

- ROOFING
- RAILINGS
- DOORS & WINDOWS
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- ROOF TRUSSES

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Proposed Second Floor Plan  
 SCALE: 1/4" = 1'-0"

**VILLAGE ARCHITECTS**  
 OF KEY BISCAYNE, INC.  
 AA. 28002081

ARCHITECTS, PLANNERS  
 INTERIOR DESIGNERS

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CONSULTANTS

New Single Family Residence

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 Surfside, FL 33154

OWNER INFO  
 Steven Schraga  
 9473 Byron Avenue  
 Surfside, FL 33154

Mark	Date	Description	Mark	Date	Description
	5/31/23	Review			Submit

ARCHITECT  
 ROBERT JOHN GRABOSKI AR. 009159

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AA. 28002081

PROJECT YR.: 2023 CAD DWG FILE: Byron  
 DRAWN BY: CHECKED BY:

SHEET TITLE  
 Proposed Second Floor Plan

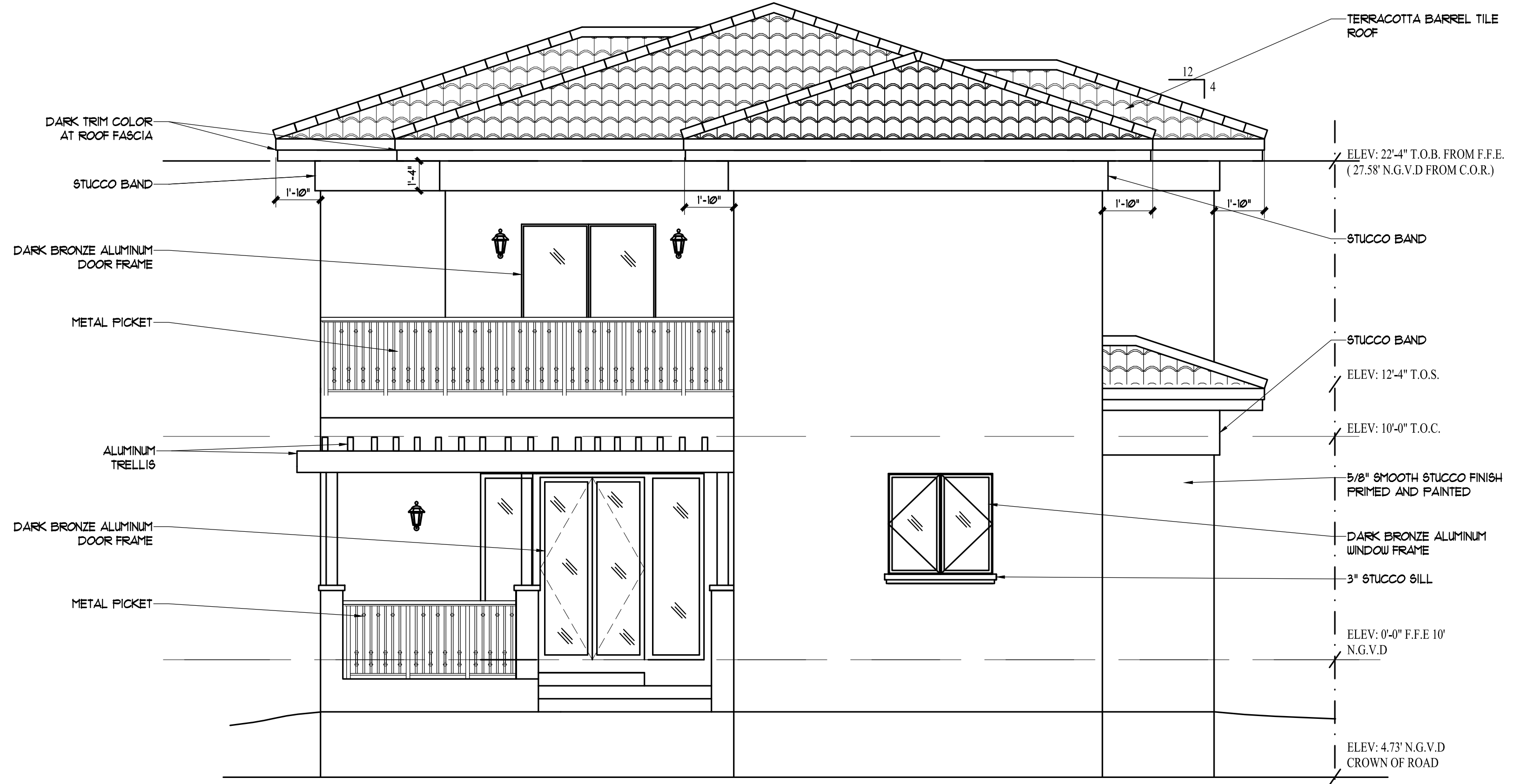
SHEET No.  
**A1.02**





**EAST ELEVATION**

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



**WEST ELEVATION**

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

**VILLAGE**  
**ARCHITECTS**  
 OF KEY BISCAYNE, INC.  
 AA. 26002086

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AA. 26002086

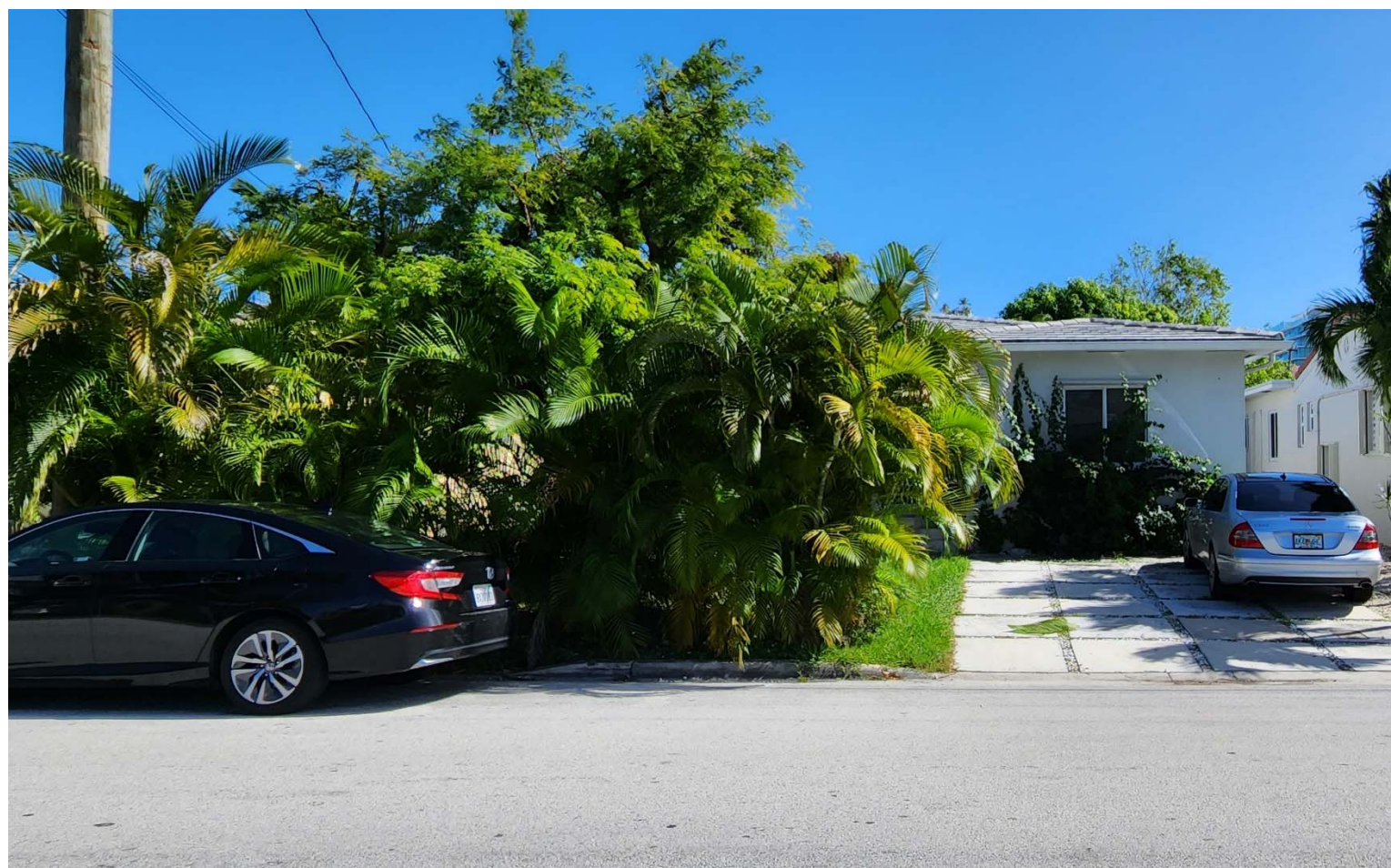
PROJECT YR.: 2023 CAD DWG FILE: Byron  
 DRAWN BY: CHECKED BY:

SHEET TITLE  
**Proposed Exterior Elevations**

SHEET No.  
**A2.01**







**9425 Byron Avenue**



**9441 Byron Avenue**

**Neighboring Properties**

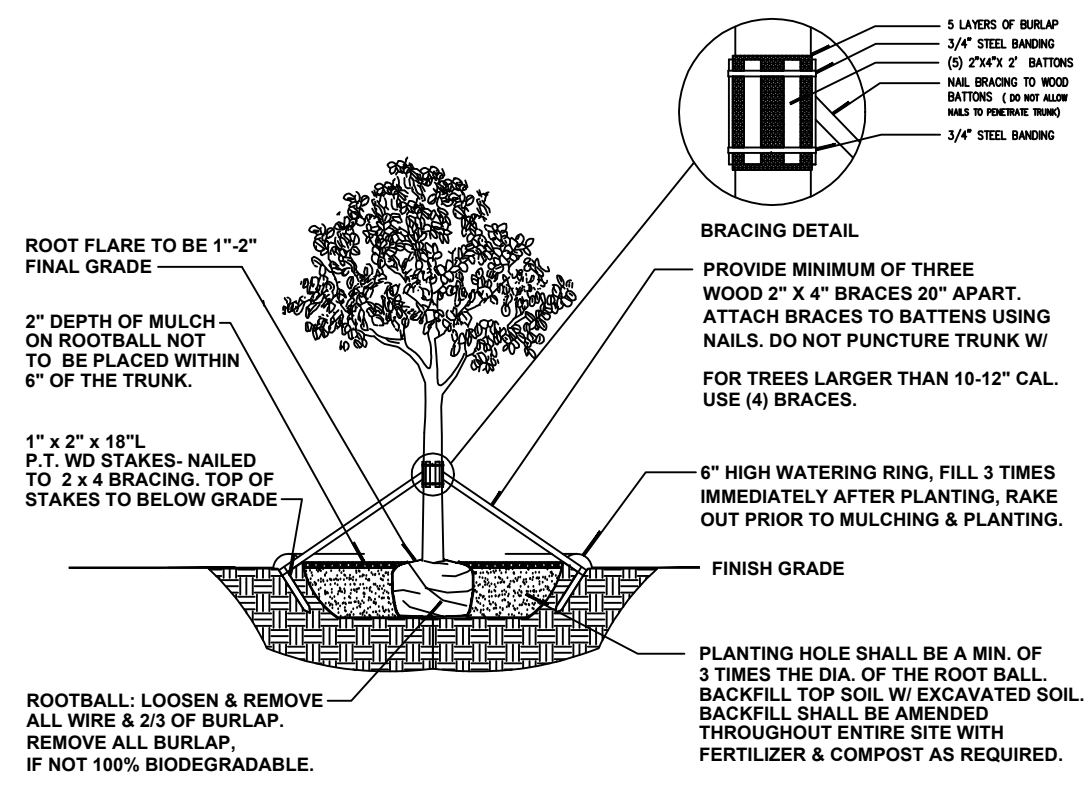
**9433 Byron Avenue**

**Surfside, Florida**

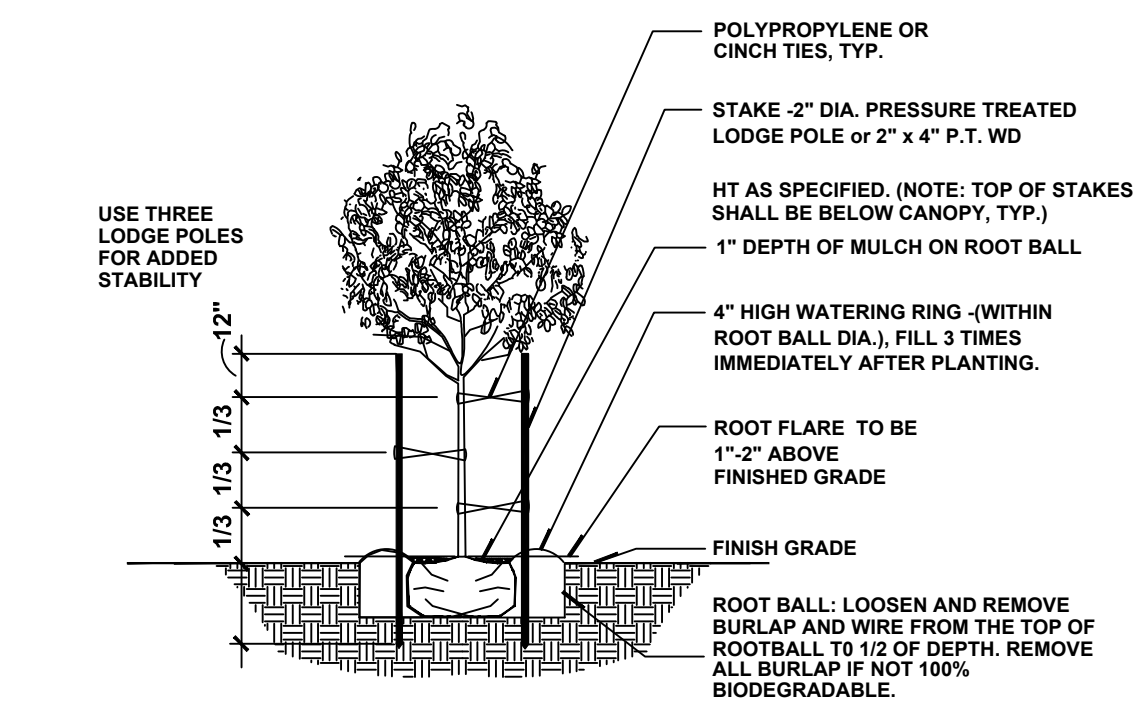


LANDSCAPE ARCHITECT'S PLANT / PLANTING NOTES

- ALL PLANT MATERIAL TO BE FLORIDA GRADE NO. 1 (FG #1) OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS; PARTS I AND II, 5th EDITION: 2015, RESPECTIVELY.
- TWO MEETINGS, PRE-INSTALLATION & SUBSTANTIAL COMPLETION, SHALL BE REQ'D DURING INSTALLATION/CONSTRUCTION PROCESS. PRE-INSTALLATION MEETING SHALL BE SCHEDULED W/ LANDSCAPE ARCHITECT, TWO WEEKS PRIOR TO INSTALLATION.
- A MUNICIPALLY APPROVED LANDSCAPE PLAN IS A LEGAL & BINDING DOCUMENT. NO CHANGES SHALL BE MADE WITHOUT PRIOR NOTIFICATION & SUBSEQUENT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT & GOVERNING MUNICIPALITY. (IF REQ'D)
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL/PERTINENT CODES.
- LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONE'S OWN QUANTITY COUNTS (PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTOR SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF THE LANDSCAPE PLAN. LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING, SUNSHINE STATE ONE CALL OF FLORIDA. (800) 432-4770.
- ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED. ALL GUYING & STAKING TO BE REMOVED WITHIN 12 MONTHS AFTER PLANTING.
- ALL PLANTING BEDS TO BE WEED AND GRASS FREE, AND SHALL BE EXCAVATED TO A DEPTH OF 12" BELOW GRADE. TOP OF BEDS SHALL BE 3" BELOW ADJ. PAVED SURFACES. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED.
- ALL INVASIVE EXOTIC PLANTS (CAT.1) TO BE REMOVED FROM SITE, PRIOR TO LANDSCAPE ARCHITECTS' FINAL INSPECTION. REFER TO FLORIDA EXOTIC PEST PLANT COUNCIL (FLEPPC) 2015 LIST OF EXOTIC PLANT SPECIES, CAT#1, ONLY.
- ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS. SOD SHALL BE LAID OVER A 2" LAYER OF TOPSOIL. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
- MULCH SHALL BE EUCALYPTUS OR PINE BARK MULCH, (UNLESS OTHERWISE NOTED) APPLIED AT A MIN. DEPTH OF 3" OVER PLANTING BEDS. MULCH SHALL NOT APPLIED OVER ANNUAL PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE & PALM TRUNKS. TOP OF MULCH SHALL NOT EXCEED HEIGHT OF ADJACENT PAVED SURFACES.
- ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED. IRRIGATION SYSTEM TO BE INSTALLED IN COMPLIANCE W/ FLORIDA BUILDING CODE, (FBC), LATEST EDITION. BUBBLERS SHALL BE INSTALLED ON ALL RELOCATED & INSTALLED TREES & PALMS TO AID IN THEIR ESTABLISHMENT. REFER TO LANDSCAPE PLAN.



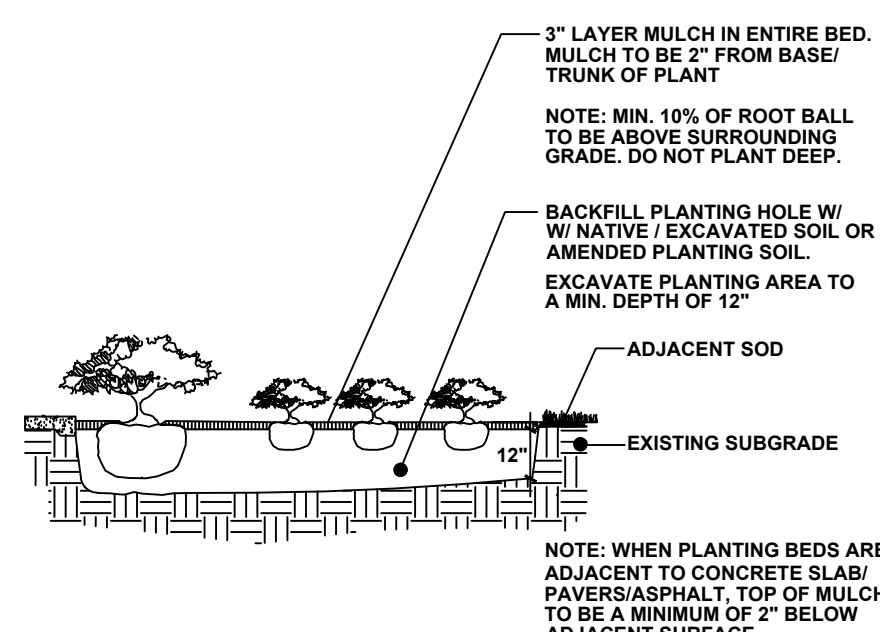
Tree Planting & Bracing Detail  
Caliper of 2.5" or Greater



NOTE:

1. DO NOT APPLY MULCH WITHIN 6" OF THE TREE TRUNK

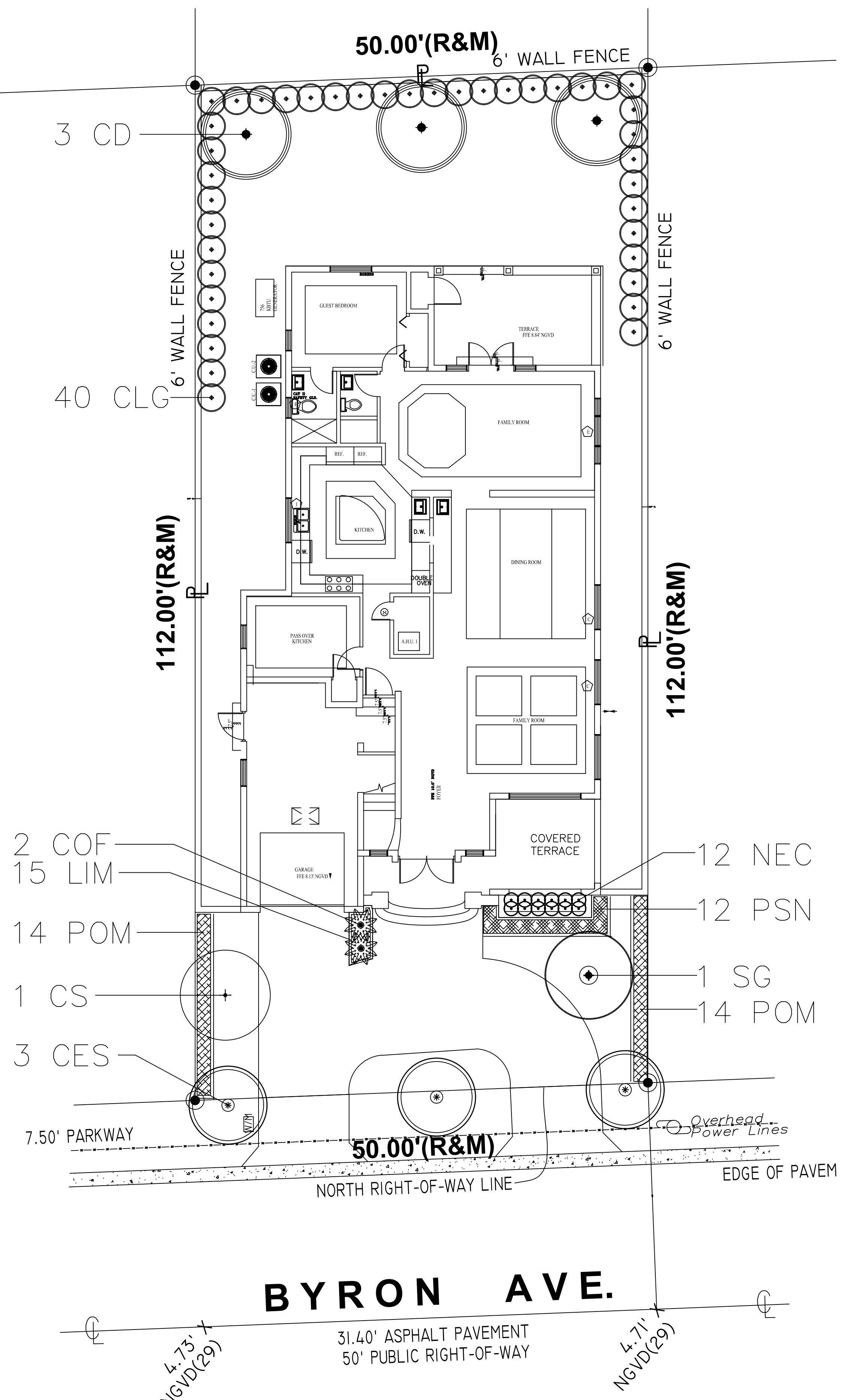
Tree Planting & Bracing Detail With  
A Caliper up to 2.5" N.T.S.



Shrub/Groundcover Detail N.T.S.

Town of Surfside, Florida			
Zoning: H30B, Single Family			
Lot Size = 5,600 sf			
	Required	Provided	
a. 5 Trees req'd, 2 different species	5	5 (1 SG, 1 CS, 3 CD)	
c. Shrubs: 25 req'd	25	80 (CLG, POM, PSN)	
d. Street Trees, 1 per 20 lf of frontage	3 (2.5)	3 (CES)	

Plant List					
QTY	KEY	Botanical / Common Name	Description/ Specification	Native Y/N	
3	CES	Conocarpus e. sericeus / Silver Buttonwood	Street Trees 14-16' oa ht, 2.5" dbh, 6' spr, 7' CT	Yes	
1	SG	Simaruba glauca / Paradise Tree	14' oa ht, 6' spr, 2.5" dbh, 5' CT	Yes	
3	CD	Coccoloba diversifolia / Pigeon Plum	14' oa ht, 6' spr, 2.5" dbh, 5' CT	Yes	
1	CS	Cordia sebestena / Orange Geiger	14' oa ht, 6' spr, 2.5" dbh, 5' CT	Yes	
40	CLG	Clusia guttifera / Small Leaf Clusia	5-6' ht, 3' spr, 15 gal.	No	
28	POM	Podocarpus macrophyllus / Podocarpus	4-5' ht x 2' spr, 15 gal.	No	
12	PSN	Psychotria nervosa / Wild Coffee	24" ht x 18" spr, 3 gal.	Yes	
73 Prov'd Shrubs, (12) Native					
2	COF	Cordyline fruticosa / Ti Plant	3-4' ht, 7 gal, 3 ppp.	No	
12	NEC	Neomarica caerulea / Blue Apostle's Iris	24" ht, 3 gal.	No	
15	LIM	Liriope muscarie, EG / Evergreen Giant Liriope	8" ht, spr, 1 gal.	No	



Landscape Plan  
1/8"=1'-0"

VILLAGE ARCHITECTS OF KEY BISCAINE, INC. AA. 2600208

ARCHITECTS, PLANNERS, INTERIOR DESIGNERS

99 NW 38 Street  
Miami, FL 33127  
Tel: 305-361-5335 Fax: 305-361-5329  
E-Mail: info@villagearchitects.com

CONSULTANTS

Landscape:  
H.L. Martin, Landscape Architect, P.A.  
Herbert L. Martin, Landscape Architect  
Lic. No. 26000404, LA No. 0001722  
5965 SW 38th Street  
Miami, Florida 33155  
Tel: (305) 790-4372  
E-Mail: himartin@hellsouth.net

New Single Family Residence

9433 Byron Avenue  
Surfside, FL 33154

OWNER INFO  
Steven Schraga  
9473 Byron Avenue  
Surfside, FL 33154

Mar/Date	Description	Mar/Date	Description
		3/18/20	built

ARCHITECT: ROBERT JOHN GRABOSKI AR. 009159

PROJECT Y2023 CAD DWG FILE Byron  
DRAWN BY: CHECKED BY:

SHEET TITLE

SHEET No. L-1





**Barrel Tile Roof**



**Typical Railing**



**Bronze Windows**



**Front Doors**



**Light Fixtures**



**Panel Garage Door**



**Driveway Pavers**



**Natural Coral Stone Tile**

**Materials**

**9433 Byron Avenue**

**Surfside, Florida**



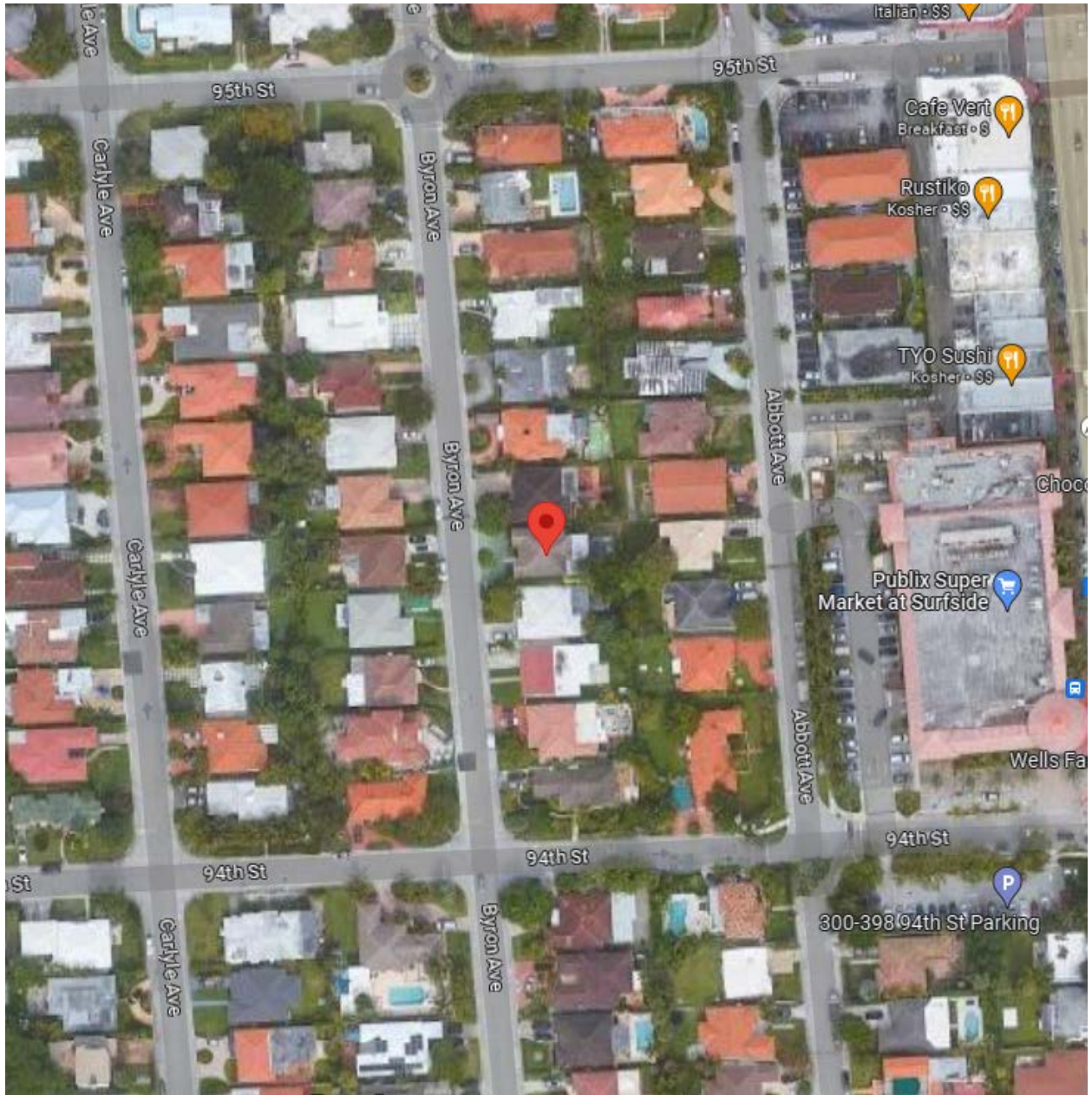








9433 Byron Avenue Aerial View 2023



9433 Byron Street View/ August 2023





## MEMORANDUM

ITEM NO. 5.B

**To:** Planning & Zoning Board  
**From:** Town Planner Judith Frankel  
**Date:** June 29, 2023  
**Subject:** 8918 Abbott Avenue - Addition

---

Staff finds this application for a front addition and rear enclosure generally meets the zoning code. The Planning and Zoning Board should determine whether the new addition is "consistent with and in conformance with the design guidelines set forth in the Town Code". The appearance of the additions appear to be consistent with the existing style of the home. If the Planning and Zoning Board determines the design to be appropriate, staff recommends approval with the following conditions:

- Per section 90-49, 35% of the lot must be pervious. This is defined in section 90-2 as an 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, shall not be utilized for the calculation of *pervious* area. If a material that has a permeable portion (e.g. turf block) that area may be counted as permeable at the rate specified by the manufacturer.
- Per section 90-56.11, No fence, wall or hedge maybe placed within the public right-of-way. the existing hedge must be relocated on to the subject property.
- The proposed conversion of the rear terrace to habitable space requires that the finished floor elevation be brought up to the level of the rest of the home.

**Background:** The subject property is located in the H30B zoning district. The applicant is requesting to add 353 SF of habitable space to the front of the home and fully enclose a small open terrace at the rear of the home. The proposed addition will have a large front window facing the street. New windows and door will be added to the center of the front façade, which alters the entrance for the home to face the street. This is in compliance with the design guidelines which states that " main entries should be prominent and oriented toward the street". Another window is proposed to be added to the norther third of the front façade. The new rear enclosed space will have a sliding glass door.

A minimum of 30 percent of the front yard must be landscaped. This has been provided on

the Landscape Plan. The existing hedges at the property appear to be in the right-of-way and should be relocated to the subject property. Per section 90-56.11, No fence, wall or hedge maybe placed within the public right-of-way. No street trees are proposed.

The site plan represents 210.6 Sf of pervious pavers in the front yard. This is a permitted ground covering and the front yard plan complies with the zoning code. However, the pervious pavers may not count toward the 35% required pervious space for the lot. *Pervious* area is defined by the zoning code as an 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, shall not be utilized for the calculation of *pervious* area. A percentage of permeable turf block area could be considered pervious at the manufacturer's specified rate of permeability, typically 40%. For example, 40% of 210.6 SF or 84 Sf could be counted toward the pervious area. The applicant must provide material specifications.

Please see images and Tables provided in **Attachment A** for more information.

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

[8918 Abbott Ave Survey.pdf](#)

[8918 Abbott Avenue Agenda Packet](#)





# Town of Surfside, Florida Development Review

## 8919 Abbott Avenue – Additions: Images and Tables



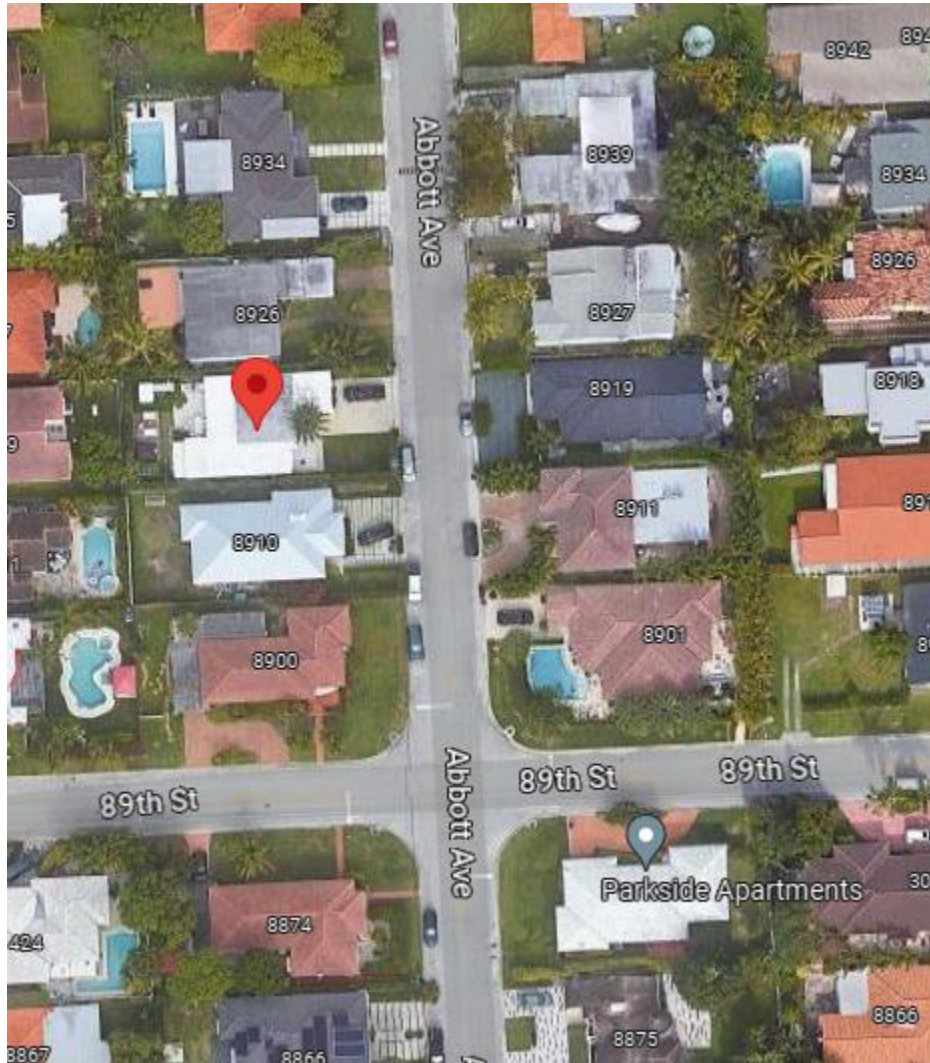
8919 Abbott Avenue / Image courtesy of Google Maps 2023



8919 Abbott Avenue / Image courtesy of Google Maps May 2014



# Town of Surfside, Florida Development Review



8919 Abbott Avenue Aerial view / Image courtesy of Google Maps 2023





## Town of Surfside, Florida Development Review

### Standards/Results

#### Sec. 90.43 Maximum Building Heights

Zoned Height	Maximum	Proposed
H30B	30 ft from Crown of Road	17.47 feet

#### Sec. 90-45 Setbacks

Setbacks	Required	Proposed
Primary Frontage	Minimum 20 feet	Addition is 20 FT
Interior Side	5 feet	5FT North / 5 FT South
Rear	Minimum 20 Feet	20FT

#### Sec. 90.49 Lot Standards

Lot Standards for H30 B	Required	Proposed
Minimum Lot Width	50 ft	50 ft
Minimum Lot Area	5,600 SF	5,625 SF
Maximum Lot Coverage	50%	2,201 SF (39.1%)
Total Pervious Area	35%	2,106 SF (37.4%)

#### Sec. 90-85 Landscaping Requirements

	Required	Proposed
Total Pervious Area	35%	37.4%*
Front Yard Paved	50% maximum	439 SF or 43.9%

\*Includes 210.6 SF of pervious pavers. If the pervious pavers are subtracted from the total there is only 1,896 Sf or 33.7% of pervious space for the lot.





## Town of Surfside, Florida Development Review

### 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	N/A
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 rood.	The new addition will have consistent finishes
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	The roof of the addition is flat and will mirror the northern roof extension
Window Style	Window styles should always be consistent among all elevations of a building	White aluminum to match existing
Frame Materials	Frame Materials should never vary on a single building	Consistent; white aluminum frames will match the existing
Window, Door and Eave	Window, door and eave trim should be consistent on all elevations of the house.	Consistent

**TYPE OF SURVEY:** BOUNDARY  
TOPO,05-0767,23-0804

**JOB NUMBER:** SU-16-2433

**LEGAL DESCRIPTION:**

LOT 12, BLOCK 8 OF SECOND AMENDED PLAT OF NORMANDY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**ADDRESS:** 8918 ABBOTT AVENUE SURFSIDE, FL 33154

**FLOOD ZONE:** AE  
**BASE FLOOD ELEVATION:** 8'NGVD  
**CONTROL PANEL NUMBER:** 120695/12086C0163-L  
**EFFECTIVE:** 9/11/2009 **REVISED:**

**LOWEST FLOOR ELEVATION:** SEE PAGE 2 OF 2  
**GARAGE FLOOR ELEVATION:** SEE PAGE 2 OF 2  
**LOWEST ADJACENT GRADE :** SEE PAGE 2 OF 2  
**HIGHEST ADJACENT GRADE :** SEE PAGE 2 OF 2

**REFERENCE BENCH MARK:** MIAMI-DADE COUNTY BENCHMARK#: Y-313 RESET,  
ELEVATION: 10.26' NGVD 1929.

**CERTIFY TO:**

1. BRENT A. LEVISON AND JESSICA L. WEISS LEVISON
- 2.
- 3.
- 4.
- 5.
- 6.

**NOTES:**

1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

A	=	CENTRAL ANGLE
A	=	ARC LENGTH
AVC	=	AIR CONDITIONER
AD	=	ASSUMED DATUM
A.E.	=	ANCHOR EASEMENT
AF	=	ALUMINUM FENCE
B.C.R.	=	BROWARD COUNTY RECORDS
BLVD	=	BOULEVARD
B.M.	=	BENCHMARK
(C)	=	CALCULATED
CB	=	CHORD BEARING
CHATT.	=	CHATTAHOOCHEE
CLF	=	CHAIN LINK FENCE
CL	=	CENTERLINE
D.B.	=	DEED BOOK
D.E.	=	DRAINAGE EASEMENT
E	=	EAST
ELEC.	=	ELECTRIC
ELEV.	=	ELEVATION
ENCH.	=	ENCROACH/
	=	ENCROACHMENT
ESMT.	=	EASEMENT

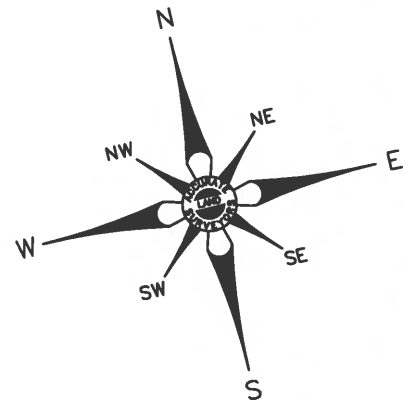
**LEGEND OF ABBREVIATIONS:**

OR + =	ELEVATIONS BASED ON NGVD 1929	N.G.V.D. =	NATIONAL GEODETIC VERTICAL DATUM
FND	= FOUND	O/S	= OFFSET
FF	= FINISHED FLOOR	O.R.B.	= OFFICIAL RECORDS BOOK
FH	= FIRE HYDRANT	OH	= OVERHANG
F.P.L.	= FLORIDA POWER & LIGHT GARAGE	(P)	= PLAT
GAR.	= GARAGE	P.B.	= PLAT BOOK
I.D.	= IDENTIFICATION	P.B.C.R.	= PALM BEACH COUNTY RECORDS
I.P.	= IRON PIPE	P.C.	= POINT OF CURVATURE
I.P.C.	= IRON PIPE & CAP	P.C.P.	= PERMANENT CONTROL POINT
I.R.	= IRON ROD		
I.R.C.	= IRON ROD & CAP		
LP	= LIGHT POLE		
(M)	= MEASURED		
M.D..R.	= MIAMI DADE COUNTY RECORDS		
MAINT.	= MAINTENANCE		
MF	= METAL FENCE		
MH	= MANHOLE		
N	= NORTH		
N/A	= NOT APPLICABLE		
N&D	= NAIL & DISC		

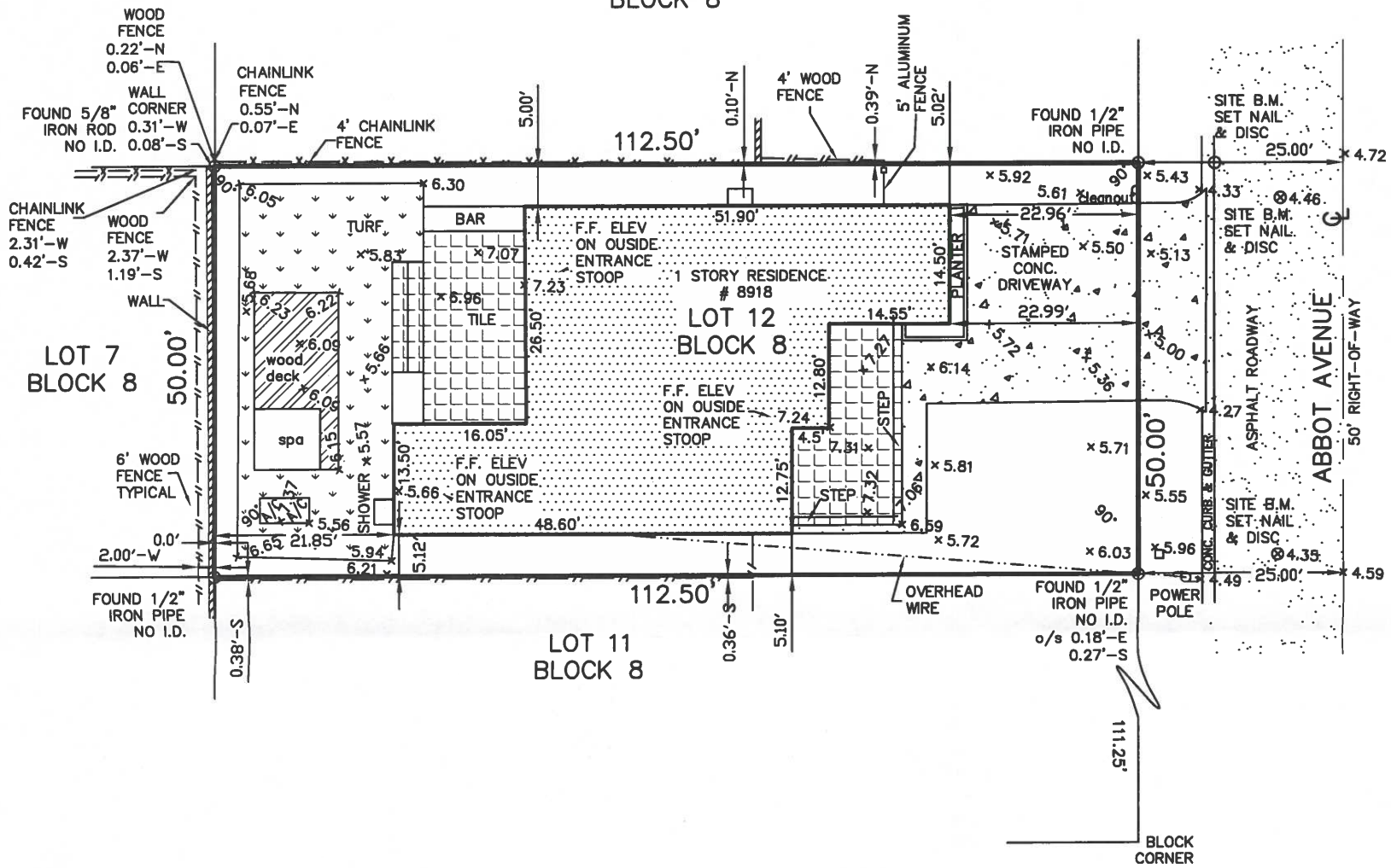
**MIAMI DADE COUNTY NGVD1929**

P.G.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.R.C.	=	POINT OF REVERSE CURVATURE
P.R.M.	=	PERMANENT REFERENCE MONUMENT
P.T.	=	POINT OF TANGENCY
PVC	=	POLYVINYL CHLORIDE
R	=	RADIUS
RNG.	=	RANGE
R/W	=	RIGHT OF WAY
S	=	SOUTH
SEC.	=	SECTION
SG. FT.	=	SQUARE FEET
TWP.	=	TOWNSHIP
U.E.	=	UTILITY EASEMENT
W	=	WEST
WF	=	WOOD FENCE
WM	=	WATER METER

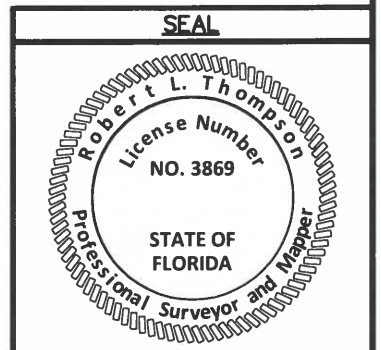




LOT 13  
BLOCK 8



GRAPHIC SCALE  
1"=20'



Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

**NOTES:**

- Unless otherwise noted field measurements are in agreement with record measurements.
- Angles shown hereon are per Plat book 16, Page 44, Miami-Dade County Records.
- 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.
- +1.00' Denotes elevations based on the National Geodetic Vertical Datum of 1929.
- Printed copies of this survey are not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
- PDF copies of this survey are not valid without the digital signature of a Florida licensed Surveyor and Mapper and must be verified.

REVISIONS & SURVEY UPDATES

DATE OF SURVEY & REVISIONS

BY

REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY
UPDATE/TOPO SURVEY SU-23-0804	05-30-2023	AL/RLT
RE-SURVEY SU-16-2433	07-14-2016	AL/JMS

**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* 06-05-2023  
ROBERT L. THOMPSON (PRESIDENT)  
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

ORIGINAL DATE OF SURVEY 02-08-05	DRAWN BY O.I.W.	CHECKED BY JDS	FIELD BOOK 2329/10	SCALE 1"=20'	SKETCH NUMBER SU-05-0767
-------------------------------------	--------------------	-------------------	-----------------------	--------------	-----------------------------



**GENERAL NOTES**

1. CONTRACTOR SHALL FOLLOW ALL GENERAL CONDITIONS SET FORTH BY A.I.A. DOCUMENT A201 (GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION).
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION ON THIS PROJECT, INCLUDING THE SOUTH FLORIDA BUILDING CODE, THE FAIR HOUSING DESIGN MANUAL, FLORIDA FIRE PREVENTION CODE - 2010 EDITION WHICH INCLUDES NFPA 101, 2007 EDITION, NFPA 1, 2007 EDITION, & STATE STATUTES, 2007 EDITION (ADOPTED REFERENCED PUBLICATIONS FOUND HEREIN.) COMPLIANCE WITH FLORIDA BUILDING CODE, BUILDING, 7TH EDITION (2020), AND MIAMI 21 ZONING CODE, CODE TOWN OF SURFSIDE, FLORIDA CODIFIED THROUGH ORDINANCE NO. 22-1732
3. CONTRACTOR SHALL PROVIDE SUCH FIELD ENGINEERING SERVICES AS ARE REQUIRED FOR PROPER COMPLETION OF THE WORK INCLUDING, BUT NOT LIMITED TO, ESTABLISHING AND MAINTAINING LINES AND LEVELS AND STRUCTURAL DESIGN OF SHORES, FORMS, AND SIMILAR ITEMS PROVIDED BY THE CONTRACTOR AS PART OF HIS MEANS AND METHODS OF CONSTRUCTION.
4. CONTRACTOR SHALL SUBMIT SAMPLES, SHOP DRAWINGS, AND MOCK-UPS AND SCHEDULE REVIEW OF THE WORK AS REQUIRED BY THE CONTRACT DOCUMENTS IN A TIMELY MANNER.
5. THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE SITE PRIOR TO CONSTRUCTION AND SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO ACTUAL CONSTRUCTION ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS DISCOVERED AT THIS TIME SHALL BE REPORTED BY THE CONTRACTOR IMMEDIATELY TO THE ARCHITECT.
6. ALL DIMENSIONS IN ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER ENGINEERING DRAWINGS. ALL WRITTEN DIMENSIONS SUPERSEDE.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DEVIATION FROM THE PLANS PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES ON-SITE PRIOR TO CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT IMMEDIATELY AND PRIOR TO PROCEEDING WITH ANY RELATED CONSTRUCTION.
9. ALL OWNER-PROVIDED ITEMS SHALL BE INSTALLED BY THE CONTRACTOR, UNLESS OTHERWISE SPECIFIED.
10. THROUGHOUT THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL MAINTAIN THE BUILDINGS AND SITE IN A STANDARD OF CLEANLINESS. RETAIN STORED ITEMS IN AN ORDERLY ARRANGEMENT ALLOWING MAXIMUM ACCESS, NOT IMPEDING TRAFFIC OR DRAINAGE, AND PROVIDING REQUIRED PROTECTION OF MATERIALS. AT LEAST ONCE A WEEK AND MORE OFTEN IF NECESSARY, COMPLETELY REMOVE ALL SCRAP, DEBRIS, AND WASTE MATERIAL FROM THE JOB SITE. CONTRACTOR SHALL TAKE ALL PROPER CARE TO PROTECT EXISTING LANDSCAPE, TREES, AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SUCH DAMAGE.
11. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR GENERAL REVIEW AND DESIGN COMPLIANCE.
12. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE AND LEAVE THE BUILDING BROOM CLEAN.
13. ALL WORKMANSHIP SHALL BE NEAT, CLEAN, TRUE AND CORRECT.
14. OMISSIONS FROM THE DRAWINGS OR SPECIFICATIONS OR THE MISDESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PREFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF WORK, BUT THEY SHALL BE PREFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
15. ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS, AND OTHER SERVICE EQUIPMENT (WATER HEATERS, GENERATORS, ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION". (ASCE 24-14 CH. 7.0).

**LEGAL DESCRIPTION**

LOT 12, BLOCK 8 OF SECOND AMENDED PLAT OF NORMANDY EACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**DRAWING LIST**

- COVER: ZONING INFORMATION  
 A-1.1: SITE SURVEY  
 A-1.2: LOCATION MAP  
     DEMOLITION PLAN  
     PROPOSED SITE PLAN  
 A-1.3: DIAGRAMS  
 A-1.4: MATERIALS  
 A-1.5: PHOTOS  
 A-2.1: FIRST FLOOR SITEPLAN  
 A-2.2: LANDSCAPE PLAN  
 A-3.1: E&W ELEVATIONS  
 A-3.2: N&S ELEVATIONS



**ABBOTT  
RESIDENCE**

**ABBOTT  
RESIDENCE**

8918 ABBOTT AVE.  
SURFSIDE, FLORIDA, 33154

*Designed by:*

**STEVEN FETT  
ARCHITECTURE**  
ARCHITECTURAL DESIGN AND PLANNING

25 SE SECOND AVENUE, SUITE 427, MIAMI, FL, 33131  
WWW.STEVENFETT.COM

*Project Team:*

**MEP ENGINEER**  
TO BE SELECTED

**STRUCTURAL ENGINEER**  
TO BE SELECTED

**CLAD**  
LANDSCAPE ARCHITECTURE

**ZONING REQUIREMENT TABULATIONS**

H30-B			
AREA	Required / Allowed SF	Existing	Proposed
Lot Area	5625 sf ( 0.129 acre)		
Max Lot Coverage	50% (5625sf)= 2812.5sf	1849 sf (32.87%)	2201 sf (39.13%)
First Floor Building Setbacks			
Front setback	20'-0"	23'-0 1/4"	20'-0"
Side Setback *North (10% of frontage)	5'-0"	5'-0"	5'-0"
Side Setback *South (10% of frontage)	5'-0"	5'-0"	5'-0"
Rear Setback	20'-0" *Point Lake 25'-0"	21'-10.1875"	21'-10.1875"
First Floor Lot Coverage	MAX= 50% X 5625SF= <b>2812.5 SF</b>	1849 sf (32.87%)	2201 sf (39.13%)
Max Height from Crown of Road	3stories (30'-0")	18'10 1/8"	18'10 1/8"
Min. Rear yard Pervious Area	MIN. 40% X 1000 SF (rear yard area) =400 SF	758 sf (75.8%)	711.6 sf (71.16%)
Min/ Front yard Pervious Area	MIN. 50% X 1000 SF (front yard area) = 500 SF	596 SF (59.6%)	210.6 SF (21.06%)
Min. Total Lot Pervious Area	MIN. 35% of lot must be pervious	2032.78 SF (36.14%)	2106 sf= (37.45%)
REQ.35% x 5625 sf= 1968.75 sf			
Total AC Area(Ground floor)			2201 sf
Total Building Area			2201 SF

ARCHITECTS SEAL:

AR 95573



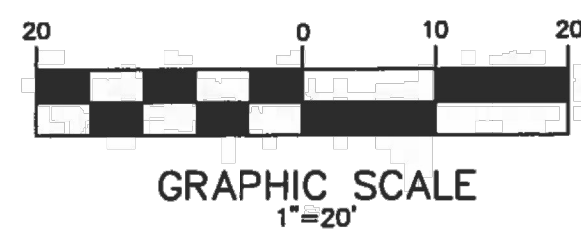
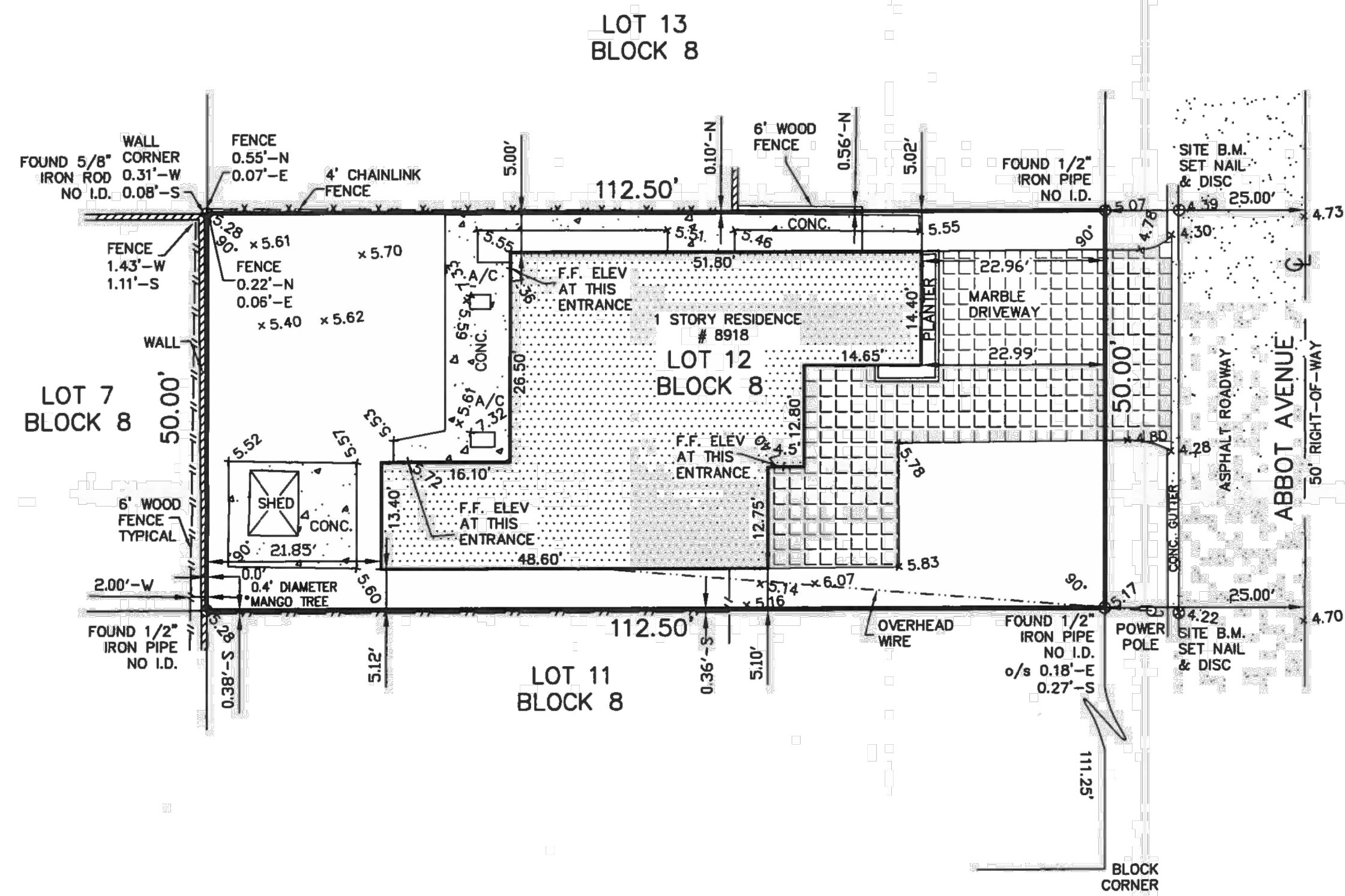
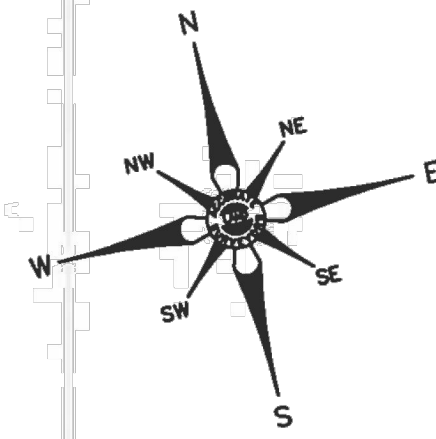
1150 E. ATLANTIC BLVD.  
POMPANO BEACH  
FLORIDA 33060

ACCURATE LAND SURVEYORS, INC.

L.B. #3635

SHEET 2 OF 2

TEL. (954) 782-1441  
FAX. (954) 782-1442



\*5.18 DENOTES ELEVATIONS BASED ON N.G.V.D.

**NOTES:**

- UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N/A
- 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 NOT DETERMINED.
- THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
- THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
- THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN.

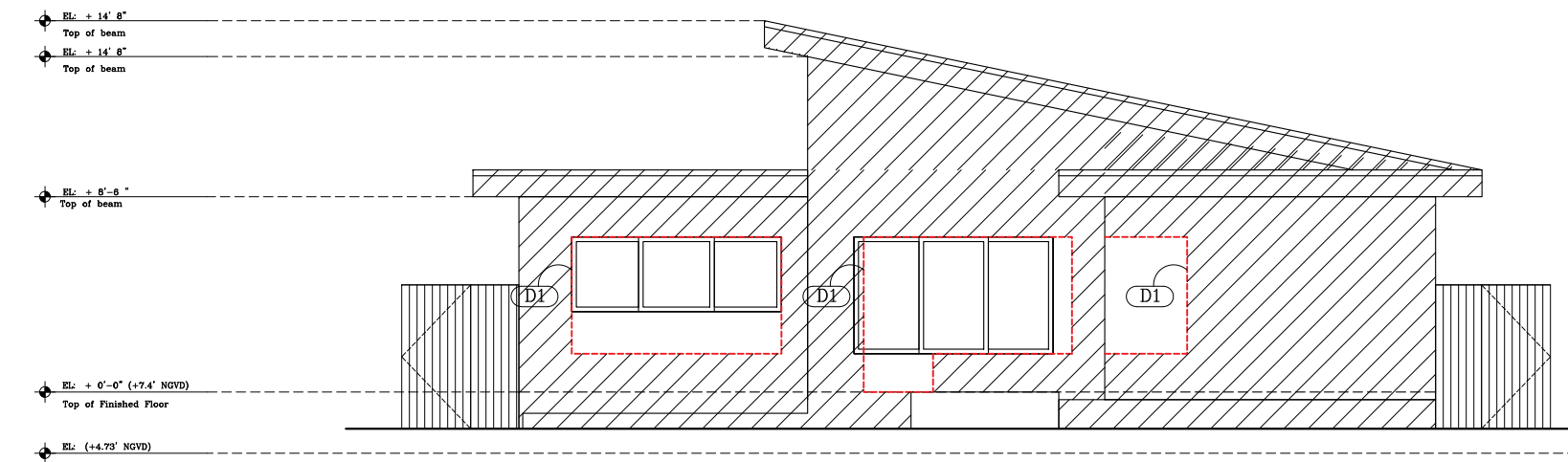
**CERTIFICATION:**

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS UNDER RULE SJ-17 ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, JANUARY 11th, 2010.

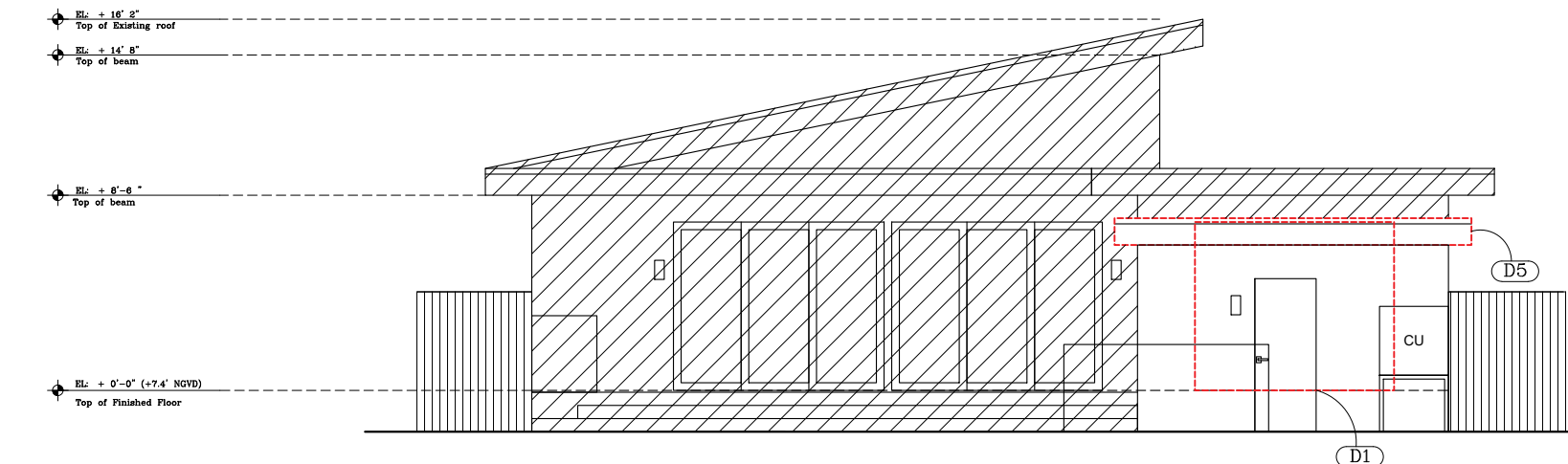
*Robert L. Thompson* 7-9-16  
ROBERT L. THOMPSON (PRESIDENT)  
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA



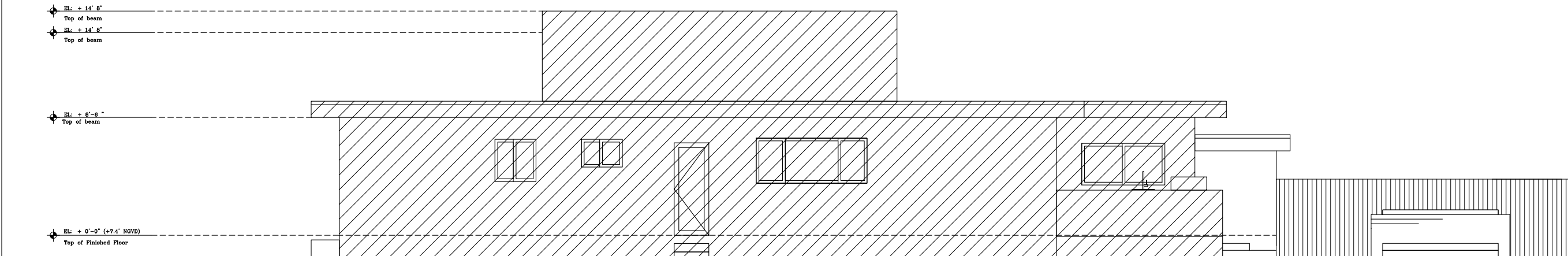
REVISIONS	DATE	BY
RE-SURVEY SU-16-2433	07-14-16	AL/JMS
DATE OF SURVEY 07-08-05	DRAWN BY 01.W	CHECKED BY JMS
	FIELD BOOK 2328.10	SCALE 1"=20'
		SKETCH NUMBER SU-05-0767



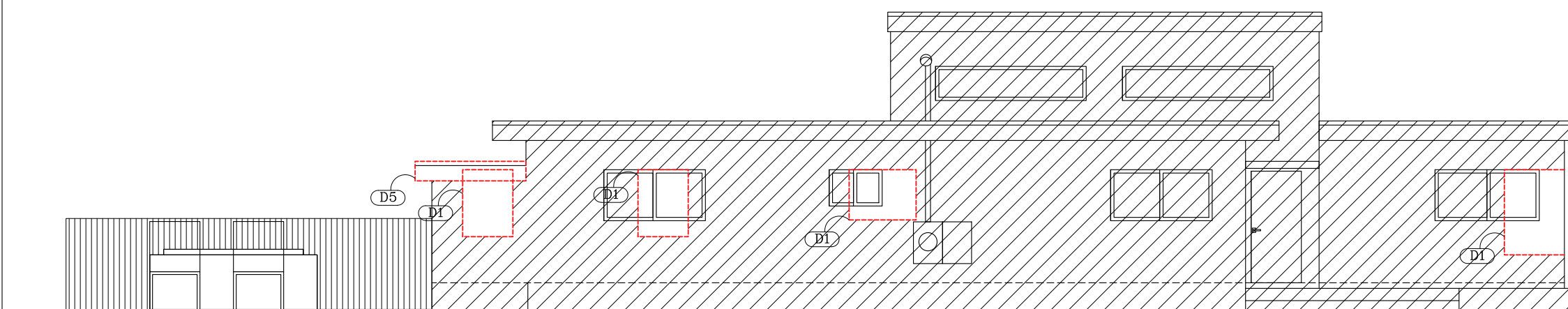
East Elevation  
Scale  $\frac{3}{16}'' = 1'$



West Elevation  
Scale  $\frac{3}{16}'' = 1'$



North Elevation  
Scale  $\frac{3}{16}'' = 1'$



South Elevation  
Scale  $\frac{3}{16}'' = 1'$

**SHEET KEY NOTES**

- REMOVE EXISTING WINDOWS/DOOR AND PREPARE FOR NEW OPENING.
- REMOVE PARTITION
- REMOVE EXISTING WINDOWS/DOOR AND CLOSE OPENING.
- REINFORCE EXTERIOR SLAB AND MATCH WITH INTERIOR FINISH.
- REMOVE EXISTING LOW ROOF OF STORAGE AREA AND MATCH TO MAIN HOUSE ROOF
- REMOVE EXISTING PARTITIONS AND COORDINATE WITH ARCHITECTURAL PLANS/ MEP /STRUCTURAL PLANS NEW PARTITIONS AND NEW WET WALLS
- REMOVE EXISTING SLAB, PREPARE FOR NEW FOOTPRINT IN THE FRONTYARD, MATCH TO EXISTING FINISH FLOOR.

Project:

# ABBOTT HOUSE

8918 ABBOTT AVENUE  
SURFSIDE, FLORIDA 33154

Designed by:

**STEVEN FETT ARCHITECTURE**  
ARCHITECTURAL DESIGN AND PLANNING

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

Consultants:

REVISIONS:

Drawing:

**SITE SURVEY DEMO NOTES**  
SCALE: NTS

ARCHITECTS SEAL:

DATE:  
05/23/2023

DRAWING NUMBER:  
**A-1.1**

AR95573





Project:

# ABBOTT HOUSE

8918 ABBOTT AVENUE  
SURFSIDE, FLORIDA 33154

Designed by:

**STEVEN FETT ARCHITECTURE**  
ARCHITECTURAL DESIGN AND PLANNING

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

Consultants:

## REVISIONS:

Drawing:

# DIAGRAMS PLAN

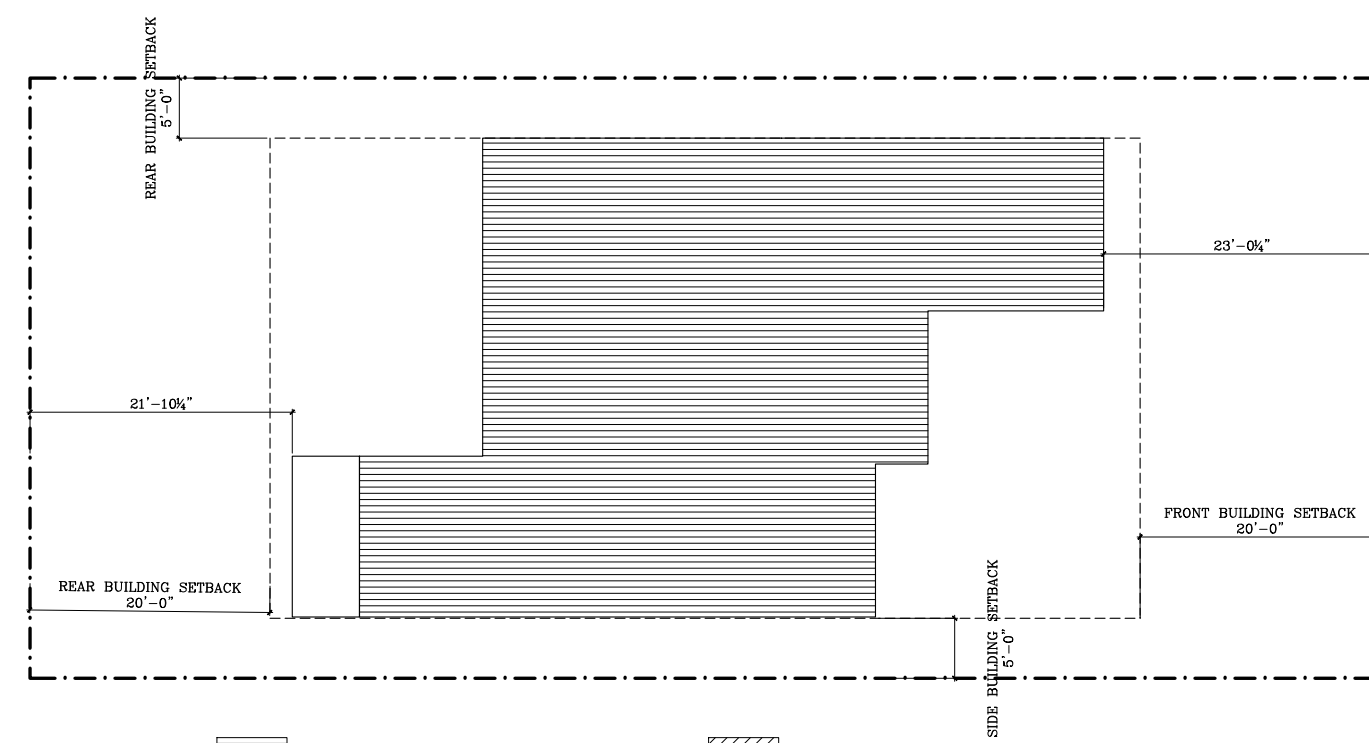
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ARCHITECTS SEAL:

DATE:  
05/23/2023

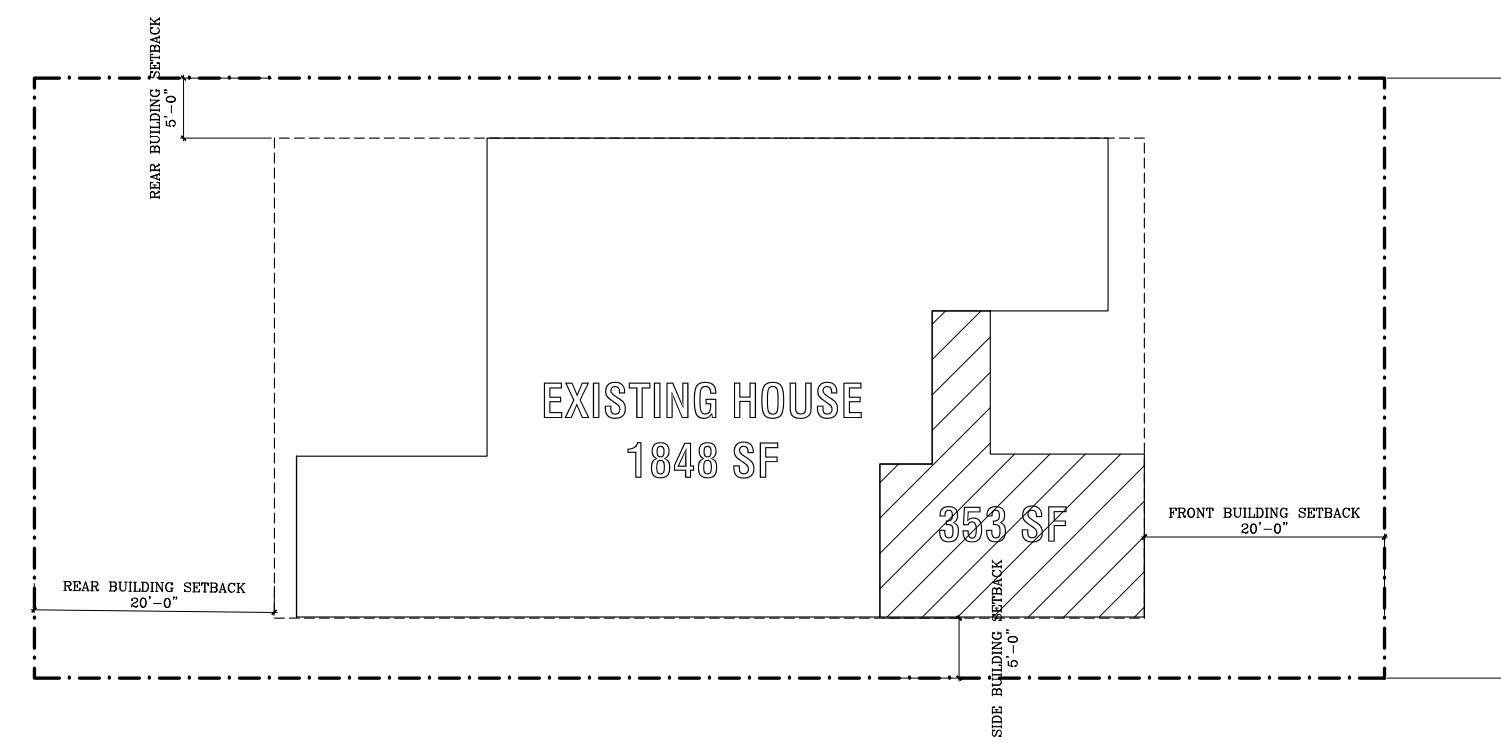
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**A - 1.3**

AR95573



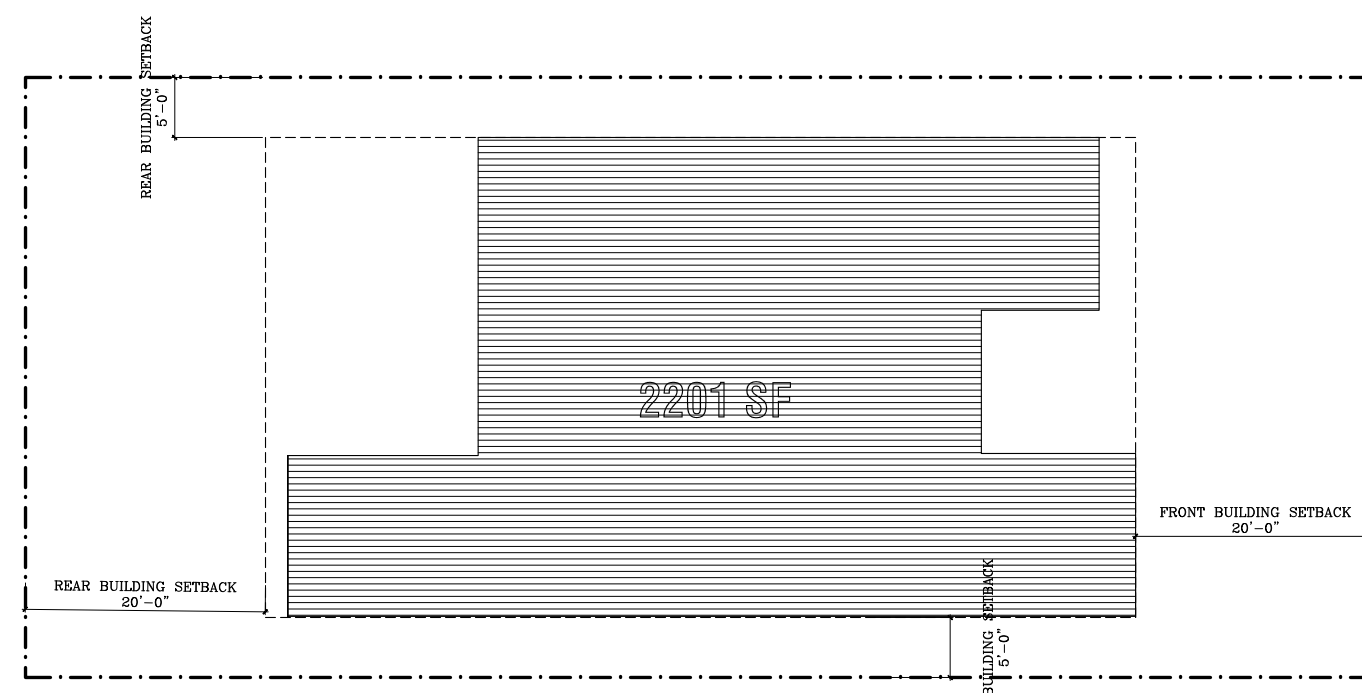
A/C  
1773 SF
  Non A/C (STORAGE/AC)  
75 SF

Existing House Areas		
Lot Area	SF	%
	5625	100.00
A/C	1773	31.52
Non A/C (STORAGE/AC)	75	1.33
Gross Existing House Area	1848	32.85



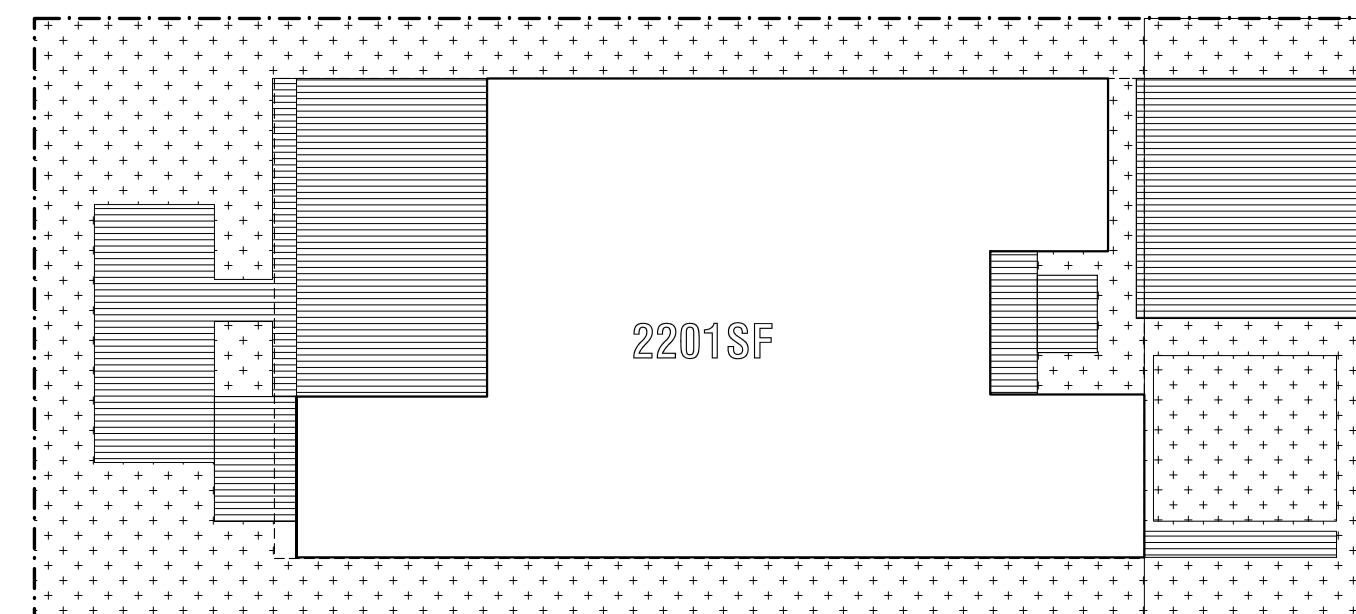
ADDITION

Proposal - Additional area calculations	
	SF
Addition shall not exceed 50% of existing sf:	924sf (50%)
1848 SF * 0.5 = 924 sf	
TOTAL ADDITIONAL AREA	353sf (20%)
Existing 1848 sf+Proposed 353 sf	2201sf (39.13%)



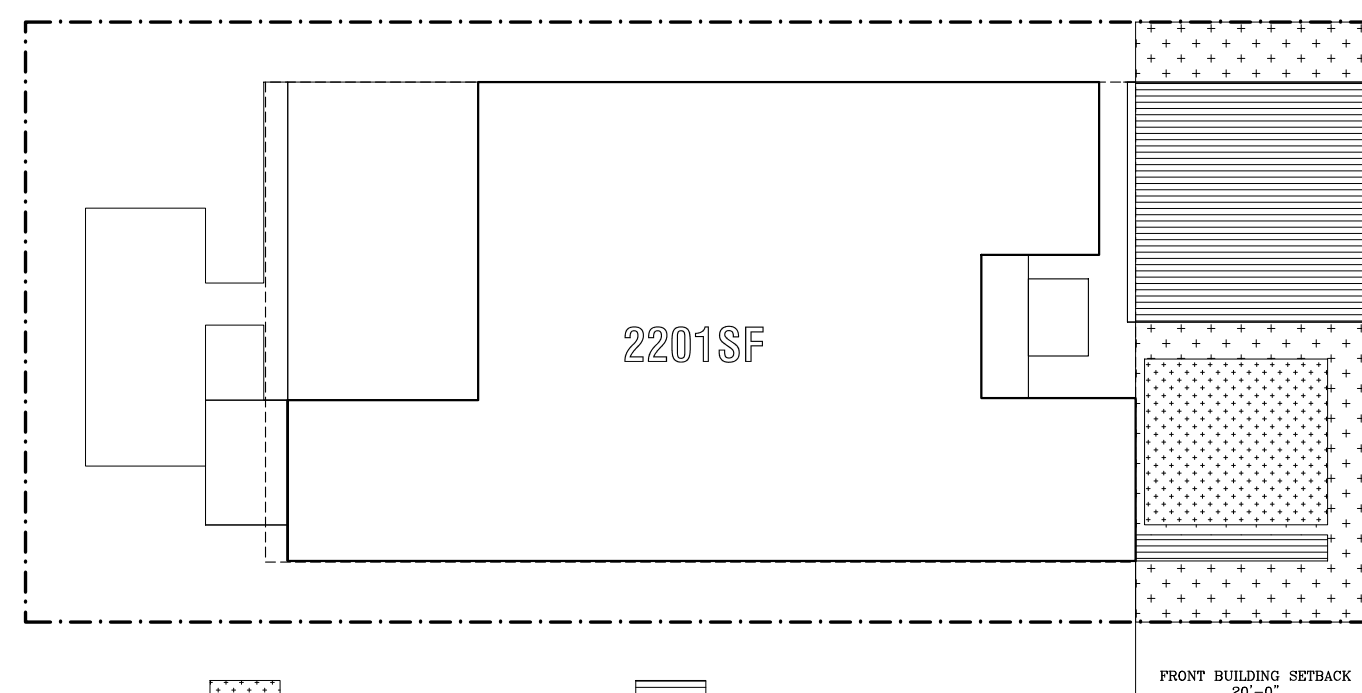
A/C  
2110 SF

Proposal Lot Coverage		
Areas	sf	%
Total Lot area	5625	100.00
House(2201sf)	2201	39.13
NON A/C	0	0.00
Lot coverage	2201	39.13
(Max. Allowed 50%):	2812.50	50.00



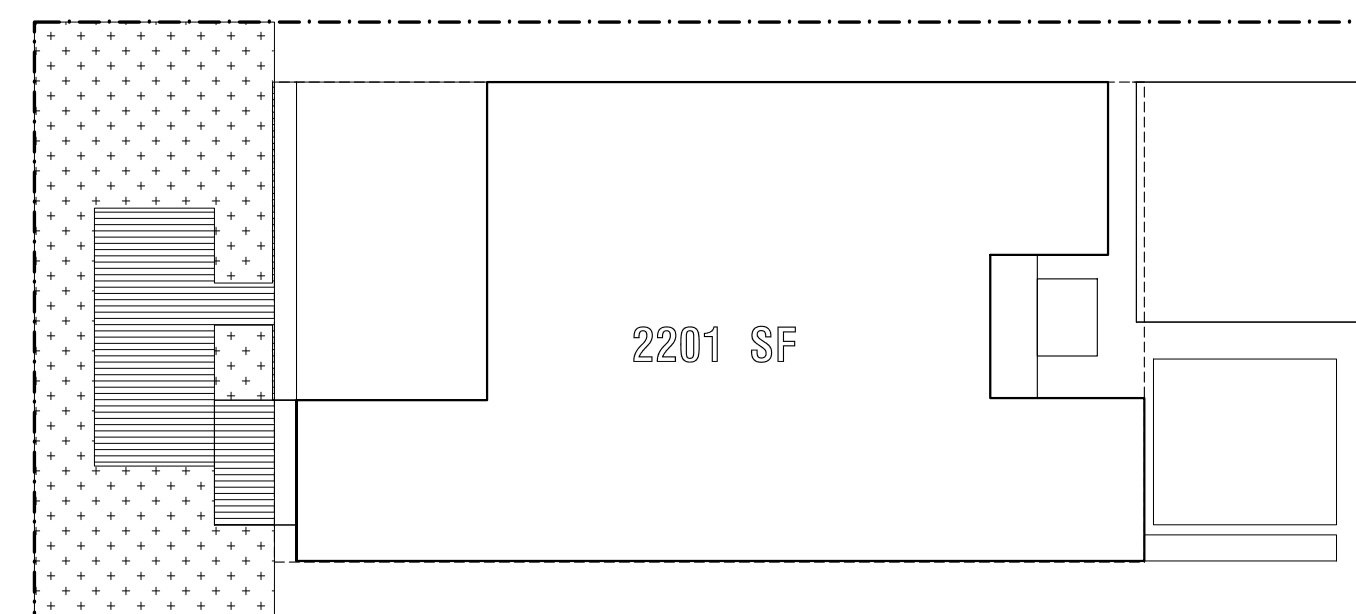
Pervious
  Impervious

Total Pervious/Impervious Area		
area	sf	%
Total lot area	5625	
Min. required pervious area for lot (35%)	1968.75	35.00
Pervious	2106.8	37.45
Impervious	1303.9	23.18



Pervious
  Impervious
  Landscaped

Front yard Pervious/Impervious Area		
area	sf	%
Total front yard area	1000	
Min. front yard pervious area	500	50.00
Landscaped (req 30%)	354	35.40
Pervious paver	210.6	21.06
Pervious (Landscaped+pervious paver)	564.1	56.41
Impervious	439	43.90



Pervious
  Impervious

Backyard Pervious/Impervious Area		
area	sf	%
Total REAR area	1000	100.00
Min. rear yard pervious area	400	40.00
Pervious	711.6	71.16
Impervious	287.9	28.79

## ZONING REQUIREMENT TABULATIONS

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REQ.35% x 5625 sf= 1968.75 sf			
Total AC Area(Ground floor)			2201 sf
Total Building Area			2201 SF

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

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





Smooth Stucco Finish



Built-up Roofing (White)



Exterior Decorative Tiles  
(below front entrance windows)



Concrete Stepping Stones



Wood Garden Gate



Cast Concrete Bench



PGT Aluminum Doors and Windows  
(to match existing)



Florida Keystone Paving  
(possible at patio)



Oolitic Limestone and Concrete Pavers

*Project:*

# ABBOTT HOUSE

8918 ABBOTT AVENUE  
SURFSIDE, FLORIDA 33154

*Designed by:*

**STEVEN FETT**  
ARCHITECTURE  
ARCHITECTURAL DESIGN AND PLANNING

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

*Consultants:*

## REVISIONS:

*Drawing:*

# MATERIALS PLAN

SCALE: 1/4" = 1'

ARCHITECTS SEAL:

DATE:  
05/23/2023

DRAWING NUMBER:

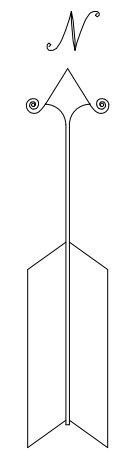
**A - 1.4**

AR95573









Project:

# ABBOTT HOUSE

8918 ABBOTT AVENUE  
SURFSIDE, FLORIDA 33154

Designed by:

## STEVEN FETT ARCHITECTURE

ARCHITECTURAL DESIGN AND PLANNING  
25 S.E. SECOND AVENUE, SUITE 427, MIAMI, FL 33131  
T.305.373.9833 E.305.373.9838 WWW.STEVENFETT.COM

Consultants:

REVISIONS:

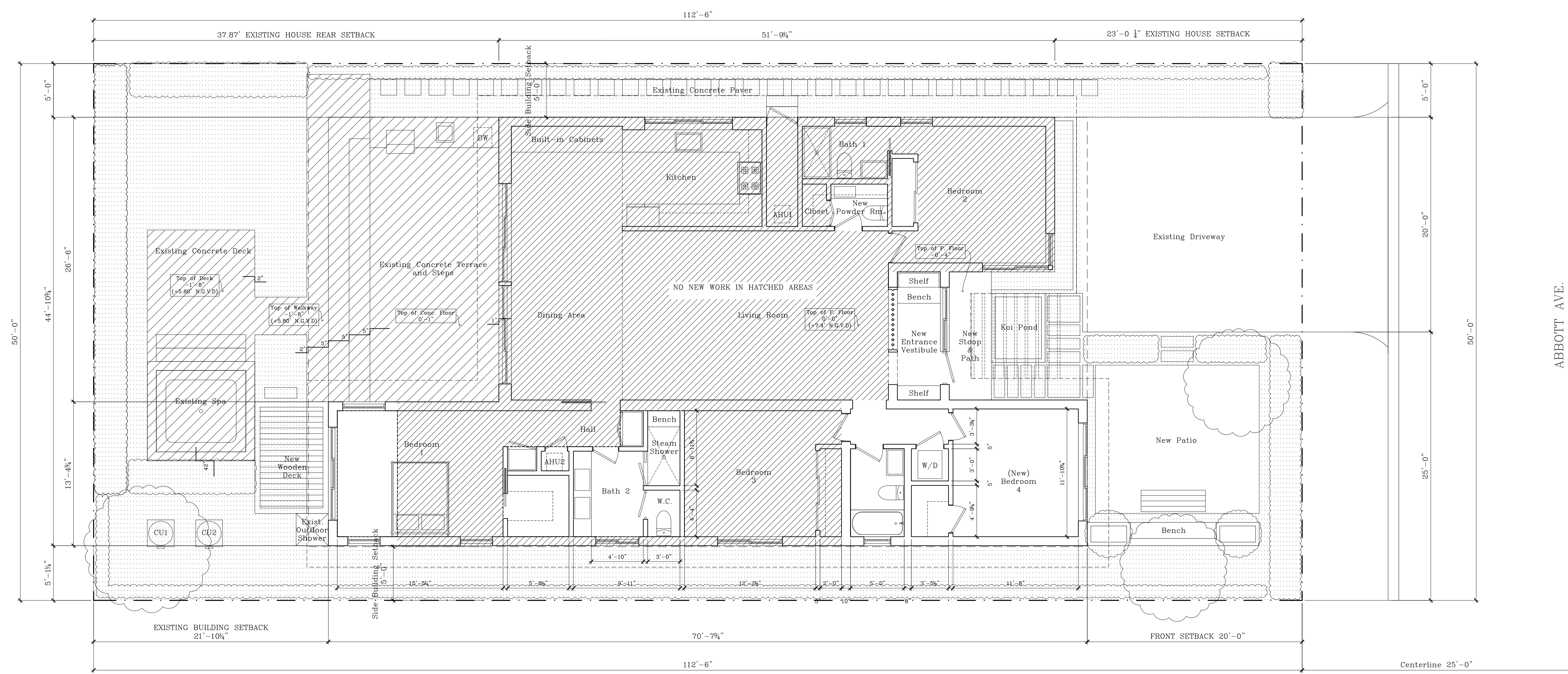
Drawing:

### FLOOR PLAN PROPOSED

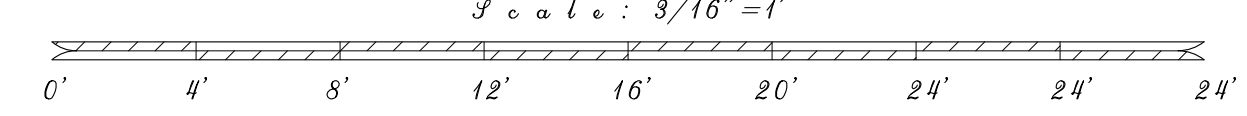
SCALE: 3/16" = 1'

ARCHITECTS SEAL:	DATE: 05/23/2023
	DRAWING NUMBER: <b>A - 2.1</b>

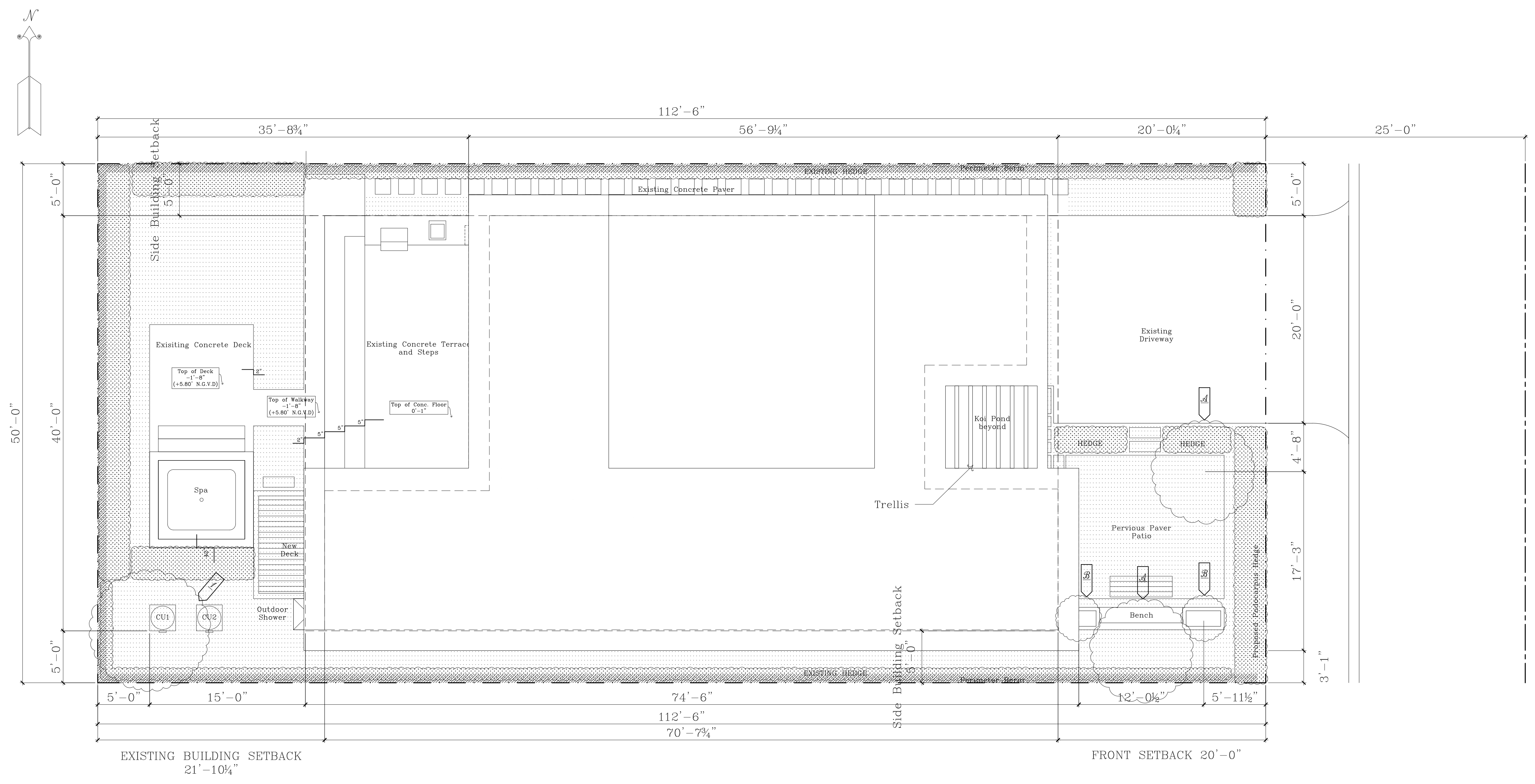
AR95573



FIRST FLOOR PLAN



ABBOTT AVE.



Project:  
**ABBOTT HOUSE**  
 8918 ABBOTT AVENUE  
 SURFSIDE, FLORIDA 33154

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

Consultants:

REVISIONS:

Drawing:  
**LANDSCAPE PLAN**

SCALE: 3/16" = 1'

ARCHITECTS SEAL: DATE: 05/23/2023  
 DRAWING NUMBER: **A - 2.2**

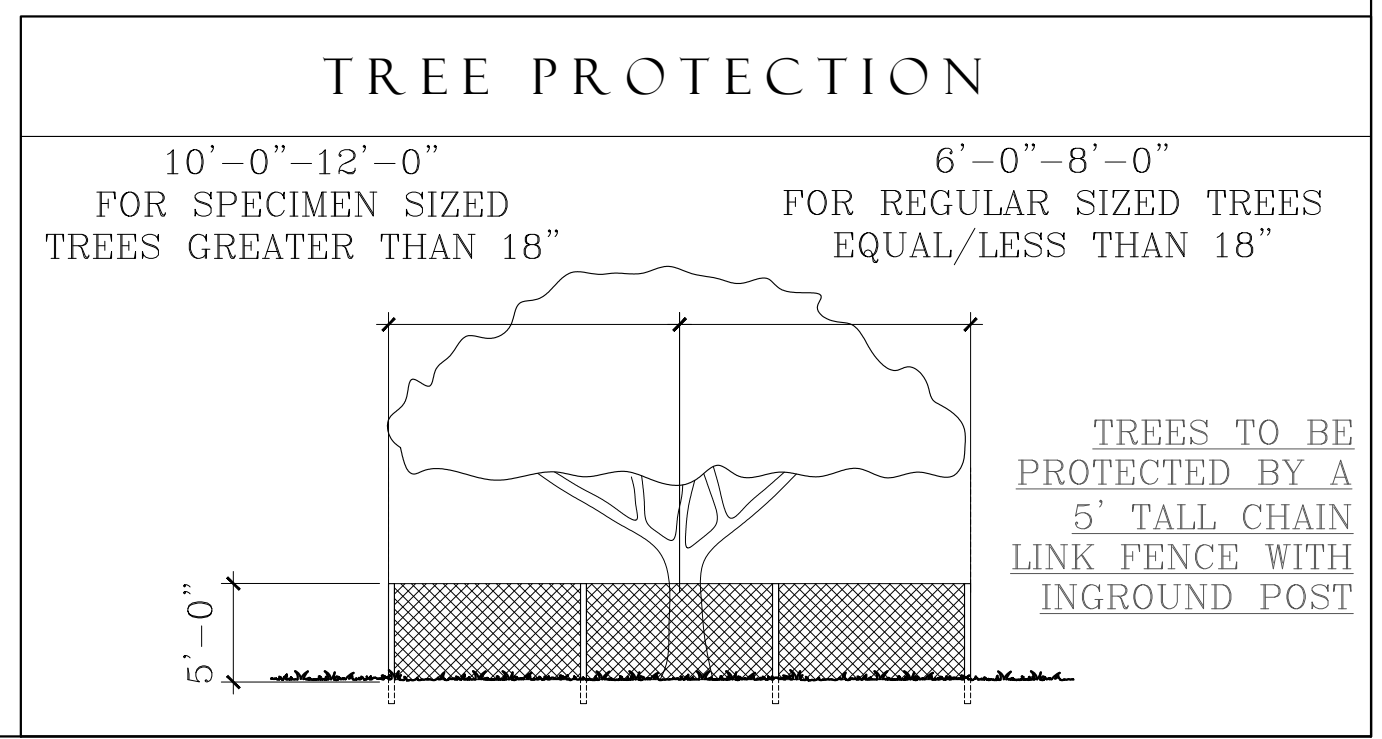
EXISTING TREES
<p><b>f</b></p> <p>Bougainvillea (<i>Poinsettia pulchra</i>)</p> <p>DBH: 5 in.                      Height: 20 ft.                      Canopy: 12'                      Condition: Poor</p>

PROPOSED TREES	
<p><b>A</b></p> <p>Pigeonplum (<i>Coccoloba diversifolia</i>)</p> <p>DBH: 5 in.                      Height: 30-40 ft.                      Canopy: 10'-20'                      Clr. Trunk: n.a.</p> <p>QTY: 2</p>	<p><b>B</b></p> <p>Wild Cinnamon (<i>Canello winterana</i>)</p> <p>DBH: 4 in.                      Height: 10-30ft.                      Canopy: 10-30 ft.                      Clr. Trunk: 4 ft.</p> <p>QTY: 2</p>

INSTALL
<p>⊗ Landscape to be removed</p> <p>○ Landscape to be Transplanted</p> <p>○ Proposed New Vegetation</p>

SCHEDULES & NOTES					
FERTILIZER SCHEDULE					
VEGETATION	MEDIUM	ANALYSIS	MANUF.	MIX	APPLY RATE
PALMS	GROUND	08-04-12	DRFC	6878	PER MANUF.
TREES/VEG.	GROUND	06-06-06	DRFC	1631	PER MANUF.

Replacement guarantee of at least one year required for any new installations. All new plantings must meet or exceed Florida grade standards.









## MEMORANDUM

ITEM NO. 5.C

**To:** Planning & Zoning Board  
**From:** Town Planner Judith Frankel  
**Date:** June 29, 2023  
**Subject:** 9316 Byron Avenue - Addition

---

Staff finds this application for a front yard addition generally meets the zoning code. The Planning and Zoning Board should determine whether the new addition is “consistent with and in conformance with the design guidelines set forth in the Town Code”. The new addition alters the architectural style of the home. The proposed style is consistent across the front façade, but inconsistent with the remainder of the structure. If the Planning and Zoning Board determines the design to be appropriate, staff recommends approval with the following condition:

- Per section 90-47, Ordinary projections of sills, cornices, and ornamental features, exclusive of roof eaves, may project not more than 24 inches into any required front yard. The new overhang on the front façade may not extend more than 24 inches into the front yard. A dimension should be provided for the front extension.

**Background:** The subject property is located in the H30B zoning district. The applicant is seeking to add a small addition to the front of the house in order to create an additional bedroom, bathroom, foyer and covered entryway. This addition creates a new front façade that extends the design elements across the existing garage. The new façade will feature an asymmetrical overhang of white stucco, gray porcelain tile accent on the garage door wall, new asymmetrical styled garage door, wood composite wall finishes and white aluminum window and door frames.

The proposed addition adds 219 SF of interior space and 37 SF of covered outdoor space to the home. The proposed lot coverage will be 2,013 Sf or 36%, which is well under the maximum allowed for this property. The addition allows for 1,985 SF or 35% pervious lot area for the property. The existing non-conforming pool deck contributes to the significant impervious lot coverage. This prevents the installation of a larger driveway for the property.

Please see images and Tables provided in **Attachment A** for more information.

Attachment A: Images and Tables

[9316 Byron Avenue Agenda Packet.pdf](#)

[9316 Byron Avenue Survey.pdf](#)

[9316 Byron Avenue Elevation Certificate.pdf](#)





# Town of Surfside, Florida Development Review

## 301 88<sup>th</sup> Street – Additions: Images and Tables



**301 88<sup>th</sup> Street view from 88<sup>th</sup> Street / Image courtesy of Google Maps 2023**

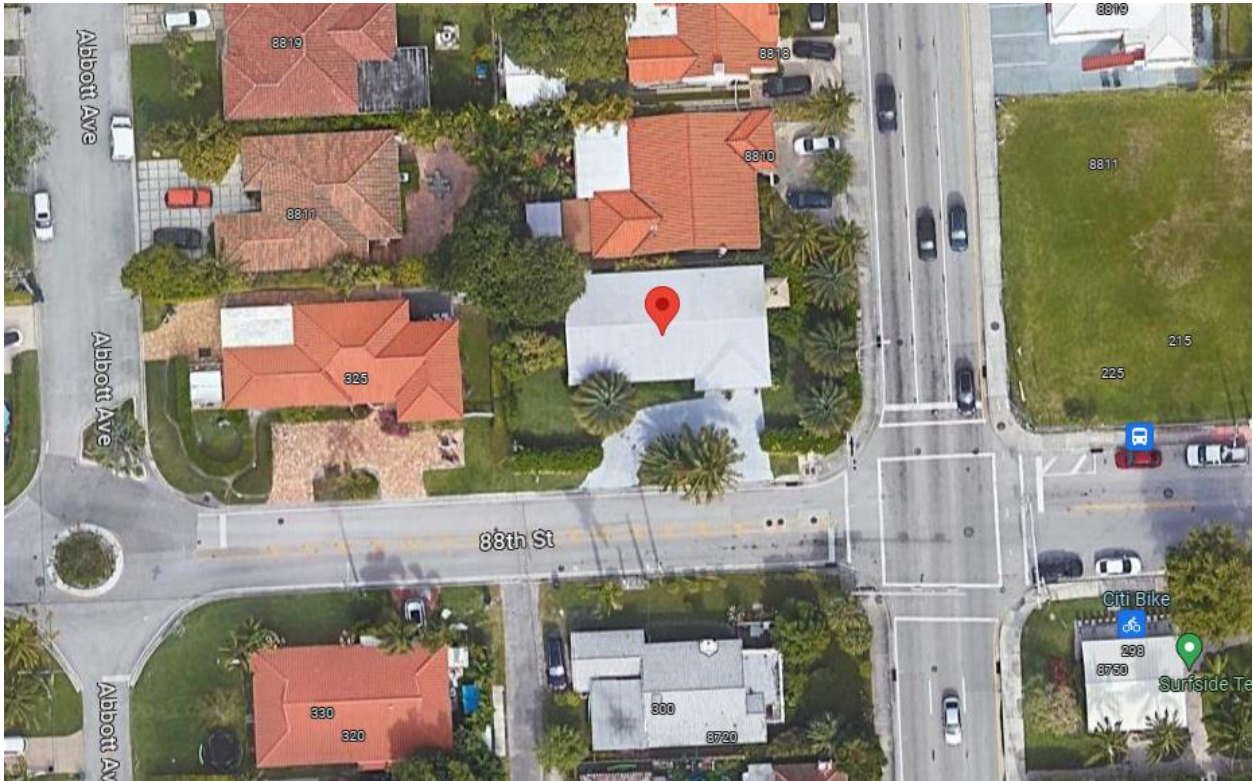


**301 88<sup>th</sup> Street view from Harding Avenue / Image courtesy of Google Maps 2023**





# Town of Surfside, Florida Development Review



**301 88<sup>th</sup> Street Aerial view / Image courtesy of Google Maps 2023**





## Town of Surfside, Florida Development Review

### Standards/Results

#### Sec. 90.43 Maximum Building Heights

Zoned Height	Maximum	Proposed
H30B	30 ft from Crown of Road	Not provided

#### Sec. 90-45 Setbacks

Setbacks	Required	Proposed
Primary Frontage	Minimum 20 feet	Addition is 20 FT
Secondary Frontage	Minimum 10 feet	Addition is 14.5 FT
Interior Side	5 feet	5.25 FT
Rear	Minimum 20 Feet	20.75 FT

#### Sec. 90.49 Lot Standards

Lot Standards for H30 B	Required	Proposed
Minimum Lot Width	50 ft	61 ft
Minimum Lot Area	5,600 SF	6,860 SF
Maximum Lot Coverage	50%	2444 SF (36%)
Total Pervious Area	35%	3,098 SF (45%)

#### Sec. 90-85 Landscaping Requirements

	Required	Proposed
Total Pervious Area	35%	45%
Front Yard Paved	50% maximum	Not Provided
Secondary Frontage Paved	50% maximum	Not Provided



## Town of Surfside, Florida Development Review

### 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	N/A
Decorative Features	Decorative features should be stylistically consistent throughout the entire building.	New attached garage and covered terrace to be pitched in keeping with the existing style of the home and roof.
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.	The new addition will have consistent stucco finishings, a roof line with match the peaked roof of the existing
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	The roof of the addition is similar in style to the existing roof. Flat Cement Tile
Window Style	Window styles should always be consistent among all elevations of a building	Bronze finish aluminum
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





**JORGE D. MANTILLA**  
ARCHITECT

5901 SW 63rd COURT SOUTH MIAMI FL 33143  
STATE OF FLORIDA LICENSE No. 14320  
P. (305) 815-4849  
E-mail: mantillaarchitect@gmail.com

DRAWING LOG:	DATE:
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**SINGLE FAMILY HOME ADDITION**  
OWNER: MR. & MRS. AMRAN  
9316 BYRON AVENUE  
SURFSIDE, FLORIDA 33154

CONSULTANT

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

release date:

03-10-2023

drawn by: VL

checked by: JM

**DRAWING INDEX:**

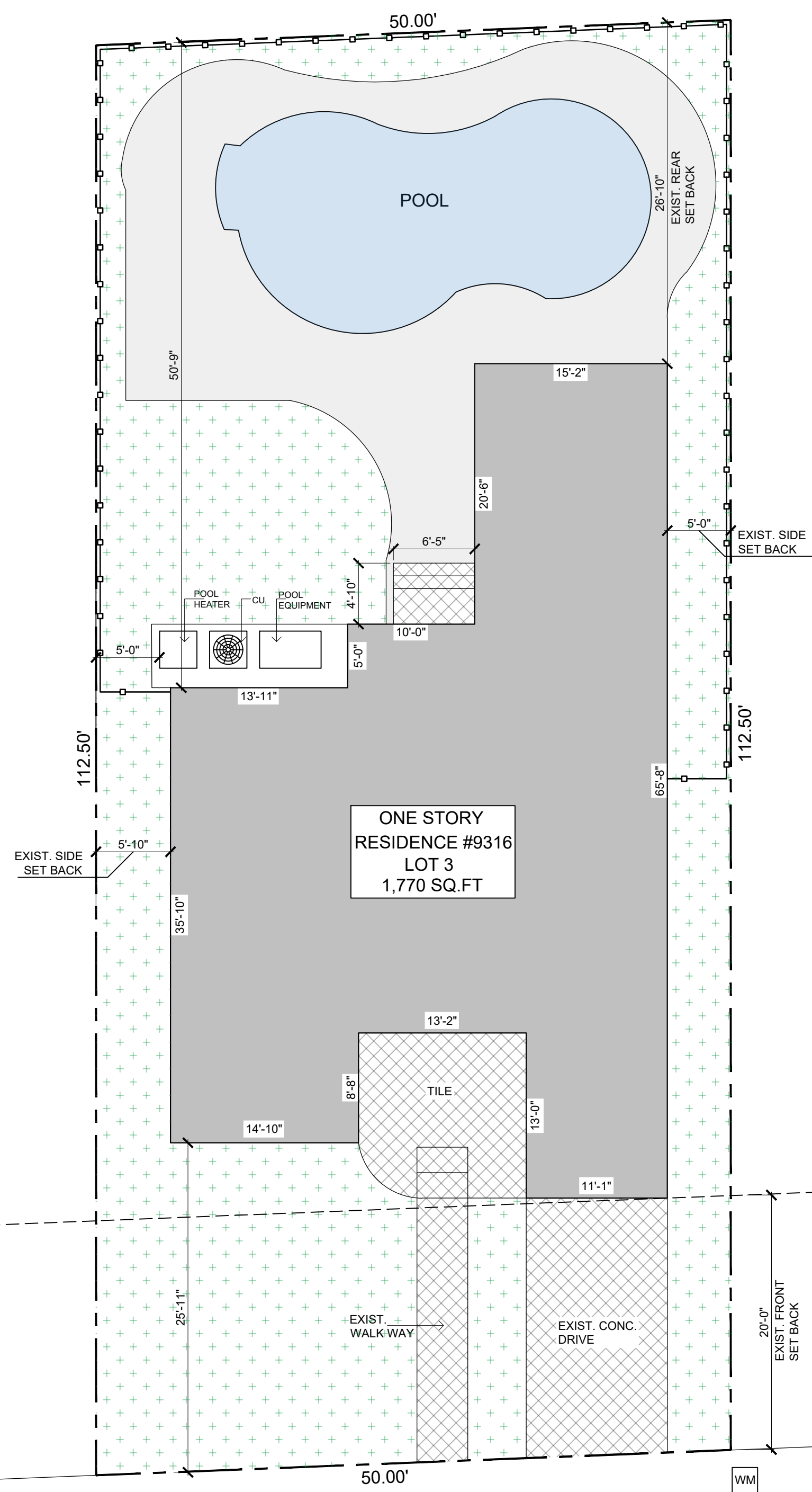
- A-100 COVER INDEX
- A-101 SITE PLAN/LOCATION PLAN
- A-102 AREAS
- A-200 EXISTING FLOOR PLAN AND ROOF PLAN
- A-201 PROPOSED FLOOR PLAN AND ROOF PLAN
- A-301 EXISTING & PROPOSED FRONT BUILDING ELEVATIONS

**A-100**  
RENDER

SHEET NO.

1 OF 11



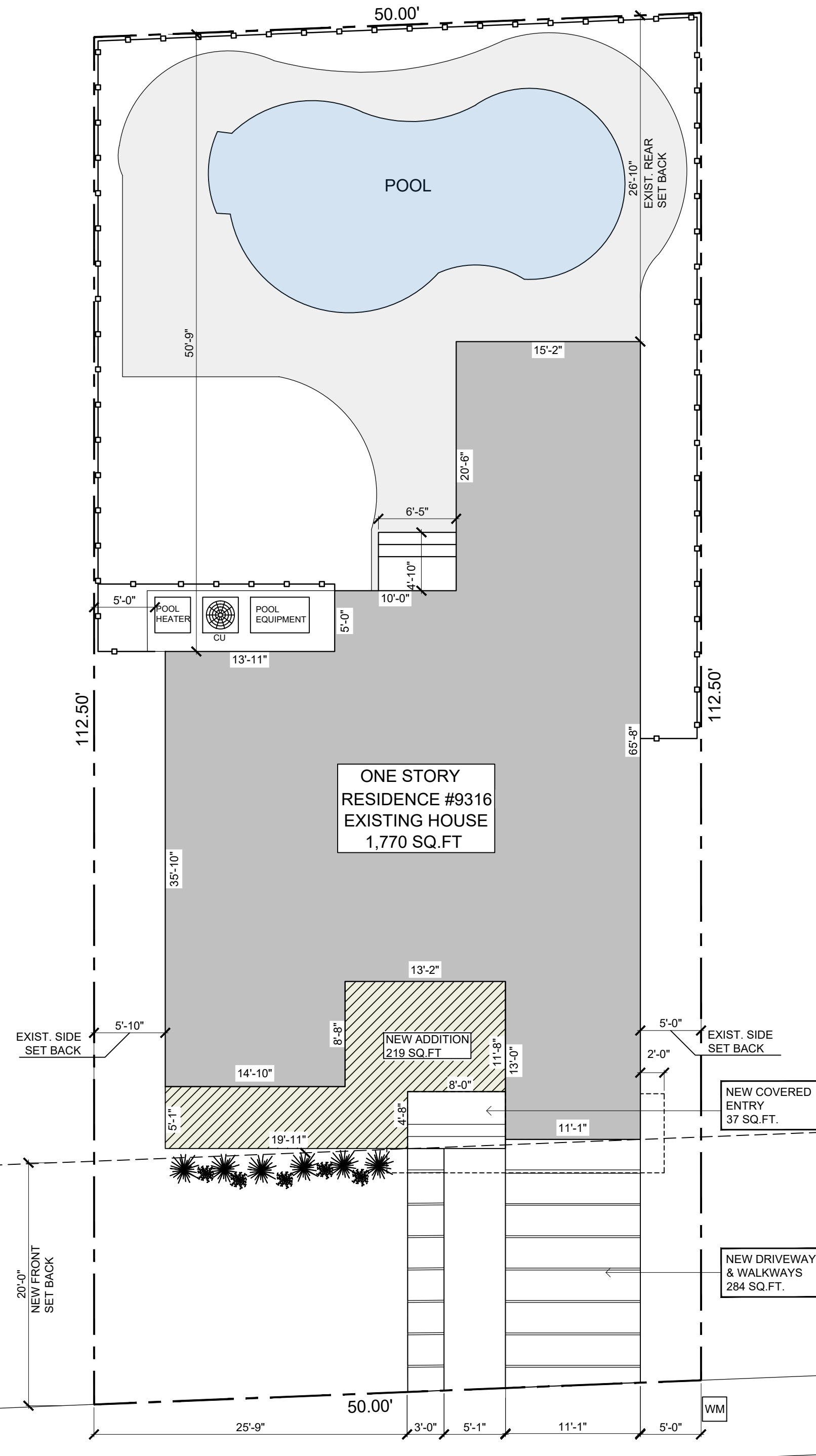


THIRD AVENUE BY PLAT  
BYRON AVENUE

50' PLATTED RIGHT - OF -  
WAY

31' ASPHALT PAVEMENT

**EXISTING SITE PLAN**  
SCALE 1/8"=1'-0"



THIRD AVENUE BY PLAT  
BYRON AVENUE

50' PLATTED RIGHT - OF -  
WAY

31' ASPHALT PAVEMENT

**PROPOSED SITE PLAN**  
SCALE 1/8"=1'-0"

**ZONING REQUIREMENTS: H30B**  
**FOLIO: 14-2235-006-1730**  
LOT SIZE: 112.50 X 50.00= 5,625 SQ.FT.

MAX. LOT COVERAGE: 50% (5,625)= 2,812 SQ.FT.  
LOT COVERAGE PROPOSED: 2,026 SQ.FT. (36%)

BUILDING SET BACKS:	REQUIRED	PROPOSED
FRONT SET BACK	20'-0"	20'-0" NEW
SOUTH SET BACK	5'-10"	5'-10" NEW
NORTH SET BACK	5'-0"	5'-6" EXISTING
REAR SET BACK	20'-0"	26'-10" EXISTING
LOT COVERAGE	2,812 SQ.FT.	2,013 SQ.FT.

MAX. HEIGHT FROM CROWN OF ROAD	2 STORIES 30'-0"	1 STORY
MIN. PERVIOUS AREA (35% OF 5,625 SQ.FT.)	1,969 SQ.FT.	1,985 SQ.FT.
FRONT SET BACK PERMEABILITY (50% OF 1,000 SQ.FT.)	500 SQ.FT.	716 SQ.FT.



**LOCATION MAP**  
NOT TO SCALE

**JORGE D. MANTILLA**  
ARCHITECT

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

DRAWING LOG: DATE:


**SINGLE FAMILY HOME ADDITION**  
OWNER: MR. & MRS. AMRAN  
9316 BYRON AVENUE  
SURFSIDE, FLORIDA 33154

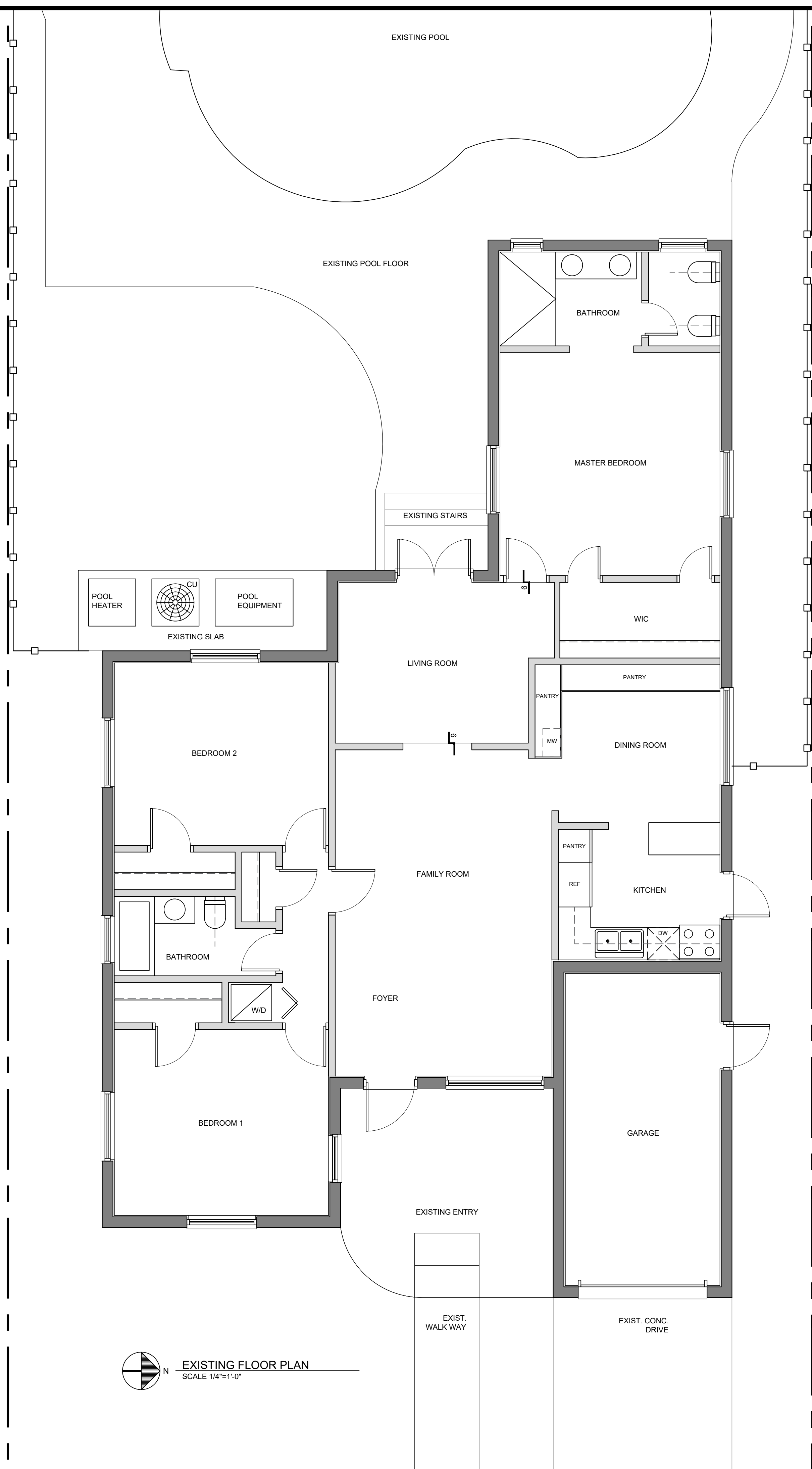
CONSULTANT  
scale: 1/4" = 1'-0"  
release date: 03-10-2023  
drawn by: VL  
checked by: JM

**A-101**  
SITE PLAN & ZONING DATA  
SHEET NO. 1 OF 11

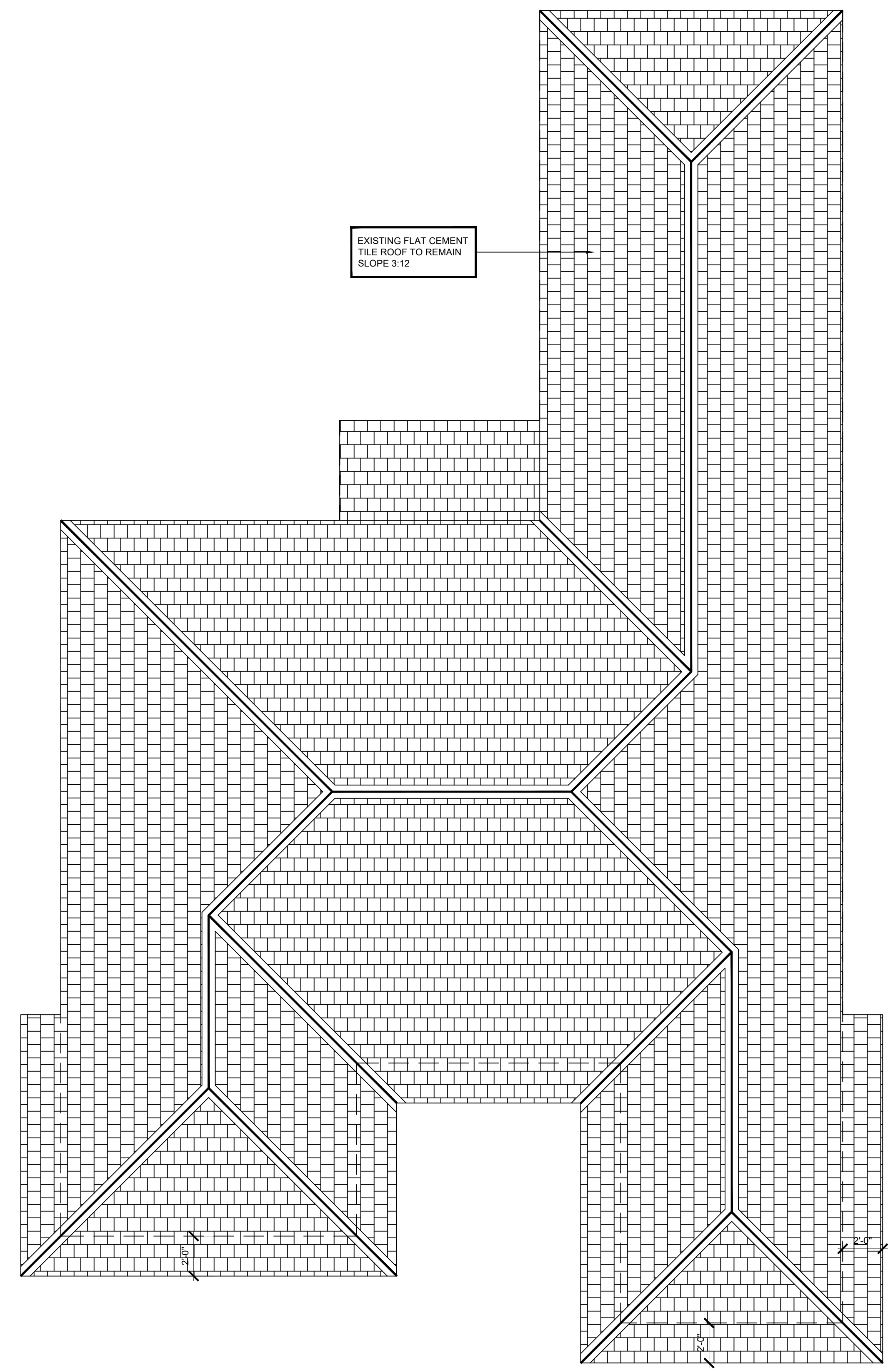








**EXISTING FLOOR PLAN**  
SCALE 1/4"=1'-0"



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

**JORGE D. MANTILLA**  
ARCHITECT

5901 SW 63rd COURT SOUTH MIAMI FL 33143  
STATE OF FLORIDA LICENSE No. 14320  
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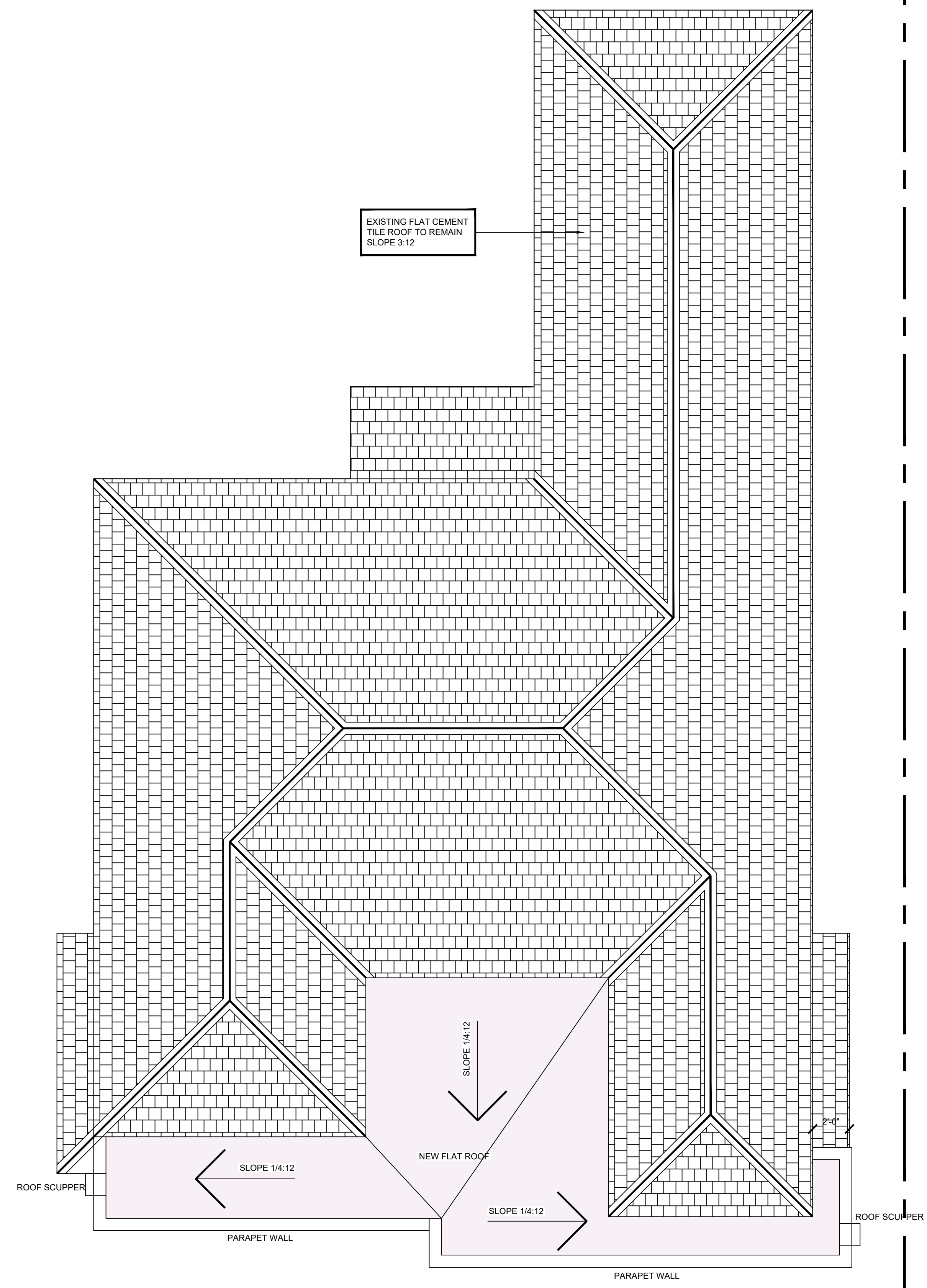
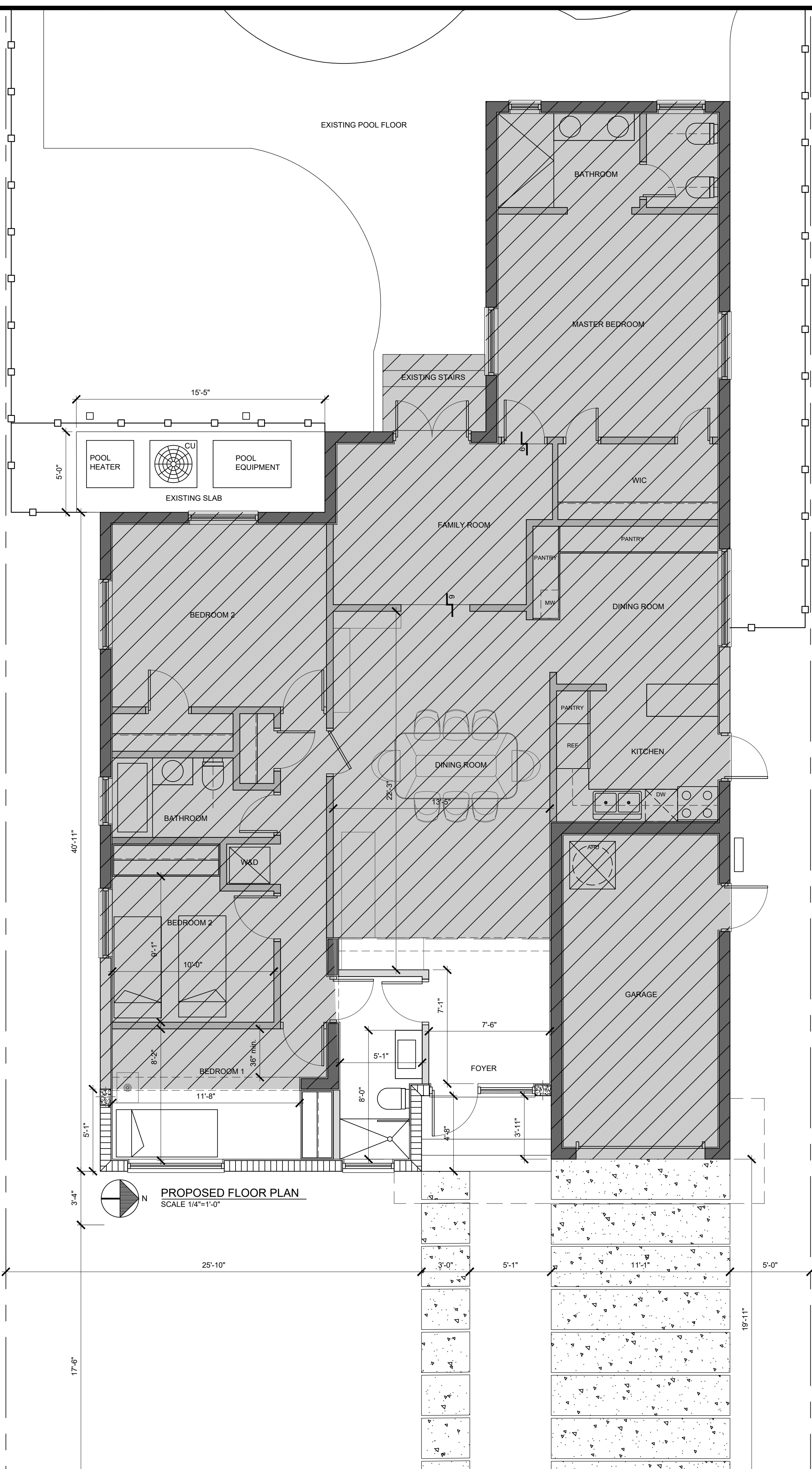
DRAWING LOG:	DATE:
_____	_____
_____	_____
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_____	_____

**SINGLE FAMILY HOME ADDITION**  
OWNER: MR. & MRS. AMRAN  
9316 BYRON AVENUE  
SURFSIDE, FLORIDA 33154

CONSULTANT  
scale: 1/4" = 1'-0"  
release date: 02/15/2023  
drawn by: VL  
checked by: JM

**A-200**  
EXISTING FLOOR  
& ROOF PLAN  
SHEET NO. 3 OF 11





**JORGE D. MANTILLA**  
ARCHITECT

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

DRAWING LOG: DATE:


**SINGLE FAMILY HOME ADDITION**  
OWNER: MR. & MRS. AMRAN  
9316 BYRON AVENUE  
SURFSIDE, FLORIDA 33154

CONSULTANT

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

release date: 02/15/2023

drawn by: VL

checked by: JM

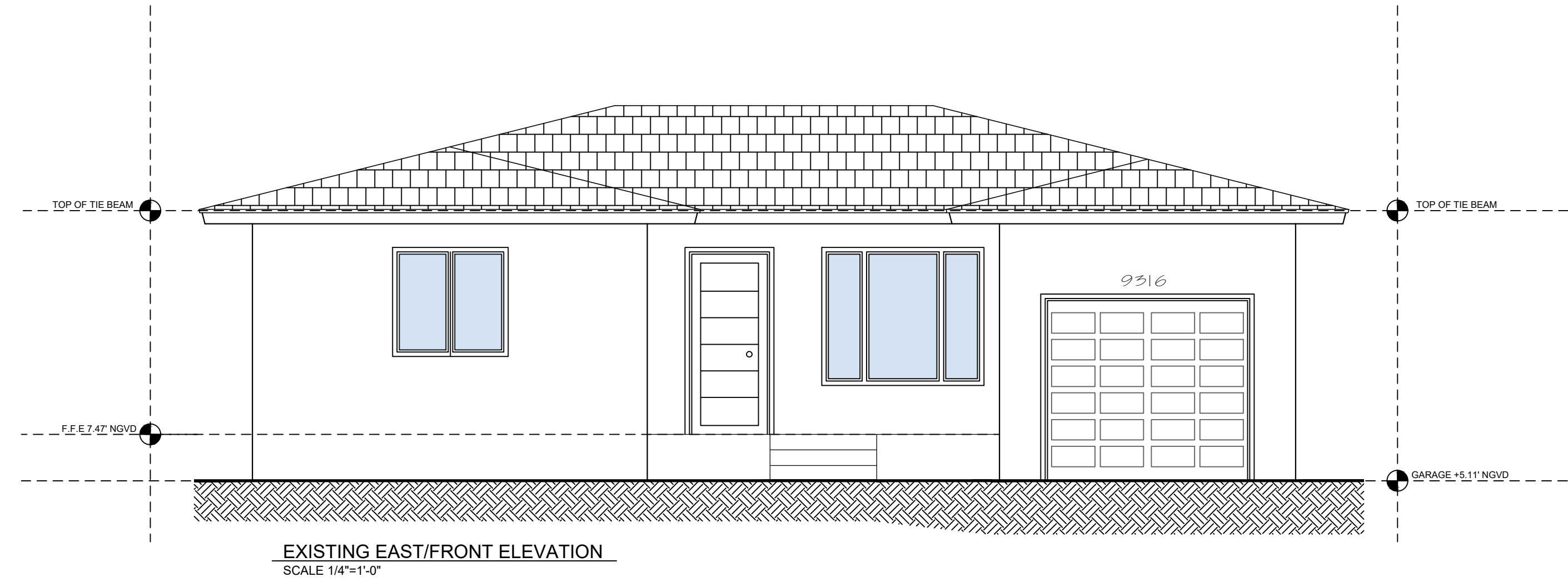
**A-201**  
PROPOSED FLOOR PLAN

SHEET NO. 5 OF 11





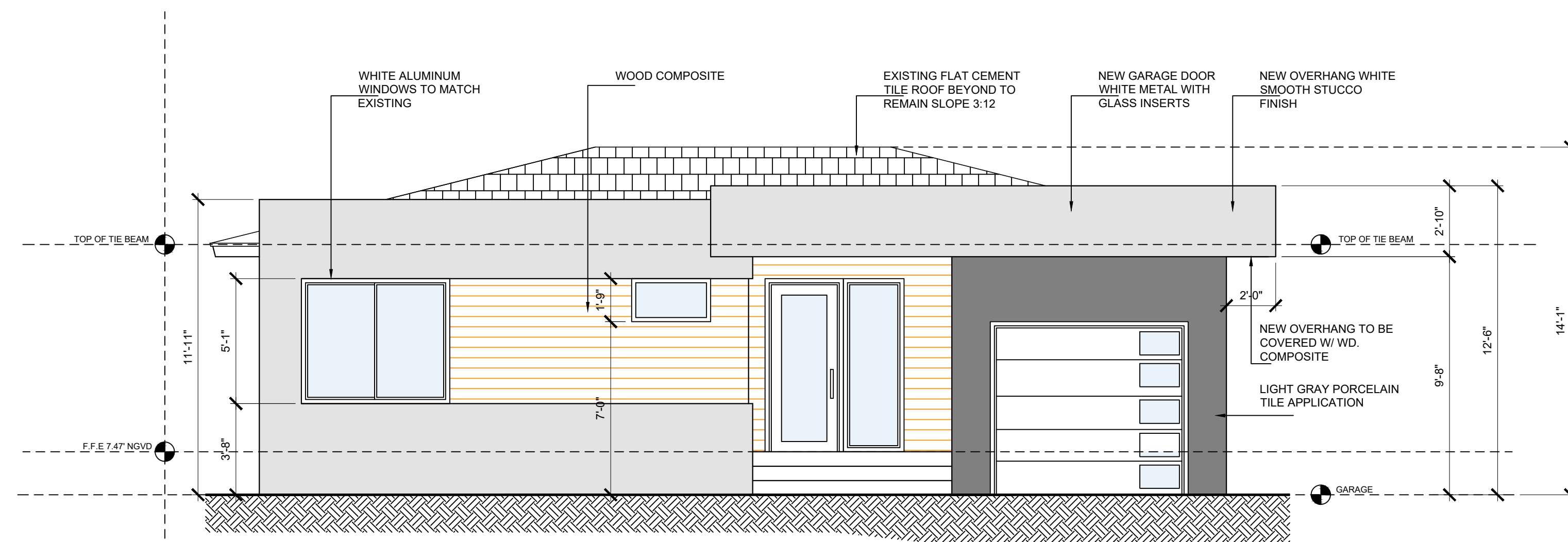
EXISTING HOUSE



EXISTING EAST/FRONT ELEVATION  
SCALE 1/4"=1'-0"



PROPOSED HOUSE



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

**JORGE D. MANTILLA**  
ARCHITECT

5901 SW 63rd COURT SOUTH MIAMI FL 33143  
STATE OF FLORIDA LICENSE No. 14320  
P. (305) 815-4849  
E-mail: mantillaarchitect@gmail.com

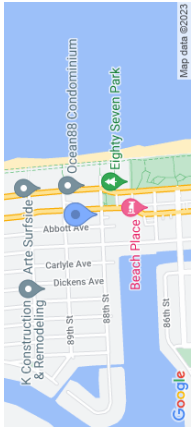
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**SINGLE FAMILY HOME ADDITION**  
OWNER: MR. & MRS. AMRAN  
9316 BYRON AVENUE  
SURFSIDE, FLORIDA 33154

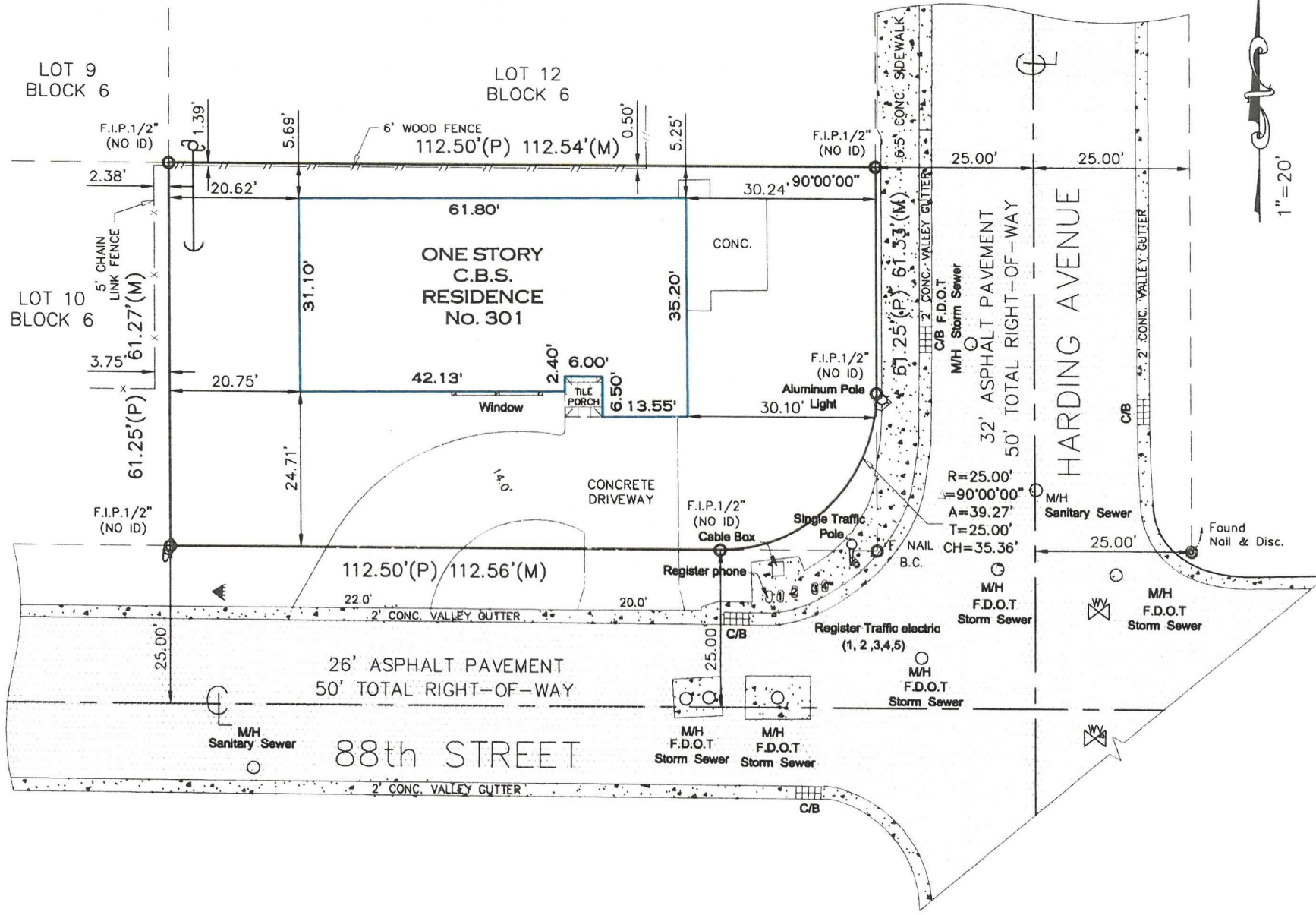
CONSULTANT  
scale: 1/4" = 1'-0"  
release date: 02/15/2023  
drawn by: VL  
checked by: JM

**A-301**  
EXISTING & PROPOSED  
ELEVATIONS  
SHEET NO. 9 OF 11





This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.



Accepted By:

Property Address:  
301 88 Street  
Surfside, FLORIDA 33154

Notes: NO NOTES

**SURVEYOR'S CERTIFICATION** I HEREBY CERTIFY THAT THIS STANDARD SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTOR OF REGISTRATION WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 427-023 FLORIDA STATUTES. NO. 6792

M.E. Land Surveying, LLC  
P.O. Box 970685  
Miami, FL 33197  
Phone: (305) 740-3319  
Fax: (305) 669-3190  
LB#: 7989





# Surveyor's Legend

	LIMITED ACCESS RIGHT-OF-WAY LINE		FND FOUND IRON PIPE / PIN AS NOTED ON PLAT		B.R. BEARING REFERENCE		TEL. TELEPHONE FACILITIES
	PROPERTY LINE		LB# LICENSE # - BUSINESS		CENTRAL ANGLE OR DELTA		U.P. UTILITY POLE
	STRUCTURE LINE		LS# LICENSE # - SURVEYOR		R RADIUS		E.U.B. ELECTRIC UTILITY BOX
	CONCRETE BLOCK WALL		CALC CALCULATED POINT		RAD RADIAL		SEP. SEPTIC
	CHAIN LINK FENCE OR WIRE FENCE		SET SET PIN		N.R. NON RADIAL		D.F. DRAINFIELD
	WOOD FENCE		▲ CONTROL POINT		TYP. TYPICAL		A/C AIR CONDITIONER
	IRON FENCE		■ CONCRETE MONUMENT		I.R. IRON ROD		S/W SIDEWALK
	EASEMENT		⊕ BENCHMARK		I.P. IRON PIPE		DWY DRIVEWAY
	CENTER LINE		ELEV ELEVATION		N&D NAIL & DISK		SCR. SCREENED
	WOOD DECK		P.T. POINT OF TANGENCY		PK NAIL PARKER-KALON NAIL		GAR. GARAGE
	ASPHALT		P.C. POINT OF CURVATURE		D.H. DRILL HOLE		ENCL. ENCLOSURE
	BRICK / TILE		P.R.M. PERMANENT REFERENCE MONUMENT		⊙ WELL		N.T.S. NOT TO SCALE
	WATER		P.C.C. POINT OF COMPOUND CURVATURE		⊠ FIRE HYDRANT		F.F. FINISHED FLOOR
	APPROXIMATE EDGE OF WATER		P.R.C. POINT OF REVERSE CURVATURE		⊙ MANHOLE		T.O.B. TOP OF BANK
	COVERED AREA		P.O.B. POINT OF BEGINNING		O.H.L. OVERHEAD LINES		E.O.W. EDGE OF WATER
	TREE		P.O.C. POINT OF COMMENCEMENT		TRANS. TRANSFORMER		E.O.P. EDGE OF PAVEMENT
	POWER POLE		P.C.P. PERMANENT CONTROL POINT		CATV CABLE TV RISER		C.V.G. CONCRETE VALLEY GUTTER
	CATCH BASIN		M FIELD MEASUREMENT		⊕ WATER METER		B.S.L. BUILDING SETBACK LINE
	C.U.E. COUNTY UTILITY EASEMENT		D DEED		P/E POOL EQUIPMENT		S.T.L. SURVEY TIE LINE
	I.E./E. INGRESS / EGRESS EASEMENT		C CALCULATED		CONC. CONCRETE SLAB		⊕ CENTER LINE
	U.E. UTILITY EASEMENT		L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT		ESMT EASEMENT		R/W RIGHT-OF-WAY
	EP ELECTRIC POLE		R.O.E. ROOF OVERHANG EASEMENT		D.E. DRAINAGE EASEMENT		P.U.E. PUBLIC UTILITY EASEMENT
	PG. PAGE		CONC. CONCRETE		L.B.E. LANDSCAPE BUFFER EASEMENT		C.M.E. CANAL MAINTENANCE EASEMENT
	P.B. PLAT BOOK		CSW CONCRETE SIDEWALK		L.A.E. LIMITED ACCESS EASEMENT		A.E. ANCHOR EASEMENT
			B.C.R. BROWARD COUNTY RECORDS		ID IDENTIFICATION		BC BLOCK CORNER
			F.I.R. FOUND IRON PIN / REBAR				
			L CURVE LENGTH		WF WOOD FENCE		

### Property Address:

301 88 Street  
Surfside, FLORIDA 33154

### Flood Information:

**Community Number:** TOWN OF SURFSIDE/ 120659  
**Panel Number:** 12086C0326  
**Suffix:** L  
**Date of Firm Index:** 09/11/2009  
**Flood Zone:** AE  
**Base Flood Elevation:** 8  
**Date of Field Work:** 02/22/2023  
**Date of Completion:** 02/23/2023

### General Notes:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
- This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
- The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measure to an estimated horizontal positional accuracy of 1/10 foot.
- If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
- Wall ties are done to the face of the wall.
- Fence ownership is not determined.
- Bearings referenced to line noted B.R also are assumed.
- Dimensions shown are platted and measured unless otherwise shown.
- No identification found on property corners unless noted.
- Not valid unless sealed with the signing surveyors embossed seal.
- Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
- Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- This is a BOUNDARY SURVEY unless otherwise noted.
- This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

### Legal Description:

Lot 11, of Block 6, of SECOND AMENDED PLAT OF NORMANDY BEACH , according to the plat thereof, as recorded in Plat Book 16, Page 44, of the public records of Miami-Dade County, FLORIDA

### Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None". Do not check the "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

### Certified To:

**Carlos Miguel Puente De La Mata**  
**Duarte Law Firm**  
**BB Americas Bank**

its successors and/or assigns as their interest may appear.

### Please copy below for policy preparation purposes only:

*This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Efrain Lopez , for M.E. Land Surveying Inc., dated 02/23/2023 bearing Job # B-123705 :*

a. NO NOTES

## M.E. Land Surveying, LLC

P.O. Box 970685 Miami, FL 33197  
Phone: (305) 740-3319  
Fax: (305) 669-3190  
LB#: 7989





# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1-9.

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

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Isaac Amran and Sally Benayoun				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9316 Byron Avenue				Company NAIC Number:	
City Surfside		State FLORIDA		ZIP Code 33154	
A3. Property Description (Lot and Block numbers, Tax Parcel Number, Legal Description, etc.) Lot Number:3 Block Number:10					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, Etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>N 25°52'54.91</u> Long. <u>W 80° 7'30.49</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance					
A7. Building Diagram number <u>8</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>1509</u> Sq. Ft.					
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>12</u>					
c) Total net area of flood openings in A8.b <u>2304</u> Sq. in.					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>200</u> Sq. Ft.					
b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> Sq. In.					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number 120659			B2. County Name Miami-Dade County		B3. State FLORIDA
B4. Map/Panel Number  12086C0144L	B5. Suffix  L	B6. FIRM Index Date  09/11/2009	B7. FIRM Panel Effective/Revised Date  09/11/2009	B8. Flood Zone(s)  AE	B9. Base Flood elevation(s) (Zone AO, use base flood depth)  8.0
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					



# ELEVATION CERTIFICATE

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

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9316 Byron Avenue			Policy Number:
City Surfside	State FLORIDA	ZIP Code 33154	Company NAIC Number:

### SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete items C2.a-h below according to the building diagram specified in item A7. IN Puerto Rico only, enter meters.  
 Benchmark Utilized: BM: Y-313 ELEV: 10.26' Vertical Datum: NGVD 1929  
 Indicate elevation datum used for the elevations in items a) through h) below.  
 NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_



Datum used for building elevations must be the same as that used for the BFE.

			Check the measurement used.
a) Top of bottom floor (Including basement, crawlspace, or enclosure floor)	5 . 06	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next highest floor	7 . 47	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A .	<input type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached Garage (top of slab)	5 . 11	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	7 . 56	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	4 . 86	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	5 . 06	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs including structural support	N/A .	<input type="checkbox"/> feet	<input type="checkbox"/> meters

### SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.  
 I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments.

Certifier's Name EFRAIN LOPEZ	License number 6792		
Title PROFESSIONAL SURVEYOR & MAPPER			
Company Name ME LAND SURVEYING			
Address 10665 SW 190th STREET SUITE 3110			
City MIAMI	State FL		ZIP Code 33157
Signature 	Date 03/04/2020		Telephone (305) 740-3319

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

Comments (including type of equipment and location, per C2(e), if applicable)  
 LATITUDE LONGITUDE PER GOOGLE, ATTACHMENTS = BUILDING PICTURES  
 C2E= AC UNIT  
 This elevation certificate is for flood insurance rating purposes only and may not be used for building permitting purposes due to measurement precision issues.



# ELEVATION CERTIFICATE

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

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9316 Byron Avenue			Policy Number:
City Surfside	State FLORIDA	ZIP Code 33154	Company NAIC Number:

**SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)  
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the HAG
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the LAG
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the HAG
- E3. Attached garage (top of slab) is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the HAG
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the HAG
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  
 Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

Check here if attachments.



# ELEVATION CERTIFICATE

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

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9316 Byron Avenue			Policy Number:
City Surfside	State FLORIDA	ZIP Code 33154	Company NAIC Number:

### SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check measurement used in items G8 - G10. In Puerto Rico only, enter meters.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4-G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for:       New Construction     Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_ . \_\_\_\_\_       feet     meters      Datum \_\_\_\_\_

G9. BFE or (in Zone AO) depth of flooding at the building site:      \_\_\_\_\_ . \_\_\_\_\_       feet     meters      Datum \_\_\_\_\_

G10. Community's design flood elevation      \_\_\_\_\_ . \_\_\_\_\_       feet     meters      Datum \_\_\_\_\_

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments

Check here if attachments.



# ELEVATION CERTIFICATE

# BUILDING PHOTOGRAPHS

See Instructions for Item A6.

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

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9316 Byron Avenue			Policy Number:
City Surfside	State FLORIDA	ZIP Code 33154	Company NAIC Number:

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



Photo One

Photo One Caption Photo Taken 03/03/2020 "Front View"



Photo Two

Photo Two Caption Photo Taken 03/03/2020 "Rear View"



# ELEVATION CERTIFICATE

# BUILDING PHOTOGRAPHS Continuation Page

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

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9316 Byron Avenue			Policy Number:
City Surfside	State FLORIDA	ZIP Code 33154	Company NAIC Number:

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



Photo One

Photo One Caption Photo Taken 03/03/2020 "Left View"

Photo Two

Photo Two Caption Photo Taken 03/03/2020 "Right View"





## MEMORANDUM

ITEM NO. 5.D

**To:** Planning & Zoning Board

**From:** Town Planner Judith Frankel

**Date:** June 29, 2023

**Subject:** **301 88th Street - Garage Conversion, Addition and Front Yard Pool**

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Staff finds this application for a garage conversion, addition and front yard pool generally meets the zoning code. The Planning and Zoning Board should determine whether the new addition is “consistent with and in conformance with the design guidelines set forth in the Town Code”. Board approval is also required for front yard pools. If the Planning and Zoning Board determines the design to be appropriate, staff recommends approval with the following conditions:

- Height of the home must be provided in NGVD and in comparison to the Crown of Road. The home height is less than 30 feet, but total height must be notated on the elevations.
- Finished Floor Elevation (FFE) of the converted garage space must be raised to the existing FFE of the home.
- Per section 90-50, landscaping must be provided along the base of the new exterior wall.
- Per section 90-61, No more than 50% of the front yard (Harding Avenue side of the property) may be paved.
- Per section 90-61 secondary frontage yards (88th Street Side) shall not be more than 50 percent paved over with any type of material that is not readily permeable by rainwater and groundwater and not less than 30 percent of the secondary frontage yard shall be landscaped.
- Per section 90-61, this property may have one 24-foot curb cut or two 12-foot curb cuts. The curb cuts shown on the site plan are 22 and 20 feet, which is not permitted.
- Per section 90-47.3., air conditioning equipment, pool pump or other mechanical equipment may be located at ground level, provided such equipment is at least five feet from any side or rear lot line and ten feet from any other single-family or two-family residence, and is not visible from any street or waterway. Existing equipment may



remain, but new equipment must comply with current code. Location of the pool equipment is not present on the submitted plans.

- A pool safety fence must enclose the pool area.

**Background:** The subject property is located in the H30B zoning district. The applicant is requesting to convert an existing garage to habitable space, add a new garage, and add a front yard swimming pool with covered terrace. The proposed alterations to the home will be in the same style as the existing. All of the windows and doors will be replaced as part of this renovation project with bronze aluminum frames. The facades of the house will be mainly flat white stucco with vertical accents in light gray. The roof will be a flat cement tile in a dark gray charcoal. The roofline pitch will remain the same.

A garage conversion requires the finished floor elevation (FFE) of the space to be raised to match the rest of the home. The FFE is not indicated on the site plan, but must be included when applying for a building permit. The garage door will be removed and replaced with one large three pane window that is on the same level as the existing windows on the south façade. Landscaping must be provided at the base of the new exterior wall. This is not represented on the site plan.

The addition of a garage will add 252 SF to the lot coverage of the home. Together with the new outdoor covered terrace the home is 2,444 SF or 35.6% of the lot. This is well under the 50% maximum lot coverage for a one-story home. With the new garage addition and the pool, the lot maintains 45% pervious space.

The proposed pool is located in the technical front yard of the property and requires Board review and approval. The pool is setback 10 feet from the front property line as required. The front yard setback must be no more than 50%. This calculation was not provided but appears to be met. This calculation will be verified at the time of permitting.

The existing driveway appears to be a painted concrete, which is not an approved finish for driveways. Driveways may be pavers, colored concrete or stamped concrete. This property may have one 24-foot curb cut or two 12-foot curb cuts. The curb cuts shown on the site plan are 22 and 20 feet, which is not permitted. A separate permit is required for driveways.

Please see images and Tables provided in **Attachment A** for more information.

[Attachment A: Images and Tables](#)

[301 88th Street Survey.pdf](#)

[301 88th Street Agenda Packet.pdf](#)

[301 88th Street Elevation Certificate.pdf](#)





# Town of Surfside, Florida Development Review

## 301 88<sup>th</sup> Street – Additions: Images and Tables



**301 88<sup>th</sup> Street view from 88<sup>th</sup> Street / Image courtesy of Google Maps 2023**



**301 88<sup>th</sup> Street view from Harding Avenue / Image courtesy of Google Maps 2023**





# Town of Surfside, Florida Development Review



**301 88<sup>th</sup> Street Aerial view / Image courtesy of Google Maps 2023**





## Town of Surfside, Florida Development Review

### Standards/Results

#### Sec. 90.43 Maximum Building Heights

Zoned Height	Maximum	Proposed
H30B	30 ft from Crown of Road	Not provided

#### Sec. 90-45 Setbacks

Setbacks	Required	Proposed
Primary Frontage	Minimum 20 feet	Addition is 20 FT
Secondary Frontage	Minimum 10 feet	Addition is 14.5 FT
Interior Side	5 feet	5.25 FT
Rear	Minimum 20 Feet	20.75 FT

#### Sec. 90.49 Lot Standards

Lot Standards for H30 B	Required	Proposed
Minimum Lot Width	50 ft	61 ft
Minimum Lot Area	5,600 SF	6,860 SF
Maximum Lot Coverage	50%	2444 SF (36%)
Total Pervious Area	35%	3,098 SF (45%)

#### Sec. 90-85 Landscaping Requirements

	Required	Proposed
Total Pervious Area	35%	45%
Front Yard Paved	50% maximum	Not Provided
Secondary Frontage Paved	50% maximum	Not Provided



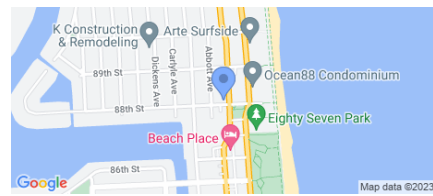


## Town of Surfside, Florida Development Review

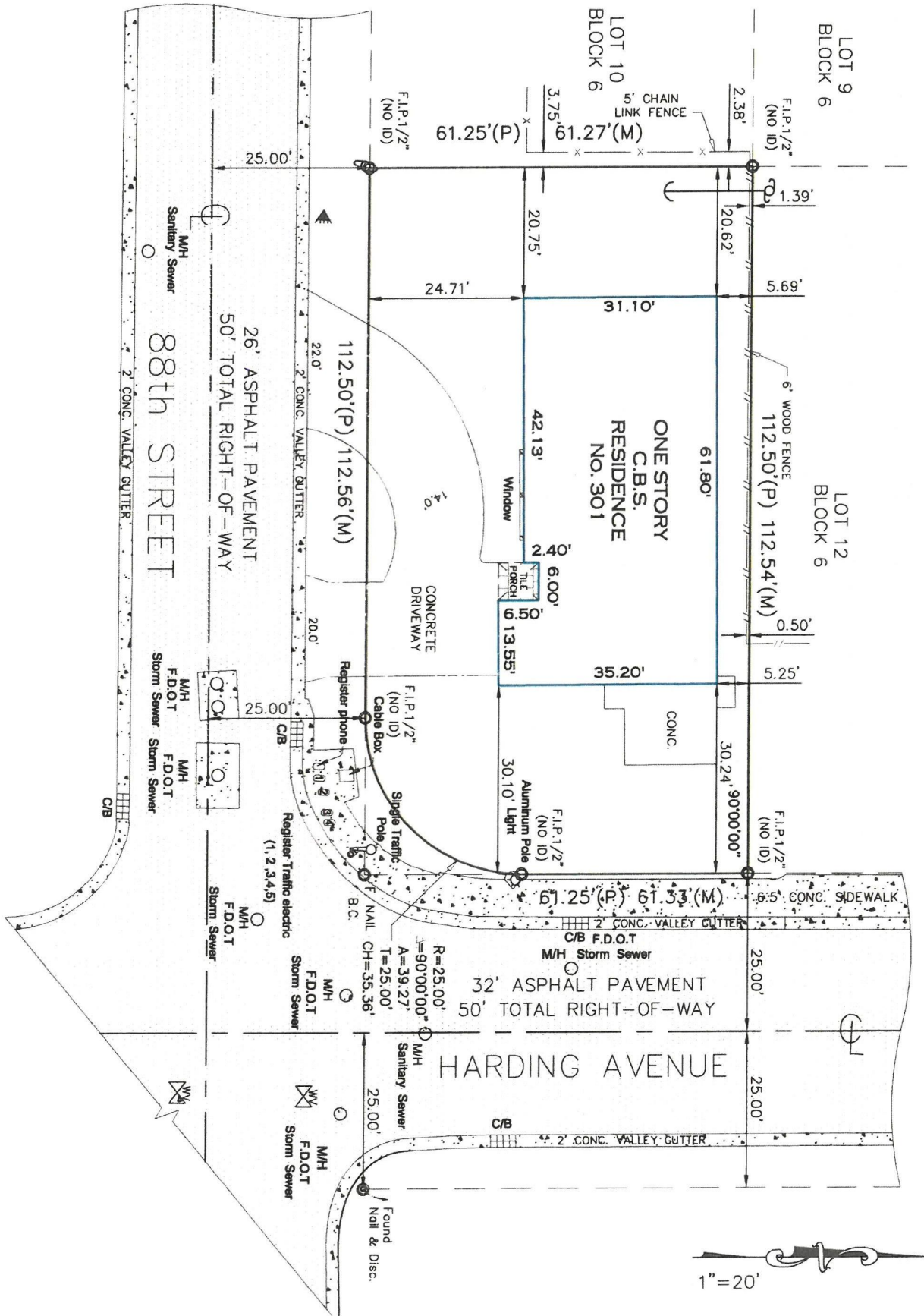
### Town of Surfside Adopted Residential Design Guidelines

<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	N/A
Decorative Features	Decorative features should be stylistically consistent throughout the entire building.	New attached garage and covered terrace to be pitched in keeping with the existing style of the home and roof.
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.	The new addition will have consistent stucco finishings, a roof line with match the peaked roof of the existing
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	The roof of the addition is similar in style to the existing roof. Flat Cement Tile
Window Style	Window styles should always be consistent among all elevations of a building	Bronze finish aluminum
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





This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.



Accepted By: \_\_\_\_\_

Property Address:  
301 88 Street  
Surfside, FLORIDA 33154

Notes: **NO NOTES**

**SURVEYOR'S CERTIFICATION** I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION AND CONTROL IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 427-023 FLORIDA STATUTES.

M.E. Land Surveying, LLC  
P.O. Box 970685  
Miami, FL 33197  
Phone: (305) 740-3319  
Fax: (305) 669-3190  
LB#: 7989

**SIGNED**  
Efrain Lopez  
STATE OF FLORIDA

**FOR THE FIRM**  
P.S.M. No. 6792



NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND / OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER



# Surveyor's Legend

	LIMITED ACCESS RIGHT-OF-WAY LINE		FND FOUND IRON PIPE / PIN AS NOTED ON PLAT		B.R. BEARING REFERENCE		TEL. TELEPHONE FACILITIES
	PROPERTY LINE		LB# LICENSE # - BUSINESS		CENTRAL ANGLE OR DELTA		U.P. UTILITY POLE
	STRUCTURE LINE		LS# LICENSE # - SURVEYOR		R RADIUS		E.U.B. ELECTRIC UTILITY BOX
	CONCRETE BLOCK WALL		CALC CALCULATED POINT		RAD RADIAL		SEP. SEPTIC
	CHAIN LINK FENCE OR WIRE FENCE		SET SET PIN		N.R. NON RADIAL		D.F. DRAINFIELD
	WOOD FENCE		▲ CONTROL POINT		TYP. TYPICAL		A/C AIR CONDITIONER
	IRON FENCE		■ CONCRETE MONUMENT		I.R. IRON ROD		S/W SIDEWALK
	EASEMENT		⊕ BENCHMARK		I.P. IRON PIPE		DWY DRIVEWAY
	CENTER LINE		ELEV ELEVATION		N&D NAIL & DISK		SCR. SCREENED
	WOOD DECK		P.T. POINT OF TANGENCY		PK NAIL PARKER-KALON NAIL		GAR. GARAGE
	ASPHALT		P.C. POINT OF CURVATURE		D.H. DRILL HOLE		ENCL. ENCLOSURE
	BRICK / TILE		P.R.M. PERMANENT REFERENCE MONUMENT		⊙ WELL		N.T.S. NOT TO SCALE
	WATER		P.C.C. POINT OF COMPOUND CURVATURE		⊠ FIRE HYDRANT		F.F. FINISHED FLOOR
	APPROXIMATE EDGE OF WATER		P.R.C. POINT OF REVERSE CURVATURE		⊙ M MANHOLE		T.O.B. TOP OF BANK
	COVERED AREA		P.O.B. POINT OF BEGINNING		O.H.L. OVERHEAD LINES		E.O.W. EDGE OF WATER
	TREE		P.O.C. POINT OF COMMENCEMENT		TRANS. TRANSFORMER		E.O.P. EDGE OF PAVEMENT
	POWER POLE		P.C.P. PERMANENT CONTROL POINT		CATV CABLE TV RISER		C.V.G. CONCRETE VALLEY GUTTER
	CATCH BASIN		M FIELD MEASUREMENT		⊞ WATER METER		B.S.L. BUILDING SETBACK LINE
<b>C.U.E.</b> COUNTY UTILITY EASEMENT			D DEED		P/E POOL EQUIPMENT		S.T.L. SURVEY TIE LINE
<b>I.E./E.</b> INGRESS / EGRESS EASEMENT			C CALCULATED		CONC. CONCRETE SLAB		⊕ CENTER LINE
<b>U.E.</b> UTILITY EASEMENT			L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT		ESMT EASEMENT		R/W RIGHT-OF-WAY
<b>EP</b> ELECTRIC POLE			R.O.E. ROOF OVERHANG EASEMENT		D.E. DRAINAGE EASEMENT		P.U.E. PUBLIC UTILITY EASEMENT
<b>PG</b> PAGE			CONC. CONCRETE		L.B.E. LANDSCAPE BUFFER EASEMENT		C.M.E. CANAL MAINTENANCE EASEMENT
<b>P.B.</b> PLAT BOOK			CSW CONCRETE SIDEWALK		L.A.E. LIMITED ACCESS EASEMENT		A.E. ANCHOR EASEMENT
			L CURVE LENGTH		B.C.R. BROWARD COUNTY RECORDS		ID IDENTIFICATION
					F.I.R. FOUND IRON PIN / REBAR		BC BLOCK CORNER
					WF WOOD FENCE		

### Property Address:

301 88 Street  
Surfside, FLORIDA 33154

### Flood Information:

**Community Number:** TOWN OF SURFSIDE/ 120659  
**Panel Number:** 12086C0326  
**Suffix:** L  
**Date of Firm Index:** 09/11/2009  
**Flood Zone:** AE  
**Base Flood Elevation:** 8  
**Date of Field Work:** 02/22/2023  
**Date of Completion:** 02/23/2023

### General Notes:

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
- 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
- 3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measure to an estimated horizontal positional accuracy of 1/10 foot.
- 4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- 5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
- 6.) Wall ties are done to the face of the wall.
- 7.) Fence ownership is not determined.
- 8.) Bearings referenced to line noted B.R also are assumed.
- 9.) Dimensions shown are platted and measured unless otherwise shown.
- 10.) No identification found on property corners unless noted.
- 11.) Not valid unless sealed with the signing surveyors embossed seal.
- 12.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
- 13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- 14.) This is a BOUNDARY SURVEY unless otherwise noted.
- 15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- 16.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

### Legal Description:

Lot 11, of Block 6, of SECOND AMENDED PLAT OF NORMANDY BEACH , according to the plat thereof, as recorded in Plat Book 16, Page 44, of the public records of Miami-Dade County, FLORIDA

### Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None". Do not check the "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

### Certified To:

**Carlos Miguel Puente De La Mata**  
**Duarte Law Firm**  
**BB Americas Bank**

its successors and/or assigns as their interest may appear.

### Please copy below for policy preparation purposes only:

*This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Efrain Lopez , for M.E. Land Surveying Inc., dated 02/23/2023 bearing Job # B-123705 :*

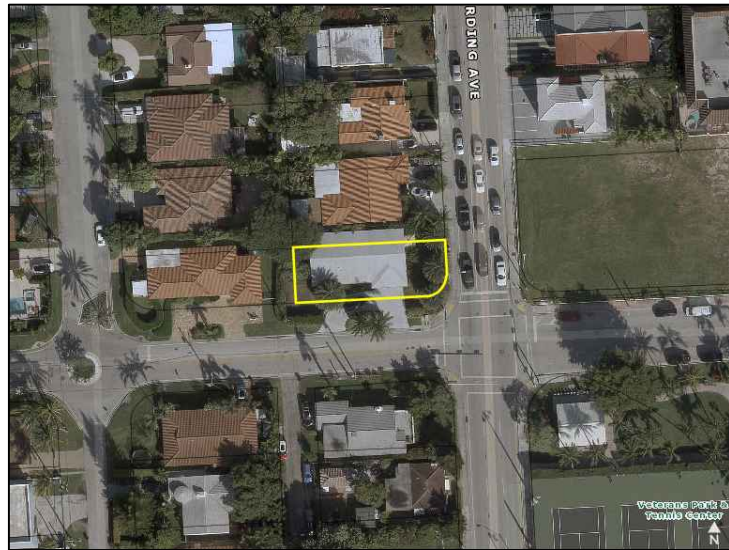
a. NO NOTES

## M.E. Land Surveying, LLC

P.O. Box 970685 Miami, FL 33197  
Phone: (305) 740-3319  
Fax: (305) 669-3190  
LB#: 7989







1 AERIAL VIEW  
N.T.S



EXISTING HOUSE



EXISTING NEIGHBOR'S HOUSE



EXISTING HOUSE



EXISTING NEIGHBOR'S HOUSE



EXISTING HOUSE



EXISTING NEIGHBOR'S HOUSE

PROJECT INFORMATION	
ZONING	RS-2
EXISTING HOUSE AREA	2,065 SQ/F
NEW ATTACHED ADDITION (TERRACE)	187 SQ/F
NEW ATTACHED ADDITION (GARAGE)	252 SQ/F
TOTAL AREA	2,445 SQ/F
NEW AREA UNDER A/C	1,951 SQ/F
NET LOT AREA	6,860 SQ/F
MAXIMUM LOT COVERAGE ALLOWED 40%	2,744 SQ/F
LOT COVERAGE PROPOSED	2,444 SQ/F (35.62%)
MINIMUM REQUIRED GREEN AREA 35%	2,401 SQ/F
GREEN AREA PROVIDED	3,098 SQ/F (45.16%)

SITE DATA	
<b>LEGAL DESCRIPTION</b>	
SECOND AND PLAT OF NORMANDY BEACH PB 16-44 LOT 11 BLK 6 LOT SIZE 61.250 X 112 OR 16978-5097 1095 4 (2) COC 22328-1994 05 2004 1	
<b>PROPERTY ADDRESS</b>	
301 88TH ST, SURFSIDE, FL 33154 (FOLIO NO. 14-2235-005-0710)	
<b>SCOPE OF WORK</b>	
1-EXISTING HOUSE TO BE REMODELED: NEW WINDOWS THROUGHOUT. NEW FLOORS THROUGHOUT. NEW BATHROOMS. NEW BEDROOMS. EXISTING ROOF SHINGLES TO BE REMOVED AND PROVIDE NEW FLAT CEMENT TILE. NEW LIGHTING AND RECEPTACLES THROUGHOUT TO COMPLY WITH NEC 2017. NEW AC EQUIPMENT AND DUCT WORK. NEW SANITARY AND WATER LINES.	
2-NEW ATTACHED ADDITION: NEW CAR GARAGE NEW ROOFED TERRACE	
<b>ALTERATION LEVEL</b>	
LEVEL 3	
<b>APPLICABLE CODE</b>	
THE CODE IN EFFECT FOR THESE PLANS IS THE EXISTING F.B.C. 2020 FLORIDA BUILDING CODE RESIDENTIAL 2020 7TH EDITION NEC 2020 7th EDITION. FBC 2020 MECHANICAL 7th EDITION. FBC 2020 PLUMBING 7th EDITION.	

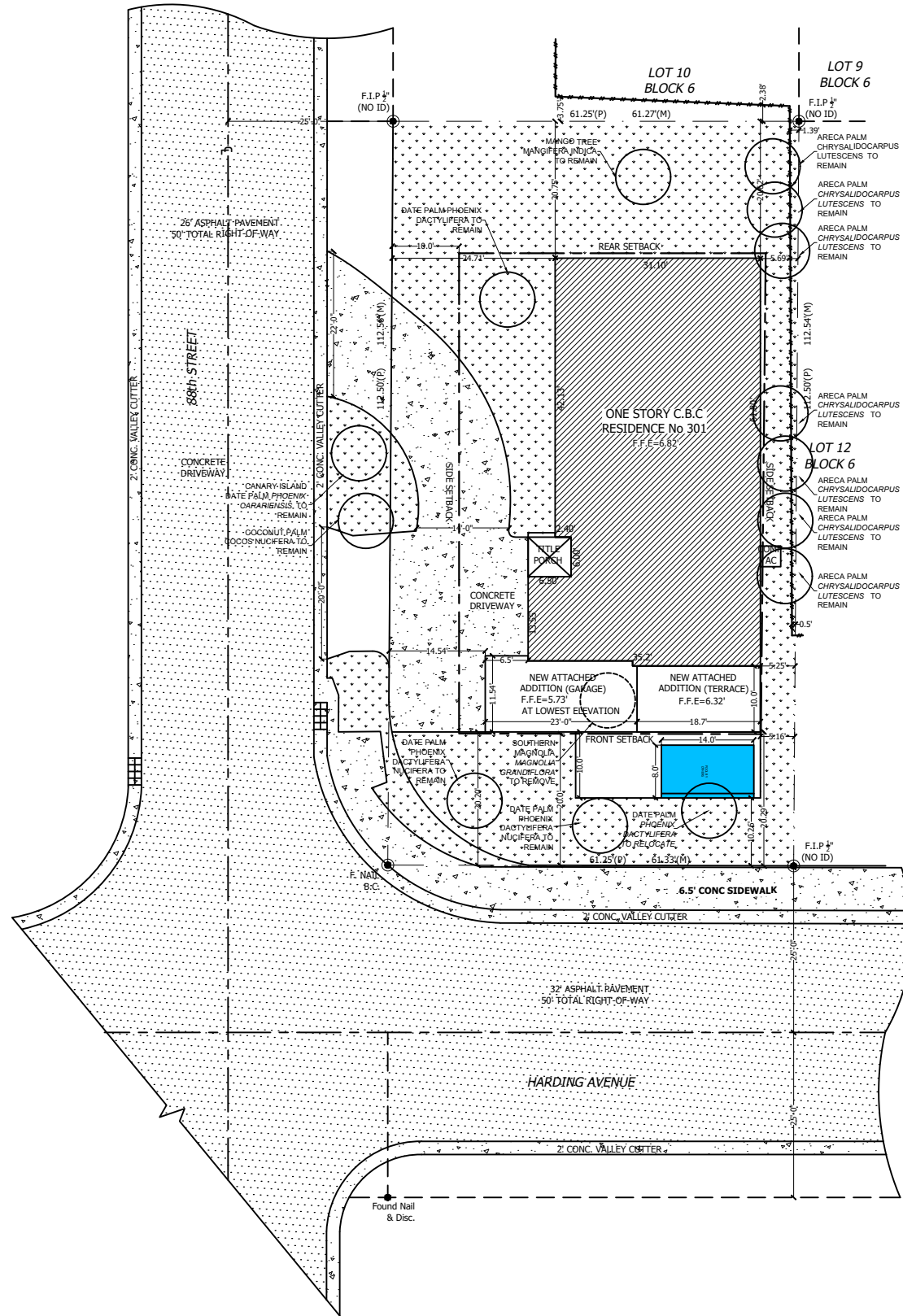
PRINCIPAL BUILDING SETBACK	FRONT	REAR	BETWEEN BUILDINGS	INTERIOR SIDE LEFT RIGHT	SIDE STREET
REQUIRED	30'-0"	20'-0"	N/A	5'-0"	10'-0"
PROPOSED	20.20'	20.62'	N/A	5.25'	14.54'



EXISTING NEIGHBOR'S HOUSE



EXISTING NEIGHBOR'S HOUSE



LEGEND	
1	NEW ATTACHED ADDITION
2	EXISTING AREA TO REMAIN

2 SITE PLAN  
SCALE: 3/32"=1'-0"

REVISIONS	
NO.	DATE

**SUNSET BUILDING SOLUTIONS, INC.**  
 Consulting Engineering CA# 27935  
 3785 NW 82 AVENUE DORAL FL, 33166  
 (786) 705-1968  
 info@sunsetec.com sunsetbuildingsolution@yahoo.com

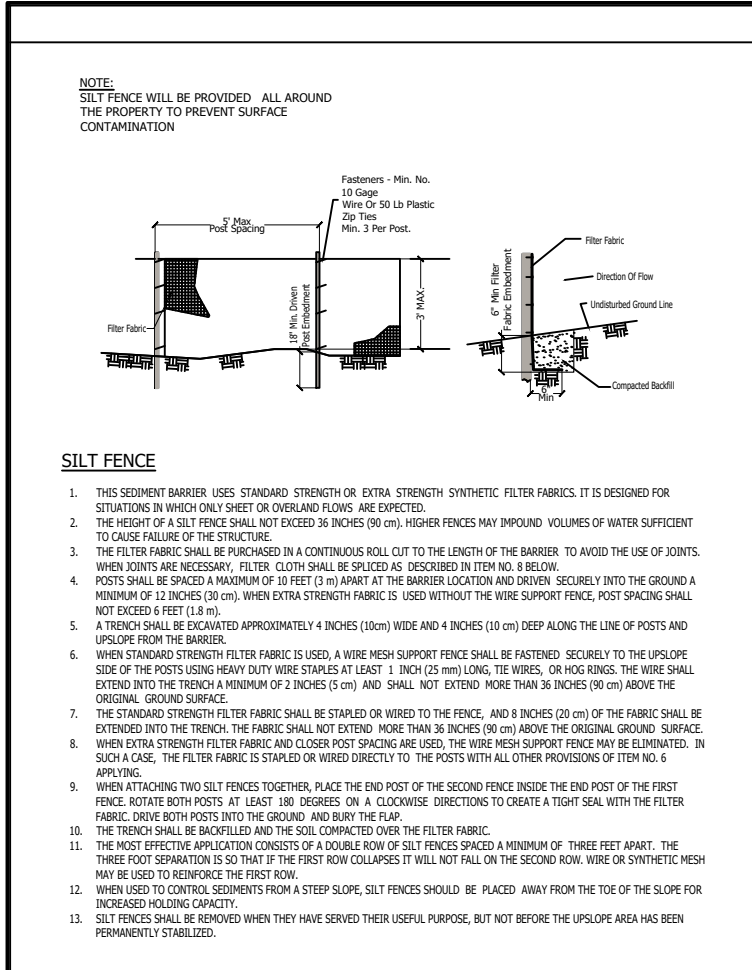
THIS DRAWING HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY **JORGE GONZALEZ, P.E.**, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA, LICENSE NO. 12542. THE SIGNED AND SEALED DRAWING MUST BE KEPT ON ANY ELECTRONIC DEVICE.

THESE DRAWINGS & SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF SUNSET BUILDING SOLUTIONS, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO SUNSET BUILDING SOLUTIONS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITION PRIOR TO PROCEEDING WITH WORK.

INTERIOR REMODELING & NEW ATTACHED ADDITION  
 301 88TH STREET  
 SURFSIDE, FL 33154

DATE	05-11-2023
SCALE	AS-SHOWN
DESIGNED	SBS
DRAWN	SBS
CHECKED	
DRAWING NO.	<b>A-1</b>
SHEET	1 OF 5





**SILT FENCE**

1. THIS SEDIMENT BARRIER USES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.
2. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 cm). HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.
3. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED AS DESCRIBED IN ITEM NO. 8 BELOW.
4. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 m) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 cm). WHEN EXTRA STRENGTH FILTER FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 4 FEET (1.8 m).
5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10cm) WIDE AND 4 INCHES (10 cm) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
6. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 mm) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 cm) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 cm) ABOVE THE ORIGINAL GROUND SURFACE.
7. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 cm) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 cm) ABOVE THE ORIGINAL GROUND SURFACE.
8. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
9. WHEN ATTACHING TWO SILT FENCES TOGETHER, PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE. ROTATE BOTH POSTS AT LEAST 180 DEGREES ON A CLOCKWISE DIRECTIONS TO CREATE A TIGHT SEAL WITH THE FILTER FABRIC. DRIVE BOTH POSTS INTO THE GROUND AND BURY THE FLAG.
10. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
11. THE MOST EFFECTIVE APPLICATION CONSISTS OF A DOUBLE ROW OF SILT FENCES SPACED A MINIMUM OF THREE FEET APART. THE THREE FOOT SEPARATION IS SO THAT IF THE FIRST ROW COLLAPSES IT WILL NOT FALL ON THE SECOND ROW. WIRE OR SYNTHETIC MESH MAY BE USED TO REINFORCE THE FIRST ROW.
12. WHEN USED TO CONTROL SEDIMENTS FROM A STEEP SLOPE, SILT FENCES SHOULD BE PLACED AWAY FROM THE TOE OF THE SLOPE FOR INCREASED HOLDING CAPACITY.
13. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

**GENERAL NOTES**

1.- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE (FBC 2020) AND WITH THE REQUIREMENTS OF THE CITY OF SURFIDE, STATE & NATIONAL LAWS AND CODES, ANY DISCREPANCIES BETWEEN THE PLANS AND ABOVE REQUIREMENTS MUST BE CALLED TO THE A/E'S ATTENTION BEFORE PROCEEDING WITH THE WORKS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE PLANS, HE MUST FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THE WORK AND REPORT TO A/E TO CLARIFY ANY DISCREPANCIES; CONTRACTOR MUST COORDINATE THE WORK OF ALL TRADES AND INSURE THAT ALL WORK CAN BE COMPLETE AS IT IS THE INTENT OF THE PLANS.

2.- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING SUBCONTRACTOR'S PERMITS, INSPECTIONS AND APPROVALS FROM GOVERNING AGENCIES WITH JURISDICTION OVER THE PROJECT BEFORE BEGINNING WORK. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH THE REQUIREMENTS OF THE UTILITY COMPANIES INCLUDING THE CITY OF MIAMI COUNTY PUBLIC WORKS DEPARTMENT, WHOSE SERVICES SHALL BE USED. ALL MANUFACTURERS SHALL SUBMIT SHOP DRAWINGS TO THE A/E FOR APPROVAL PRIOR TO FABRICATION. THE A/E WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND HE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS.

3.- ALL MATERIAL AND WORKMANSHIP SHALL MEET THE REQUIREMENTS OF THE APPLICABLE STANDARD SPECIFICATION OF THE AMERICAN SOCIETY FOR TESTING AND MATERIALS. THE GENERAL CONTRACTOR MAY SUBSTITUTE EQUIPMENT AND/OR MATERIALS AS LONG AS SUCH CHANGES MEET ALL F.B. CODE REQUIREMENTS ARE EQUAL TO THOSE SPECIFIED ON PLANS AND OBTAINS OWNERS APPROVAL. IN WRITING, CONTRACTOR SHALL SUBMIT DADE COUNTY PRODUCT CONTROL APPROVAL FOR WINDOWS, ROOFING & WATER PROOFING COMPONENTS AND ALL OTHER PRODUCTS REQUIRING SAID APPROVAL.

4.- WORKMANSHIP: ALL WORK SHALL BE PERFORMED IN A MANNER CONSISTENT WITH THE BEST PRACTICES FOR THE RESPECTIVE TRADES AND QUALITY SPECIFIED. WORK NOT CONSISTENT WITH THE TRADE HIGHEST LEVEL OF WORKMANSHIP WILL BE REJECTED. ANY WORK REJECTED SHALL BE REWORKED AT CONTRACTOR'S EXPENSE. CORRECTION OF DEFECTIVE WORK SHALL BE STARTED NOT LATER THAN FIVE DAYS AFTER NOTICE IS GIVEN TO THE CONTRACTOR, AND SHALL PROCEED WITHOUT DELAY UNTIL WORK IS COMPLETED.

5.- CLEANUP: THE CONTRACTOR AND ALL TRADES SHALL AT ALL TIMES KEEP THE PREMISES CLEAN OF DEBRIS ARISING OUT OF THE WORK AND FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS OR OTHER TRADES. THE CONTRACTOR SHALL PROVIDE AT ALL TIMES A TRASH CONTAINER ADEQUATE FOR THIS JOB. THE CONTRACTOR SHALL DELIVER ALL WORK UPON COMPLETION OF THE JOB IN A CLEAN, READY-TO-USE CONDITION. ALL FINISHED SURFACES SHALL HAVE PROTECTIVE COVERINGS REMOVED, AND SURFACES CLEANED OF ALL MARKS, STAINS, SOIL, PAINT, OR ADHESIONS OF OTHER MATERIALS AND LEFT IN PERFECT CONDITION.

6. THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTLY DIAGNOSTIC. THEY ARE NOT INTENDED TO BE SCALED FOR ROUTING-IN MEASUREMENTS, OR TO SERVE AS SHOP DRAWINGS OR PORTIONS THEREOF. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED.

7. TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

8. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, CONDITIONS AND DIMENSIONS AT THE JOB SITE AND AS SHOWN ON THE DRAWINGS. THEY SHALL REPORT ANY ERRORS OR INCONSISTENCIES IN THE ADVISORY TO THE ARCHITECT BEFORE COMMENCING WORK. THE CONTRACTOR AND SUBCONTRACTORS SHALL LAY OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK. PROTECTION:

10. A. THE CONTRACTOR IS RESPONSIBLE AND SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE FLORIDA BUILDING CODE AND ALL LOCAL, STATE AND FEDERAL LAWS.  
 B. PROVIDE ALL SHORING, BRACING AND SHEETING AS REQUIRED FOR THE PROPER EXECUTION OF THE WORK. REMOVE WHEN THE WORK IS COMPLETED.  
 C. PROVIDE AND MAINTAIN GUARD LIGHTS AT ALL BARRICADES, RAILINGS, OBSTRUCTIONS IN THE STREETS, ROADS OR SIDEWALKS AND ALL TRENCHES OR PITS ADJACENT TO PUBLIC WALKS OR ROADS.  
 D. AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER (RAIN, WIND, STORMS, OR HEAT) SO AS TO MAINTAIN ALL WORK, MATERIALS, APPARATUS AND FIXTURES FREE FROM DAMAGE.  
 E. THE CONTRACTOR SHALL PAY FOR ALL DAMAGES TO ADJACENT STRUCTURES, SIDEWALKS AND TO STREETS OR OTHER PUBLIC PROPERTY OR TO ANY PUBLIC UTILITIES.  
 F. AT THE END OF THE DAYS WORK, COVER ALL WORK LIKELY TO BE DAMAGED. ANY WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE CON-TRACTORS EXPENSE.

11. CONTRACTOR AGREES THAT HE WILL HOLD OWNER, ARCHITECT AND/OR ANY OF THEIR EMPLOYEES OR AGENTS HARMLESS FROM ANY AND ALL DAMAGE AND CLAIMS WHICH MAY ARISE BY REASON OF ANY NEGLIGENCE ON PART OF CONTRACTOR, ANY OF HIS SUBCONTRACTORS AND/OR SUB-CONTRACTORS, MATERIALS AND EQUIPMENT SUPPLIERS AND/OR ANY OF THEIR EMPLOYEES OR AGENTS, IN PERFORMANCE OF THIS CONTRACT; AND, IN CASE ANY ACTION IS BROUGHT THEREFORE AGAINST OWNER, ARCHITECT AND/OR ANY OF THEIR EMPLOYEES OR AGENTS, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DEFENSE THEREOF, AND UPON HIS FAILURE TO DO SO ON PROPER NOTICE, OWNER, ARCHITECT AND/OR ANY OF THEIR EMPLOYEES OR AGENTS RESERVE THE RIGHT TO DEFEND SUCH ACTION AND CHARGE ALL COSTS THEREOF TO CONTRACTOR, IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFI-

12. CAUTIONS OR OTHER DOCUMENTS THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR TO PRO-CEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.

13. THE CONTRACTOR SHALL USE THE ARCHITECTURAL DRAWINGS TOGETHER WITH THE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, REGLETS, BOLT SETTING, SLEEVES, DIMENSIONS, ETC. POTENTIAL CONFLICTS SHALL BE TRANSMITTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. NO SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW UNTIL AFTER THEY

14. HAVEN BEEN REVIEWED AND NOTED FOR CONSTRUCTION METHOD, DIMENSIONING AND OTHER TRADE REQUIREMENTS BY THE CONTRACTOR

**FLOOR PLAN GENERAL NOTES**

A. GRAPHIC SCALE: DO NOT SCALE DRAWINGS LARGER SCALE DRAWINGS SHALL CONTROL OVER SMALLER SCALE DRAWINGS COVERING THE SAME AREA ALL DIMENSIONS SHALL BE FIELD VERIFIED. DIMENSIONS REQUIRING CLARIFICATION SHALL BE OBTAINED FROM ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

B. DIMENSIONS: GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IN FIELD (V.I.F.) ANY/ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION SPECIALLY DIMENSION INDICATED WITH MARK "V.I.F." (VERIFY IN FIELD).

C. PLAN GRAPHICS: ALL EXTERIOR WALLS (C.M.U.) DRAWN WITH AN 8" THICKNESS ALL INTERIOR WALLS DRAWN W/4" THICKNESS. EXISTING CONDITIONS MAY VARY SLIGHTLY.

D. WALL ASSEMBLIES: FOR WALL ASSEMBLY INFORMATION REFER TO WALL DETAILS AND DETAIL NOTES AS INDICATED ON SCHEDULE THIS SHEET.

E. FIRE STOPPING: PROVIDE FIRE STOPS AT 8'-0" O.C. AND AT CEILING HEIGHT, TYPICAL.

F. ALIGNMENT OF ASSEMBLIES: WHEN WALL ASSEMBLIES ARE A CONTINUATION OF PARTITIONS OR COLUMN ENCLOSEMENTS, FACE OF ASSEMBLY SHALL BE ALIGNED WITH FACE OF PARTITIONS OR COLUMN ENCLOSEMENT, U.N.O.

G. INSULATION: CONCEALED INSULATING MATERIALS WITHIN WALL, FLOOR AND CEILING CAVITIES (COMPLETELY ENCLOSED BY APPLIED FINISHES) SHALL HAVE A FLAME SPREAD RATING NO GREATER THAN 75 AND SMOKE DEVELOPED RATING NO GREATER THAN 450 PER ASTM E 84 (FBC 2020 CHAPTER 7). ALL WALL INSULATION SHALL COMPLY WITH FBC-2020 CHAPTER 7.

H. ACCESS PANELS: VERIFY THAT ACCESS PANELS ARE INSTALLED IN WALLS AND NON-ACCESSIBLE TYPE CEILINGS WHERE SERVICE OR ADJUSTMENT TO MECHANICAL, PLUMBING, OR ELECTRICAL ITEMS SHALL BE REQUIRED. ACCESS PANELS SHALL BE THE FIRE RATED TYPE EQUAL TO THE RATING OF THE WALL OR CEILING IN WHICH THEY OCCUR.

I. PRODUCT APPROVALS: SUBMIT MIAMI DADE COUNTY PRODUCT APPROVALS FOR ROOF, DOORS AND WINDOWS PRIOR TO INSTALLATION.  
 1. ROOF PERMIT: SUBMIT PRODUCT APPROVAL AND SHOP DRAWINGS TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO SUBMITTAL TO BUILDING DEPARTMENT.

K. IMPACT RESISTANT WINDOWS AND DOORS:  
 1. EXTERIOR DOORS AND WINDOWS TO BE IMPACT RESISTANT CLEAR IN FRAME OR SIMILAR.  
 2. SUBMIT MIAMI DADE COUNTY PRODUCT APPROVAL FOR ALL EXTERIOR DOORS AND WINDOWS PRIOR TO INSTALLATION.  
 3. GLASS AT BATHROOM WINDOWS SHALL BE FROSTED  
 4. INSTALL ALL EXTERIOR DOORS AND WINDOWS IN ACCORDANCE WITH APPROVAL SPECIFICATIONS.  
 5. ATTACH DOOR AND WINDOW BUCKS WITH FASTENERS STARTING AT 3 INCHES FROM ENDS THEN SPACED AT 6 INCHES O.C., STAGGERED. APPLY ADHESIVE SEALANT BETWEEN BUCK AND MANSORY REFER TO DETAILS.

L. RAILINGS:  
 ALL RAILING MUST BE 42" HT. ALUM. RAILING PRE FINISH SYSTEM ESP. WITH INTERMEDIATE ORNAMENTAL PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO THE HEIGHT OF 34". A BOTTOM RAIL OR CURB SHALL BE PROVIDED THAT WILL REJECT THE PASSAGE OF 2" DIAMETER SPHERE AS PER SEC 1015-101.3 OPENING. FLORIDA BUILDING CODE 2020 EDITION.

M. FINISH SPECIFICATIONS: REFER TO OWNER PROVIDED SPECIFICATION SCHEDULES FOR SPECIFIC MATERIAL AND FINISH INFORMATION.

N. PREPARE FLOOR PER MANUFACTURER'S RECOMMENDATIONS FOR THE INSTALLATION OF NEW FLOORING REFER TO OWNER SPECIFICATIONS FINISH SCHEDULE AND FOUNDATION SLAB PLAN.

O. BATHROOM NOTE: ALL WATER CLOSETS HAVE BEEN DESIGNED SUCH THAT THERE IS 15 INCH MIN. CLEARANCE FROM FIXTURE AND ADJACENT WALL SHOWER TUB CABINET OR OTHER CONSTRUCTION AND PLACES NO CLOSER THAN 30 INCHES CENTER TO CENTER BETWEEN TOILETS OR ADJACENT FIXTURES. THERE SHALL BE AT LEAST 18 INCHES CLEARANCE IN FRONT OF THE WATER CLOSET OR BIDET TO ANY WALL, FIXTURE OR DOOR AS PER SECTION 405 F.B.C. 2020 EDITION (PLUMBING). VERIFY IN FIELD AND REPORT ANY DISCREPANCIES.

P. BATHROOM GLASS: ALL GLASS SHOWER ENCLOSURES GLASS TUB ENCLOSURES, AND MIRRORS SHALL BE CATEGORY II SAFETY-GLAZING, PER F.B.C. 2020 EDITION.

Q. EQUIPMENT AND APPLIANCES: ELECTRICAL, MECHANICAL AND PLUMBING EQUIPMENT AND APPLIANCES INDICATED ON PLAN ARE PROVIDED FOR REFERENCE ONLY. REFER TO INDIVIDUAL SHEETS AND/OR PROJECT SPECIFICATIONS FOR INFORMATION CONCERNING THESE ITEMS.

EXCEPTIONS:  
 SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48 INCHES (1219 MM) OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL.  
 WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY.  
 SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS 42 INCHES (1067 MM) OR HIGHER WITH A COUNTER BENEATH.

ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE WITH POSITIVE MECHANICAL LATCHING/LOCKING INSTALLED A MINIMUM OF 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE ACCESS. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.

A SWIMMING POOL ALARM THAT, WHEN PLACED IN A POOL, SOUNDS AN ALARM UPON DETECTION OF AN ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. SUCH POOL ALARM MUST MEET AND BE INDEPENDENTLY CERTIFIED TO ASTM STANDARD F2028, TITLED "STANDARD SAFETY SPECIFICATION FOR RESIDENTIAL POOL ALARMS" WHICH INCLUDES SURFACE MOTION, PRESSURE, SONAR, LASER, AND INFRARED ALARMS. FOR PURPOSES OF THIS PARAGRAPH, THE TERM "SWIMMING POOL ALARM" DOES NOT INCLUDE ANY SWIMMING PROTECTION ALARM DEVICE DESIGNED FOR INDIVIDUAL USE, SUCH AS AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER.

**R4502.17.1 OUTDOOR SWIMMING POOLS**

OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH R4501.17.1.1 THROUGH R4501.17.1.14.

R4501.17.1.1 THE TOP OF THE BARRIER SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (51 MM) MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. WHERE THE TOP OF THE POOL STRUCTURE IS ABOVE GRADE THE BARRIER MAY BE AT GROUND LEVEL OR MOUNTED ON TOP OF THE POOL STRUCTURE. WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, THE MAXIMUM VERTICAL CLEARANCE BETWEEN THE TOP OF THE POOL STRUCTURE AND THE BOTTOM OF THE BARRIER SHALL BE 4 INCHES (102 MM).

R4501.17.1.2 THE BARRIER MAY NOT HAVE ANY GAPS, OPENINGS, INDENTATIONS, PROTRUSIONS, OR STRUCTURAL COMPONENTS THAT COULD ALLOW A YOUNG CHILD TO CRAWL UNDER, SQUEEZE THROUGH, OR CLIMB OVER THE BARRIER AS HEREIN DESCRIBED BELOW. ONE END OF A REMOVABLE CHILD BARRIER SHALL NOT BE REMOVABLE WITHOUT THE AID OF TOOLS. OPENINGS IN ANY BARRIER SHALL NOT ALLOW PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

R4501.17.1.3 SOLID BARRIERS WHICH DO NOT HAVE OPENINGS SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.

R4501.17.1.4 WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS LESS THAN 45 INCHES (1143 MM), THE HORIZONTAL MEMBERS SHALL BE LOCATED ON THE SWIMMING POOL SIDE OF THE POOL. THE HORIZONTAL MEMBERS SHALL NOT EXCEED 13/4 INCHES (44 MM) IN WIDTH. WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING BETWEEN THE CUTOUTS SHALL NOT EXCEED 13/4 INCHES (44 MM) IN WIDTH.

R4501.17.1.5 WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS 45 INCHES (1143 MM) OR MORE, SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 4 INCHES (102 MM). WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING BETWEEN THE CUTOUTS SHALL NOT EXCEED 13/4 INCHES (44 MM) IN WIDTH.

R4501.17.1.6 MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE A 2 1/4-INCH SQUARE (57 MM) UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1 3/4 INCHES (44 MM).

R4501.17.1.7 WHERE THE BARRIER IS COMPOSED OF DIAGONAL MEMBERS, THE MAXIMUM OPENING FORMED BY THE DIAGONAL MEMBERS SHALL BE NO MORE THAN 13/4 INCHES (44 MM).

R4501.17.1.8 ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R4501.17.1.1 THROUGH R4501.17.1.7 AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2 INCH (12.7 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.

R4501.17.1.9 WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY:  
 ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET (3048 MM) ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE ACCESS. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.

EXCEPTIONS:  
 SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48 INCHES (1219 MM) OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL.  
 WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY.  
 SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS 42 INCHES (1067 MM) OR HIGHER WITH A COUNTER BENEATH.

R4501.17.1.10 WHERE AN ABOVEGROUND POOL STRUCTURE IS USED AS A BARRIER OR WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, AND THE MEANS OF ACCESS IS A LADDER OR STEPS, THE LADDER OR STEPS EITHER SHALL BE CAPABLE OF BEING SECURED, LOCKED OR REMOVED TO PREVENT ACCESS, OR THE LADDER OR STEPS SHALL BE SURROUNDED BY A BARRIER WHICH MEETS THE REQUIREMENTS OF SECTIONS R4501.17.1.1 THROUGH R4501.17.1.9 AND SECTIONS R4501.17.1.12 THROUGH R4501.17.1.14. WHEN THE LADDER OR STEPS ARE SECURED, LOCKED OR REMOVED, ANY OPENING CREATED SHALL NOT ALLOW THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

R4501.17.1.11 STANDARD SCREEN ENCLOSURES WHICH MEET THE REQUIREMENTS OF SECTION R4501.17.1.11.1 MAY BE UTILIZED AS PART OF OR ALL OF THE "BARRIER" AND SHALL BE CONSIDERED A "NONWELLING" WALL. REMOVABLE CHILD BARRIERS SHALL HAVE ONE END OF THE BARRIER NONREMOVABLE WITHOUT THE AID OF TOOLS.

R4501.17.1.12 THE BARRIER MUST BE PLACED AROUND THE PERIMETER OF THE POOL AND MUST BE SEPARATE FROM ANY FENCE, WALL, OR OTHER ENCLOSURE SURROUNDING THE YARD UNLESS THE FENCE, WALL, OR OTHER ENCLOSURE OR PORTION THEREOF IS SITUATED ON THE PERIMETER OF THE POOL, IS BEING USED AS PART OF THE BARRIER, AND MEETS THE BARRIER REQUIREMENTS OF THIS SECTION.

R4501.17.1.13 REMOVABLE CHILD BARRIERS MUST BE PLACED SUFFICIENTLY AWAY FROM THE WATER'S EDGE TO PREVENT A YOUNG CHILD OR MEDICALLY FRAIL ELDERLY PERSON WHO MAY MANAGE TO PENETRATE THE BARRIER FROM IMMEDIATELY FALLING INTO THE WATER. SUFFICIENTLY AWAY FROM THE WATER'S EDGE SHALL MEAN NO LESS THAN 20 INCHES (508 MM) FROM THE BARRIER TO THE WATER'S EDGE. DWELLING OR NONDWELLING WALLS INCLUDING SCREEN ENCLOSURES, WHEN USED AS PART OR ALL OF THE "BARRIER" AND MEETING THE OTHER BARRIER REQUIREMENTS, MAY BE AS CLOSE TO THE WATER'S EDGE AS PERMITTED BY THIS CODE.

R4501.17.1.14 A WALL OF A DWELLING MAY SERVE AS PART OF THE BARRIER IF IT DOES NOT CONTAIN ANY DOOR OR WINDOW THAT OPENS TO PROVIDE DIRECT ACCESS FROM THE HOME TO THE SWIMMING POOL.

R4501.17.1.14.1 ADJACENT WATERWAYS PERMANENT NATURAL OR PERMANENT MAN-MADE FEATURES SUCH AS BULKHEADS, CANALS, LAKES, NAVIGABLE WATERWAYS, ETC., ADJACENT TO A PUBLIC OR PRIVATE SWIMMING POOL OR SPA MAY BE PERMITTED AS A BARRIER WHEN APPROVED BY THE AUTHORITY HAVING JURISDICTION. WHEN EVALUATING SUCH BARRIER FEATURES, THE AUTHORITY MAY PERFORM ON-SITE INSPECTIONS AND REVIEW EVIDENCE SUCH AS SURVEYS, AERIAL PHOTOGRAPHS, WATER MANAGEMENT AGENCY STANDARDS AND SPECIFICATIONS, AND ANY OTHER SIMILAR DOCUMENTATION TO VERIFY, AT A MINIMUM, THE FOLLOWING: THE BARRIER FEATURE IS NOT SUBJECT TO NATURAL CHANGES, DEVIATIONS, OR ALTERATIONS AND IS CAPABLE OF PROVIDING AN EQUIVALENT LEVEL OF PROTECTION AS THAT PROVIDED BY THE CODE. THE BARRIER FEATURE CLEARLY IMPEDES, PROHIBITS OR RESTRICTS ACCESS TO THE SWIMMING POOL OR SPA. R4501.17.1.15 A MESH SAFETY BARRIER MEETING THE REQUIREMENTS OF SECTION R4501.17 AND THE FOLLOWING MINIMUM REQUIREMENTS SHALL BE CONSIDERED A BARRIER AS DEFINED IN THIS SECTION:  
 INDIVIDUAL COMPONENT VERTICAL SUPPORT POSTS SHALL BE CAPABLE OF RESISTING A MINIMUM OF 52 POUNDS (229 N) OF HORIZONTAL FORCE PRIOR TO BREAKEAGE WHEN MEASURED AT A 36-INCH (914 MM) HEIGHT ABOVE GRADE. VERTICAL POSTS OF THE CHILD MESH SAFETY BARRIER SHALL EXTEND A MINIMUM OF 3 INCHES (76 MM) BELOW DECK LEVEL AND SHALL BE SPACED NO GREATER THAN 36 INCHES (914 MM) APART.  
 THE MESH UTILIZED IN THE BARRIER SHALL HAVE A MINIMUM TENSILE STRENGTH ACCORDING TO ASTM D5054 OF 100 POUNDS PER FOOT, AND A MINIMUM BALL BURST STRENGTH ACCORDING TO ASTM D3787 OF 150 POUNDS PER FOOT. THE MESH SHALL NOT BE CAPABLE OF DEFORMATION SUCH THAT A 1/4-INCH (6.4 MM) ROUND OBJECT COULD PASS THROUGH THE MESH.  
 THE MESH SHALL RECEIVE A DESCRIPTIVE PERFORMANCE RATING OF NO LESS THAN "TRACE DISCOLORATION" OR "SLIGHT DISCOLORATION" WHEN TESTED ACCORDING TO ASTM G53 (WEATHERABILITY, 1,200 HOURS). WHEN USING A MOLDING STRIP TO ATTACH THE MESH TO THE VERTICAL POSTS, THIS STRIP SHALL CONTAIN, AT A MINIMUM, #8 BY 1/2-INCH (12.7 MM) SCREWS WITH A MINIMUM OF TWO SCREWS AT THE TOP AND TWO AT THE BOTTOM WITH THE REMAINING SCREWS SPACED A MAXIMUM OF 6 INCHES (152 MM) APART ON CENTER.  
 PATIO DECK SLEEVES (VERTICAL POST RECEPTACLES) PLACED INSIDE THE PATIO SURFACE SHALL BE OF A NONCONDUCTIVE MATERIAL. A LATCHING DEVICE SHALL ATTACH EACH BARRIER SECTION AT A HEIGHT NO LOWER THAN 45 INCHES (1163 MM) ABOVE GRADE. COMMON LATCHING DEVICES THAT INCLUDE, BUT ARE NOT LIMITED TO, DEVICES THAT PROVIDE THE SECURITY EQUAL TO OR GREATER THAN THAT OF A HOOK-AND-EYE-TYPE LATCH INCORPORATING A SPRING ACTUATED RETAINING LEVER (COMMONLY REFERRED TO AS A SAFETY GATE HOOK).  
 THE BOTTOM OF THE CHILD MESH SAFETY BARRIER SHALL NOT BE MORE THAN 1 INCH (25 MM) ABOVE THE DECK OR INSTALLED SURFACE (GRADE).

REVISIONS

NO.	DATE

**DESIGN + ENGINEERING**

SUNSET BUILDING SOLUTIONS, INC.  
 Consulting Engineers, Inc.  
 3785 NW 82 AVENUE, DORAL FL, 33166  
 (786) 205-1968  
 info@sunsetbuilding.com sunsetbuilding@att.net

THIS DRAWING HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY **JORGE GONZALEZ, P.E.** AS AUTHORIZED BY A SEAL ON THE DATE ACCORDING TO THE STATE OF FLORIDA.  
 PROVIDED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID UNLESS SIGNED AND SEALED WITH THE SIGNATURE OF THE ORIGINAL AUTHOR ON ANY ELECTRONIC COPIES.

SEAL NO. 5060  
**JORGE GONZALEZ, P.E.**  
 P.E. #32524

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**INTERIOR REMODELING & NEW ATTACHED ADDITION**

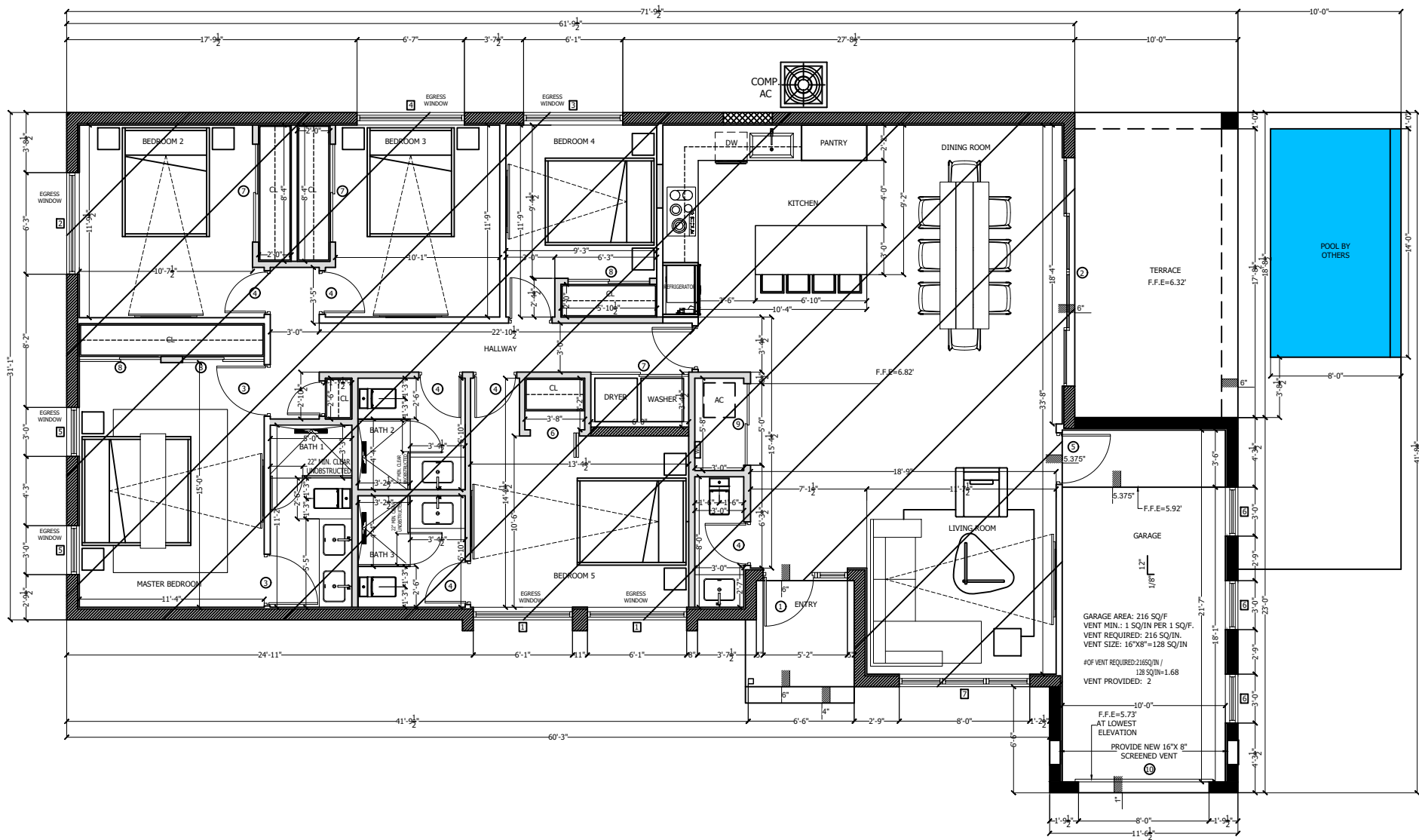
**301 88TH STREET  
SURFIDE, FL 33154**

DATE	05-11-2023
SCALE	AS-SHOWN
DESIGNED	SBS
DRAWN	SBS
CHECKED	
DRAWING NO.	<b>A-2</b>
SHEET	2 OF 5









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

**LEGEND**

- 1 [Symbol] NEW ATTACHED ADDITION
- 2 [Symbol] EXISTING AREA TO BE REMODELED
- 3 [Symbol] NEW TYPICAL 4" 20 GA. METAL INTERIOR PARTITION (NON-FIRE RATED)
- 4 [Symbol] BLOCKED EXISTING OPENING
- 5 [Symbol] NEW TYPICAL 6" 20 GA. METAL INTERIOR PARTITION (NON-FIRE RATED)

**FINISH NOTE:**  
ALL NEW FINISHES (WALL, CEILING, FLOOR) OTHER THAN PAINT, ARE IN COMPLIANCE WITH FBC 803 & FBC 804

**GLASS NOTE:**  
-GLAZING LARGER THAN 9 SQ/F MUST BE CATEGORY II GLASS MANUFACTURER READY FOR INSPECTION TO BE KEPT ON SITE.  
-ANY GLAZING MATERIAL WITHIN 48 INCHES OF AN EXTERIOR DOOR SHALL BE CATEGORY II SAFETY GLASS TO COMPLY WITH FBC 2020 R. 308.  
-ANY WINDOW ADJACENT TO TUB AND SHOWER COMPARTMENTS SHALL BE CATEGORY II SAFETY GLASS TO COMPLY WITH FBC 2020 R. 308.  
-ANY GLAZING MATERIAL IN SHOWER ENCLOSURES SHALL BE CATEGORY II SAFETY GLASS TO COMPLY WITH FBC 2020 R. 308.

**FLAME SPREAD NOTE:**  
FLAME SPREAD FOR WALL CEILING FINISHES MAX. 200, SMOKE DEVELOPED MAX. TO COMPLY WITH 450 FBC 2020 R. 302.9 AND FLAME SPREAD FOR INSULATION MAX. 25, SMOKE DEVELOPED MAX. 450 TO COMPLY WITH FBC 2020 R. 302.10

**BATHROOM NOTE:**  
FIBER-CEMENT, FIBER-MAT REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS TO COMPLY WITH FBC 2102 R. 702.4.2

**GARAGE NOTES:**

- 1- PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1"x3" FURRING STRIP @16" O.C., 30 CEMENT-COATED OR RING SHACKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND EXPOSED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATS, OR BLOW-IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11 AS PER F.B.C.
- 2- PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY ON 2"x4" WOOD STUDS NAILED WITH 6D COOLER NAILS 7" O.C. WITH END JOINTS ON NAILING MEMBERS. PROVIDE 3-1/2" BATT INSULATION WITHIN FRAME AS PER F.B.C.
- 3- PROVIDE SIGN @ GARAGE DOOR "DANGER DO NOT OPERATE ENGINES WITH" DOOR CLOSED. CARBON MONOXIDE EMISSION IS LETHAL, 1/2" MIN. LETTERS REQUIRED AS PER F.B.C.
- 4- PROVIDE 2"x6" P.T WOOD JAMB BOLTED TO CONC. COLUMN WITH 1/2" DIA. x 6" ANCHOR BOLTS @24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6" TOP & BOTTOM.
- 5- PROVIDE 1 INCH SCREENED VENTILATION PER SQUARE FOOT GARAGE. VENTS AREA TO BE WITHIN 12" OF FINISH FLOOR.
- 6- RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 1 HOUR FIRE RATED AS PER F.B.C.
- 7- ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION 7.00' NGVD MUST BE FLOOD RESISTANT MATERIAL. AS PER FEMA TECHNICAL BULLETIN NFIP-ACCEPTABLE CLASS-4.

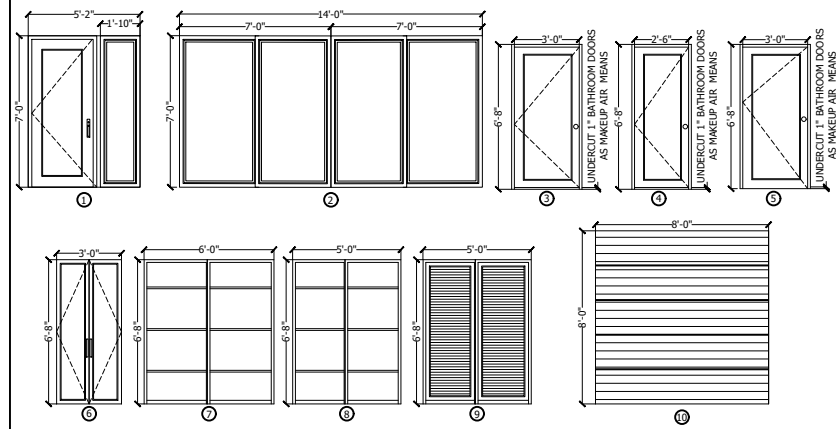
**TERMITE PROTECTION**

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING 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".

**DOOR SCHEDULE**

MARK	SIZE	THICK	TYPE	MATERIAL	FRAME	REMARKS	GLASS SHGC	GLASS U-FACTOR	ZONE- 4 (LRFD)	ZONE- 5 (LRFD)	ZONE- 4 (ASD)	ZONE- 5 (ASD)	HURRICANE SHUTTERS	NOA			
1	103'-0" x 9'-0" SIDEWALK 22" MIN	1-3/4"	SLIDING	METAL-GLASS	METAL	EXTERIOR DOOR	0.25	0.65	66.9	-72.9	66.9	-86.9	40.1	-43.7	40.1	-52.1	FL26942-R2
2	14'-0" x 7'-0"	2"	SLIDING	GLASS	N/A	EXTERIOR DOOR	N/A	N/A	66.9	-72.9	66.9	-86.9	40.1	-43.7	40.1	-52.1	FL19092-R4
3	3'-0" x 6'-8"	1-1/8"	SWING	WOOD	WOOD	INTERIOR DOOR	N/A	N/A									N/A
4	2'-6" x 6'-8"	1-1/8"	SWING	WOOD	WOOD	INTERIOR DOOR	N/A	N/A									N/A
5	3'-0" x 6'-8"	1-1/8"	SWING	WOOD	WOOD	SOLID CORE WOOD DOOR (SEE FLOOR PLAN FOR DETAILS)	N/A	N/A									N/A
6	3'-0" x 6'-8"	1-1/8"	BI-FOLD	WOOD	WOOD	INTERIOR DOOR	N/A	N/A									N/A
7	(2) 3'-0" x 6'-8"	1-1/8"	SLIDING	WOOD	WOOD	INTERIOR DOOR	N/A	N/A									N/A
8	(2) 2'-6" x 6'-8"	1-1/8"	SLIDING	WOOD	WOOD	INTERIOR DOOR	N/A	N/A									N/A
9	(2) 2'-6" x 6'-8"	1-1/8"	SLIDING	WOOD	WOOD	LOUVERED CLOSET DOOR	N/A	N/A									N/A
10	9'-0" x 9'-0"		SECTIONAL	STEEL	N/A	GARAGE DOOR	N/A	N/A	61.8	-67.8	61.8	-76.8	37.1	-40.7	37.1	-46.1	18-0716.02

\* CONTRACTOR SHALL VERIFY ALL DOORS OPENING DIMENSIONS BEFORE FABRICATION.



**DOOR SAFETY NOTES NFPA 101 21-2.4.3.4**

- 1- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
- 2- EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.

**\* NOTES**

ALL DOORS SHALL BE PROVIDED WITH PRODUCT APPROVAL AND SEPARATE PERMIT ALL NON IMPACT RESISTANT WINDOW & EXTERIOR DOORS REQUIRED SHUTTERS BY SEPARATE PERMIT

**DOOR AND WINDOWS (ACCESS TO POOL)**

ALL DOORS & WINDOWS PROVIDING DIRECT ACCESS TO POOL FROM DWELLING UNIT SHALL BE EQUIPPED W/ EXIT ALARM COMPLYING W/ UL 2017 W/ A MINIMUM SOUND PRESSURE RATING OF 85 DB A AT 10 FEET, OR, SHALL BE EQUIPPED W/ SELF-CLOSING, SELF-LATCHING DEVICE INSTALLED MIN. 54" ABOVE FLOOR.

**WINDOWS SCHEDULE**

MARK	TYPE	SQ/F	WINDOW W X H	MATERIAL	GLASS SHGC	GLASS U-FACTOR	ZONE- 4 (LRFD)	ZONE- 5 (LRFD)	ZONE- 4 (ASD)	ZONE- 5 (ASD)	HURRICANE SHUTTERS	NOA				
A	HORIZONTAL SLIDER WINDOW	36.5	73" X 72"	ALUMINUM-GLASS	0.25	0.65	69.0	-75.1	69.0	-91.2	41.4	-45.1	41.4	-54.7	N/A	FL20359-R4
B	HORIZONTAL SLIDER WINDOW	25.52	75" X 49"	ALUMINUM-GLASS	0.25	0.65	70.1	-76.1	70.1	-93.3	42.1	-45.7	42.1	-56.0	N/A	FL20359-R4
C	HORIZONTAL SLIDER WINDOW	24.82	73" X 49"	ALUMINUM-GLASS	0.25	0.65	70.1	-76.1	70.1	-93.3	42.1	-45.7	42.1	-56.0	N/A	FL20359-R4
D	HORIZONTAL SLIDER WINDOW	26.86	79" X 49"	ALUMINUM-GLASS	0.25	0.65	69.0	-75.1	69.0	-91.2	41.4	-45.1	41.4	-54.7	N/A	FL20359-R4
E	CASEMENT WINDOW	18.0	36" X 72"	ALUMINUM-GLASS	0.25	0.65	69.0	-75.1	69.0	-91.2	41.4	-45.1	41.4	-54.7	N/A	FL29676-R1
F	PANEL WALL	18.0	36" X 72"	ALUMINUM-GLASS	0.25	0.65	69.0	-75.1	69.0	-91.2	41.4	-45.1	41.4	-54.7	N/A	FL27000-R2
G	PANEL WALL	48.0	96" X 72"	ALUMINUM-GLASS	0.25	0.65	69.0	-75.1	69.0	-91.2	41.4	-45.1	41.4	-54.7	N/A	FL27000-R2

\* CONTRACTOR SHALL VERIFY ALL WINDOWS OPENING DIMENSIONS BEFORE FABRICATION.

**FINISH SCHEDULE**

AREA	FLOOR	BASE	WALL	CEILING	REMARKS
KITCHEN, DINING ROOM, GREAT ROOM	TILE	WOOD BASEBOARD	DRYWALL	DRYWALL	* SEE BELOW
CORRIDOR	TILE	WOOD BASEBOARD	DRYWALL	DRYWALL	* SEE BELOW
BEDROOMS	TILE	WOOD BASEBOARD	DRYWALL	DRYWALL	* SEE BELOW
BATHROOMS	TILE	TILE	CEMENT FIBER BOARD / TILE	CEMENT FIBER BOARD	** SEE BELOW
CLOSETS	TILE	WOOD BASEBOARD	DRYWALL	DRYWALL	* SEE BELOW
FRONT PORCH	TILE	N/A	STUCCO	STUCCO	* SEE BELOW
TERRACE	TILE	N/A	STUCCO	STUCCO	* SEE BELOW
GARAGE	NONE FLAMABLE PAINT	N/A	STUCCO	DRYWALL	* SEE BELOW

**\* NOTES**

\* CONTRACTOR SHALL VERIFY ALL FINISHES W/ OWNER PRIOR TO PURCHASING MATERIALS  
CONTRACTOR SHALL VERIFY ALL COLORS W/ OWNER PRIOR TO COMMENCEMENT OF WORK

\*\* SHOWER AND TUBS COMPARTMENT MUST BE FINISHED IN SMOOTH, IMPERVIOUS MATERIALS TO A MIN. HIGH OF 72"

**REVISIONS**

NO.	DATE

**SUNSET BUILDING SOLUTIONS, INC.**  
Consulting Engineering CA# 27935  
3785 NW 82 AVENUE DORAL FL, 33166  
(786) 705-1968  
info@sunsetbuilding.com sunsetbuilding.com

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Jorge Gonzalez, P.E.  
P.E. #25421

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INTERIOR REMODELING & NEW ATTACHED ADDITION

301 88TH STREET  
SURFSIDE, FL 33154

DATE 05-11-2023

SCALE AS-SHOWN

DESIGNED SBS

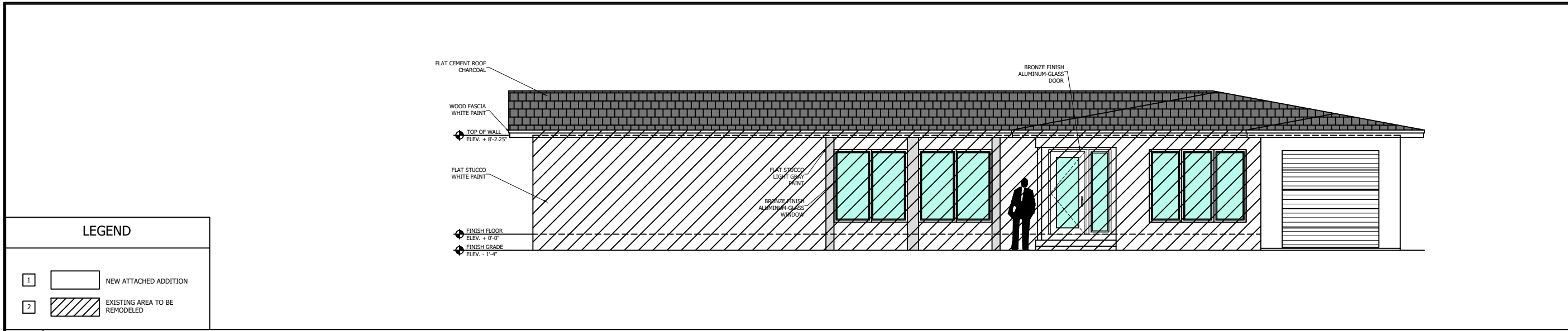
DRAWN SBS

DRAWING NO.

**A-4**

SHEET 4 OF 5

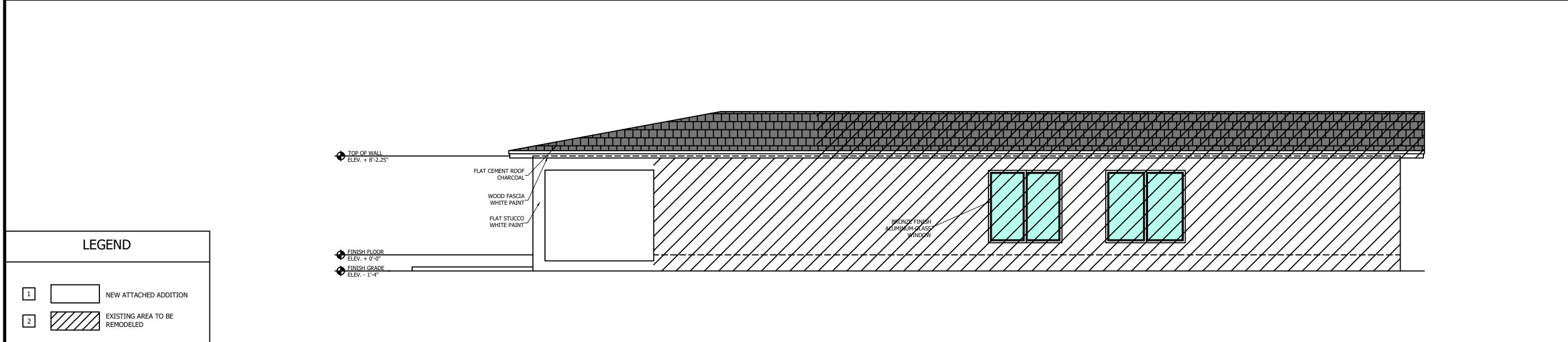




**LEGEND**

1		NEW ATTACHED ADDITION
2		EXISTING AREA TO BE REMODELED

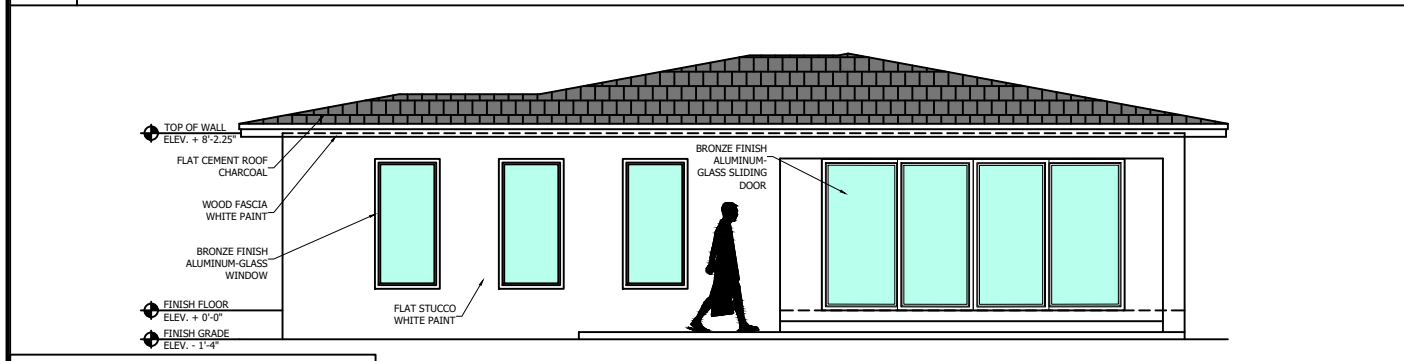
**1 FRONT ELEVATION (SOUTH)**  
SCALE: 1/4"=1'-0"



**LEGEND**

1		NEW ATTACHED ADDITION
2		EXISTING AREA TO BE REMODELED

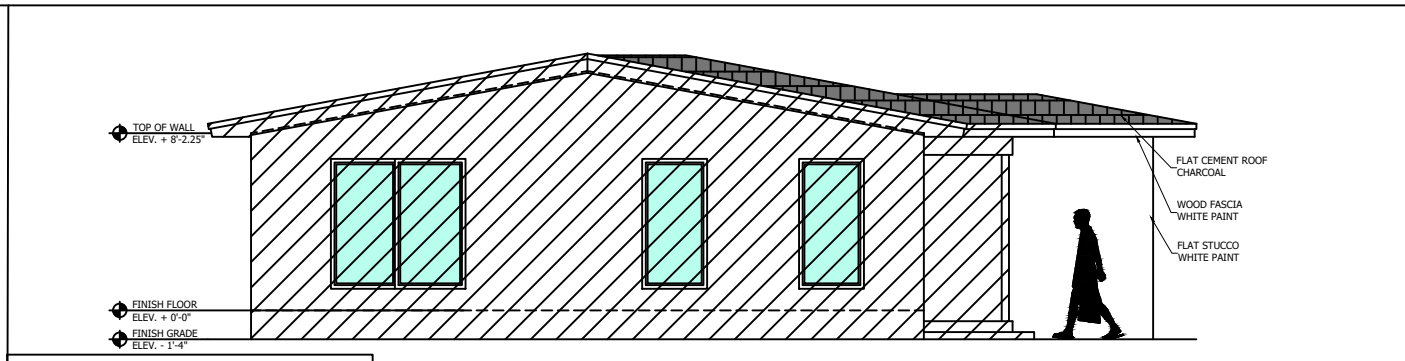
**2 REAR ELEVATION (NORTH)**  
SCALE: 1/4"=1'-0"



**LEGEND**

1		NEW ATTACHED ADDITION
2		EXISTING AREA TO BE REMODELED

**3 RIGHT ELEVATION (EAST)**  
SCALE: 1/4"=1'-0"



**LEGEND**

1		NEW ATTACHED ADDITION
2		EXISTING AREA TO BE REMODELED

**4 LEFT ELEVATION (WEST)**  
SCALE: 1/4"=1'-0"

**REVISIONS**

NO.	DATE

**SUNSET BUILDING SOLUTIONS, INC.**  
 Consulting Engineering CA# 27935  
 3785 NW 82 AVENUE DORAL FL, 33166  
 (786) 705-1968  
 info@sunsetec.com sunsetbuildingsolution@yahoo.com

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Sign: JG  
 JORGE GONZALEZ, P.E.  
 P.E. #24241

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INTERIOR REMODELING & NEW ATTACHED ADDITION

301 88TH STREET  
 SURFSIDE, FL 33154

DATE	05-11-2023
SCALE	AS-SHOWN
DESIGNED	SBS
DRAWN	SBS
CHECKED	
DRAWING NO.	<b>A-5</b>
SHEET	5 OF 5



# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1-9.

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

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Carlos Miguel Puente De La Mata				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 301 88 Street				Company NAIC Number:	
City Surfside		State FLORIDA		ZIP Code 33154	
A3. Property Description (Lot and Block numbers, Tax Parcel Number, Legal Description, etc.) TAX PARCEL ID: 14-2235-005-0710					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, Etc.) <u>Residential</u>					
A5. Lattitude/Longitude: Lat. <u>N 25°52'24</u> Long. <u>W 80°07'21</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance					
A7. Building Diagram number <u>1A</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>0</u> Sq. Ft.					
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0</u> Sq. in.					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>200</u> Sq. Ft.					
b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> Sq. In.					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number TOWN OF SURFSIDE/ 120659			B2. County Name Miami-Dade County		B3. State FLORIDA
B4.Map/Panel Number  12086C0326	B5.Suffix  L	B6.FIRM Index Date  09/11/2009	B7.FIRM Panel Effective /Revised Date  09/11/2009	B8.Flood Zone(s)  AE	B9.Base Flood elevation(s) (Zone AO, use base flood depth)  8
B10.Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12.Is the building located in a Costal Barrier Resources System (CBRS) area or Otherwise protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					



**ELEVATION CERTIFICATE**

OMB No. 1660-0008

Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 301 88 Street			Policy Number:
City Surfside	State FLORIDA	ZIP Code 33154	Company NAIC Number:

**SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete items C2.a-h below according to the building diagram specified in item A7. IN Puerto Rico only, enter meters.  
 Benchmark Utilized: FDOT REAL TIME GPS Vertical Datum: NGVD 1929  
 Indicate elevation datum used for the elevations in items a) through h) below.  
 NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (Including basement, crawlspace, or enclosure floor)	6	82	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next highest floor	N/A		<input type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A		<input type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached Garage (top of slab)	5	14	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	5	29	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	4	59	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	4	63	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs including structural support	N/A		<input type="checkbox"/> feet	<input type="checkbox"/> meters

**SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION**

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.  
 I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.  
 Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments.

Certifier's Name EFRAIN LOPEZ	License number 6792	
Title PROFESSIONAL SURVEYOR & MAPPER		
Company Name ME LAND SURVEYING		
Address P.O. Box 970685		
City MIAMI	State FL	ZIP Code 33197



Signature 	Date 02/23/2023	Telephone (305) 740-3319
---------------	--------------------	-----------------------------

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

Comments (including type of equipment and location, per C2(e), if applicable)  
 LATITUDE LONGITUDE PER GOOGLE, ATTACHMENTS = BUILDING PICTURES  
 C2E= AC UNIT C2A= FRONT DOOR VERTCON CONVERSION NAVD 1988 TO NGVD 1929= +1.55'

This elevation certificate is for flood insurance rating purposes only and may not be used for building permitting purposes due to measurement precision issues.



**ELEVATION CERTIFICATE**

OMB No. 1660-0008

Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 301 88 Street			Policy Number:
City Surfside	State FLORIDA	ZIP Code 33154	Company NAIC Number:
<b>SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)</b>			
For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.			
E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG). a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the LAG			
E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG			
E3. Attached garage (top of slab) is _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG			
E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG			
E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown. The local official must certify this information in Section G.			
<b>SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION</b>			
The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. <i>The statements in sections A, B, and E are correct to the best of my knowledge.</i>			
Property Owner's or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	
Comments			
<input type="checkbox"/> Check here if attachments.			



**ELEVATION CERTIFICATE**

OMB No. 1660-0008

Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 301 88 Street			Policy Number:
City Surfside	State FLORIDA	ZIP Code 33154	Company NAIC Number:
<b>SECTION G - COMMUNITY INFORMATION (OPTIONAL)</b>			
<p>The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check measurement used in items G8 - G10. In Puerto Rico only, enter meters.</p> <p>G1. <input type="checkbox"/> The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)</p> <p>G2. <input type="checkbox"/> A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.</p> <p>G3. <input type="checkbox"/> The following information (Items G4-G10) is provided for community floodplain management purposes.</p>			
G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Complicance/Occupancy Issued	
<p>G7. This permit has been issued <input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement for:</p> <p>G8. Elevation of as-built lowest floor (including basement) of the building: _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____</p> <p>G9. BFE or (in Zone AO) depth of flooding at the building site: _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____</p> <p>G10. Community's design flood elevation _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____</p>			
Local Official's Name		Title	
Community Name		Telephone	
Signature		Date	
<p>Comments</p> <p><input type="checkbox"/> Check here if attachments.</p>			



**ELEVATION CERTIFICATE**

**BUILDING PHOTOGRAPHS**  
See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 301 88 Street			Policy Number:
City Surfside	State FLORIDA	ZIP Code 33154	Company NAIC Number:

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



Photo One

Photo One Caption Photo Taken 02/22/2023 "Front View"



Photo Two

Photo Two Caption Photo Taken 02/22/2023 "Rear View"



**ELEVATION CERTIFICATE**

**BUILDING PHOTOGRAPHS**  
Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 301 88 Street			Policy Number:
City Surfside	State FLORIDA	ZIP Code 33154	Company NAIC Number:

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



Photo One

Photo One Caption Photo Taken 02/22/2023 "Left View"



Photo Two

Photo Two Caption Photo Taken 02/22/2023 "Right View"





# Front Yard Fences and Gates

















89th St















JUNE 6, 2023

TOWN OF SURFSIDE

# Downtown Walkability & Design Study PH2

PREPARED BY

**MARLIN**





# Presentation Topics



1

Downtown Characteristics & Findings from 2022 Walkability & Design Study

2

Review of Recommended Plan Parklets at 6-8 Locations & Aesthetic Additions

3

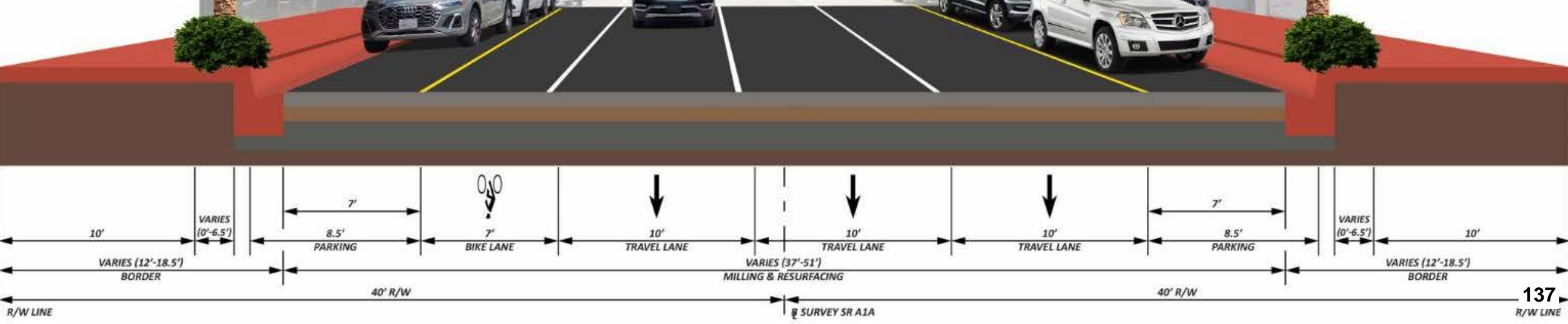
Refinement of Parklet Additions

4

Options for Implementing Adopted Plan



# Existing Typical Section





# 2022 Walkability Study Findings

- Painted sidewalks exhibit wear and can be slippery when wet
- Sidewalk cafes block pedestrian traffic and limit ADA clearance
- Building architecture is inconsistent
- Harding Ave and 96th Street intersection missing south leg crosswalk
- Vehicles stop in outer travel lanes for takeout orders blocking traffic
- Significant bike and pedestrian traffic occurs in the corridor
- Sidewalks on 96th, 95th and 94th Avenue are narrow and have infrastructure obstructions - signs, hydrants, traffic boxes, etc.
- Existing landscaping on Harding Avenue needs refreshing



# 2022 Walkability Study Improvement Recommended Plan

## Alternative 1

- Introduce 6 to 8 temporary parklets pilot project for open space and outdoor dining
- Color treatment of sidewalk at Intersections and pedestrian crossings
- Add Pedestrian Crossing to S. Leg of 96<sup>th</sup> Street
- Minor Landscape Enhancements



# What is a Parklet?

- A small Park, Plaza or creative public space located in an on-street parking space
- Could be used as sidewalk widening or sidewalk café
- Could also be used for landscaping and a public space





# Parklet Example





# Parklet Example





# Parklet Example





# Proposed Parklet Example

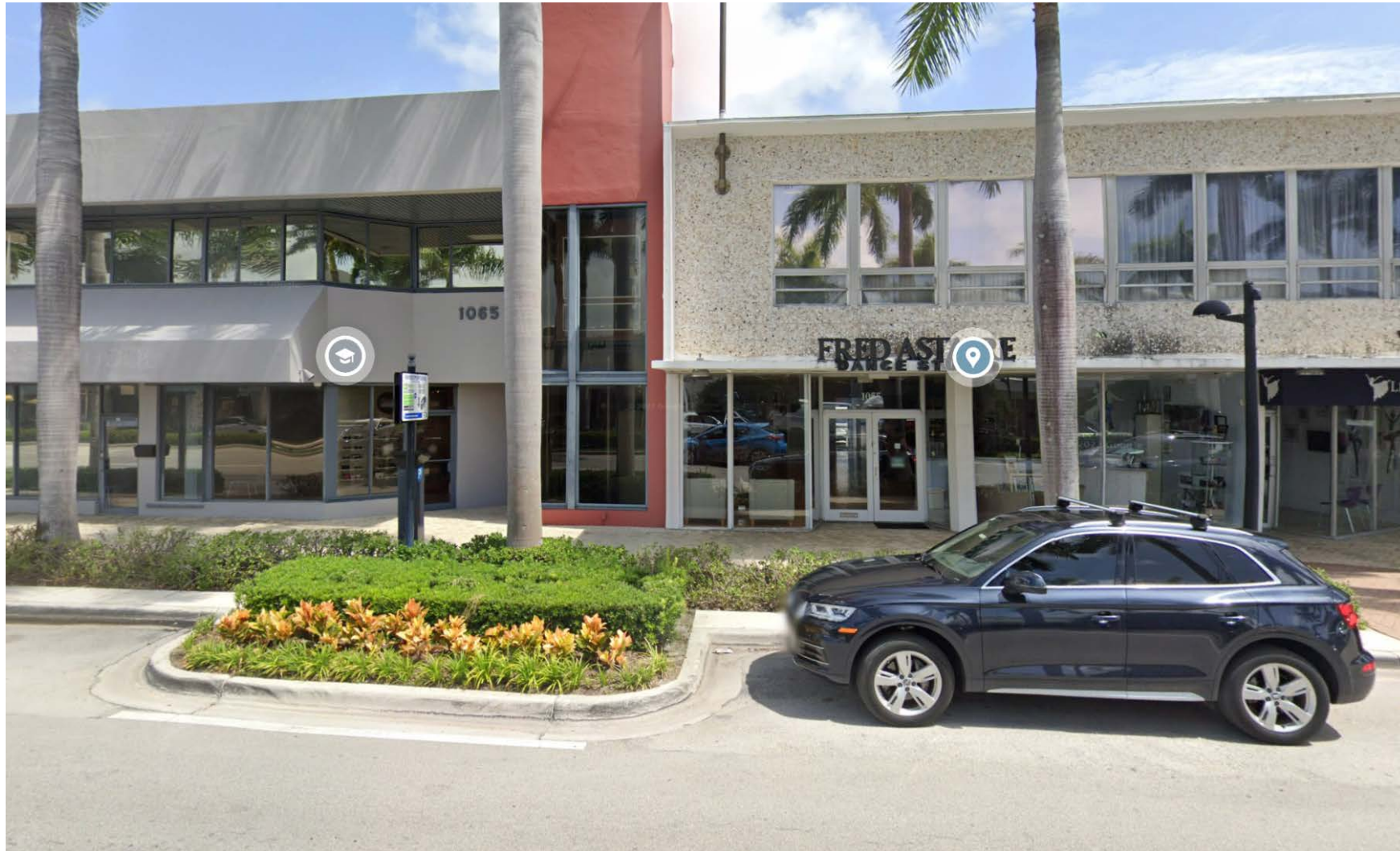
## Kane Concourse in Bay Harbor Islands





# Proposed Parklet Example

## Kane Concourse in Bay Harbor Islands





# Proposed Parklet Example

NE 125<sup>th</sup> Street in North Miami





# Proposed Parklet Example

NE 125<sup>th</sup> Street in North Miami



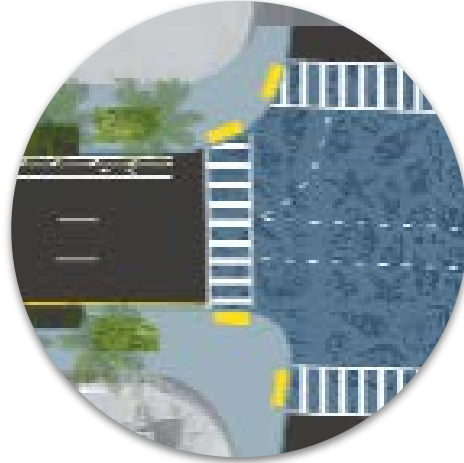


# Alternative 1

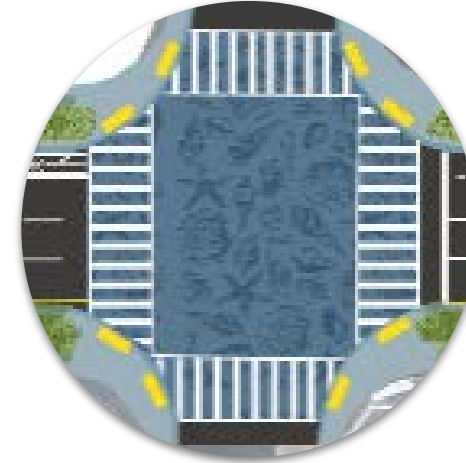
8 Parklets (i.e., Sidewalk Exp)



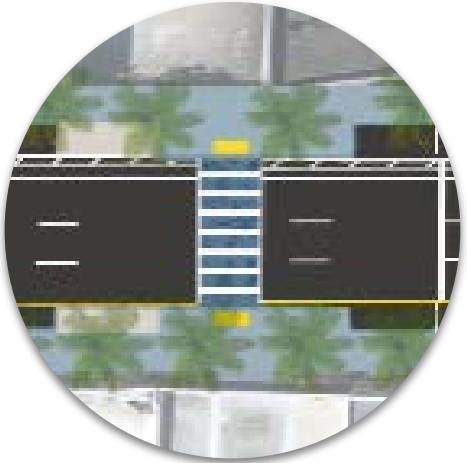
**8 Sidewalk Expansions within the 2 Mid-block Crossings**



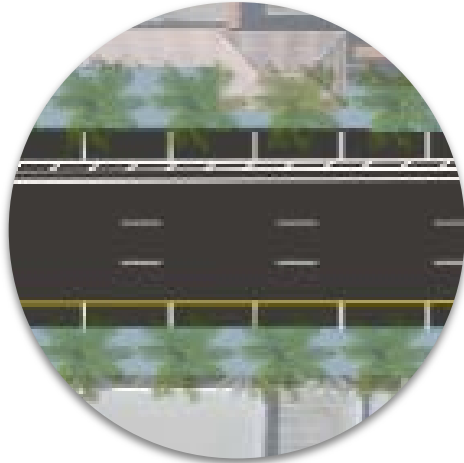
Add South Pedestrian Crosswalk at 96th Street



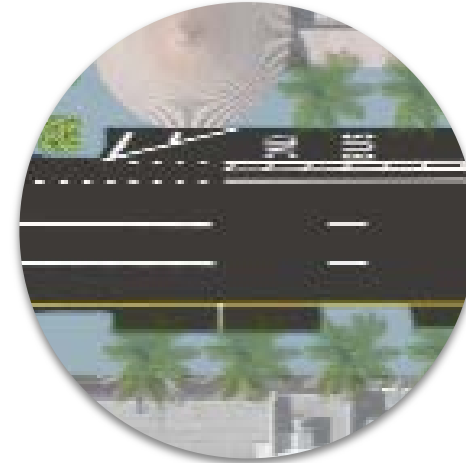
Improve Aesthetics of Signalized Intersections



Improve Aesthetics of Mid-Block Crossings



Enhance Landscaping

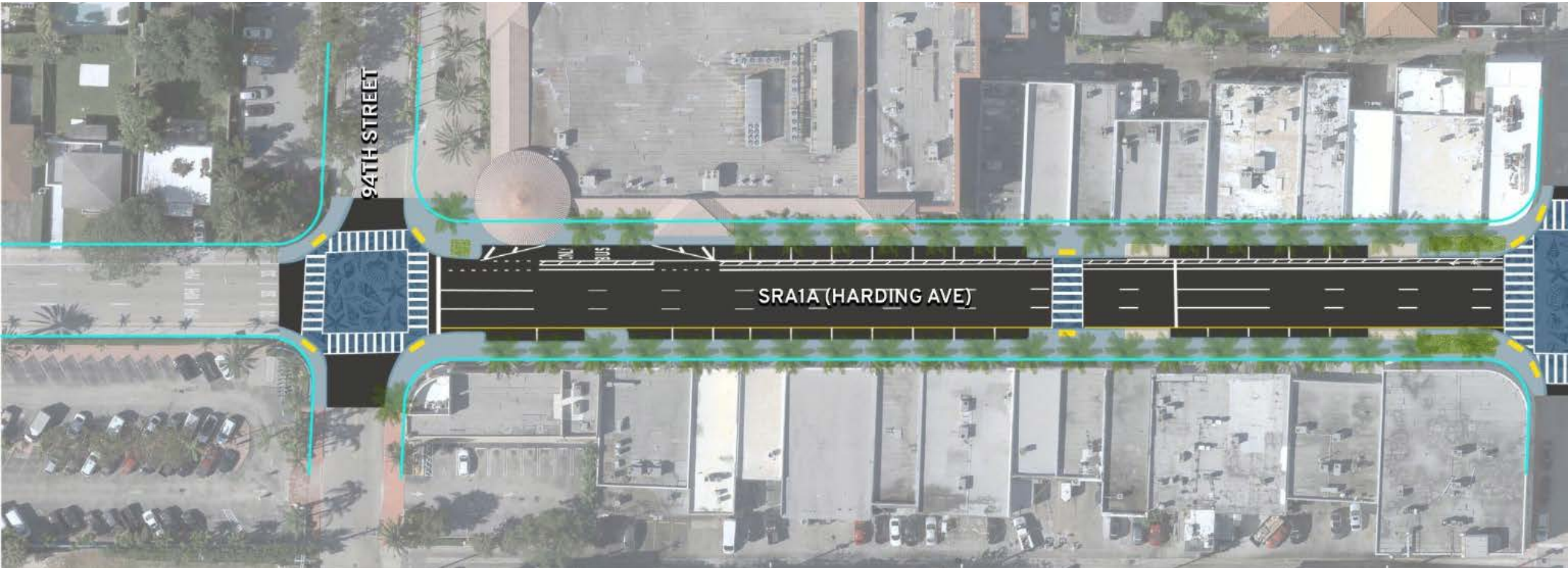


Sidewalk Color & Texture Treatments



# Alternative 1

## Plan View





# Alternative 1

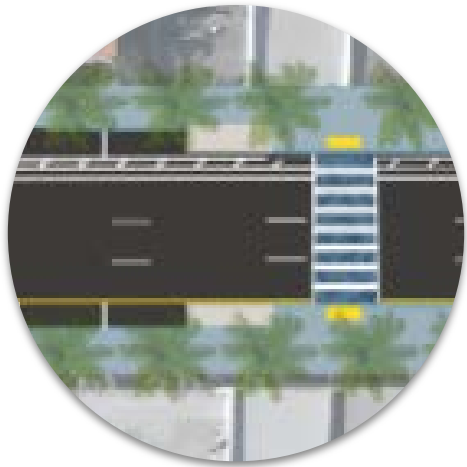
## Plan View



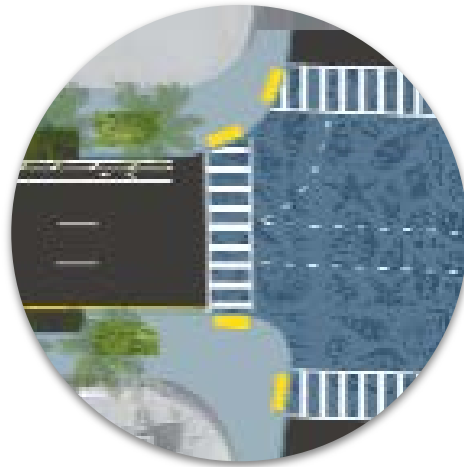


# Alternative 2

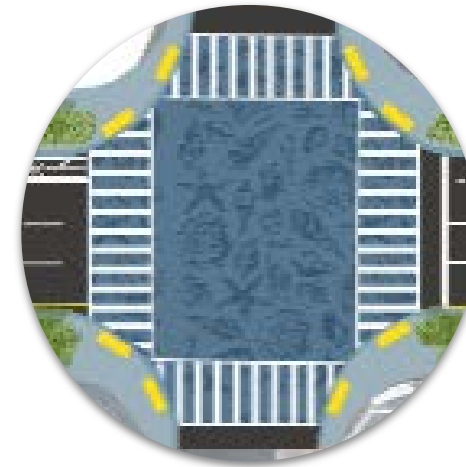
12 Parklets (i.e., Sidewalk Exp)



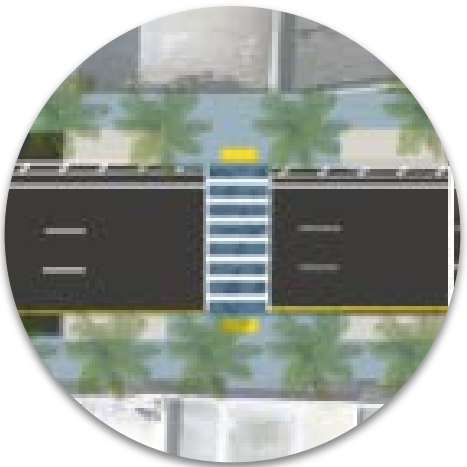
**12 Sidewalk Expansions Adjacent to the 2 Mid-block Crossings**



Add South Pedestrian Crosswalk at 96th Street



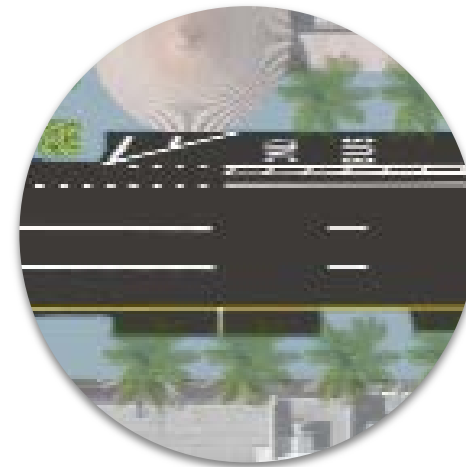
Improve Aesthetics of Signalized Intersections



Improve Aesthetics of Mid-Block Crossings



Enhance Landscaping

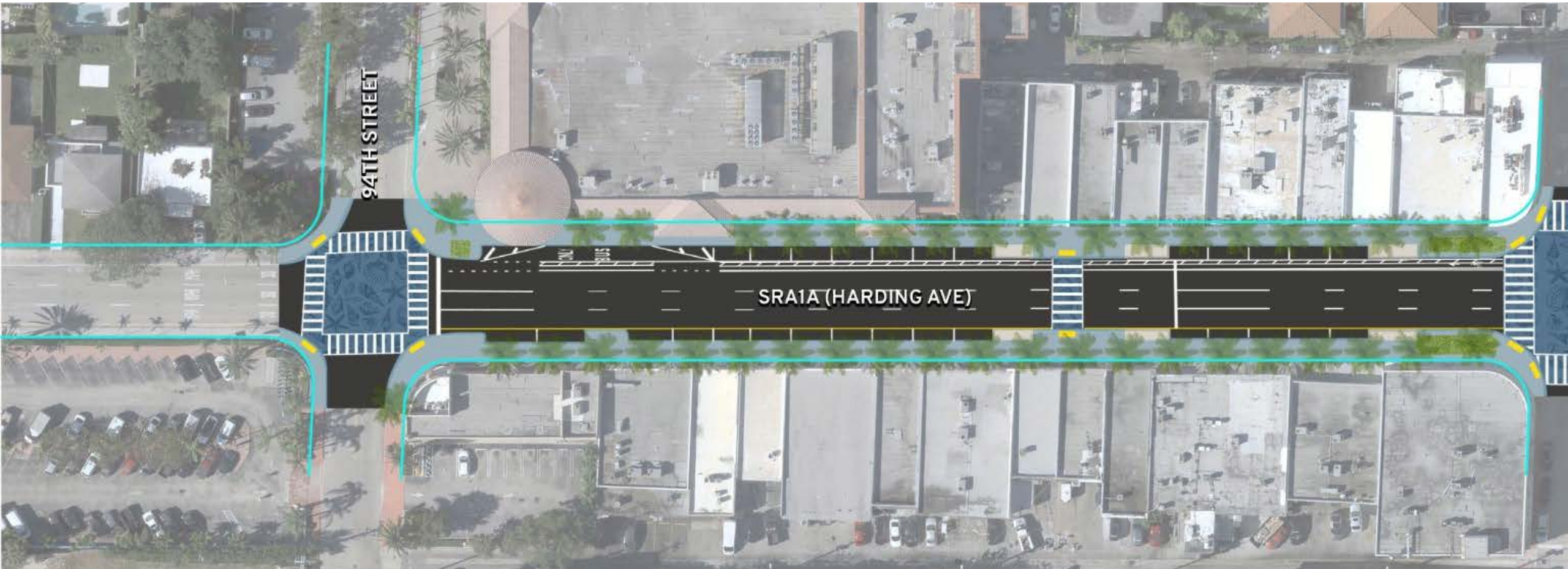


Sidewalk Color & Texture Treatments



# Alternative 2

## Plan View





# Alternative 2

## Plan View



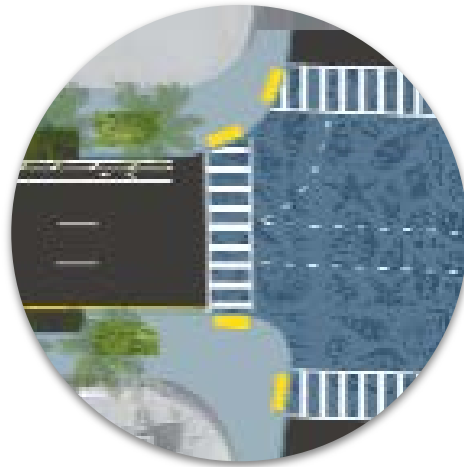


# Alternative 3

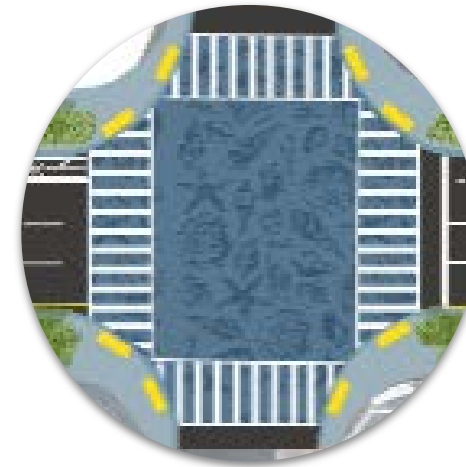
12 Parklets (i.e., Sidewalk Exp)



**12 Sidewalk Expansions Adjacent to Restaurant Locations**



Add South Pedestrian Crosswalk at 96th Street



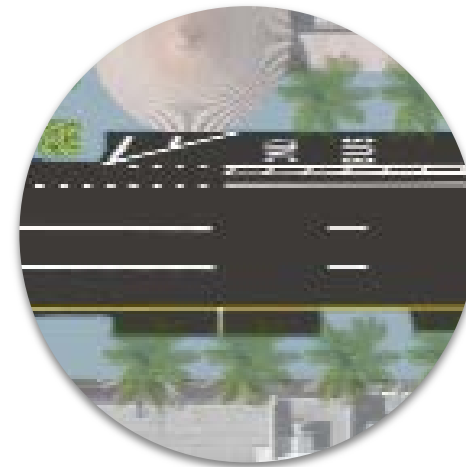
Improve Aesthetics of Signalized Intersections



Improve Aesthetics of Mid-Block Crossings



Enhance Landscaping

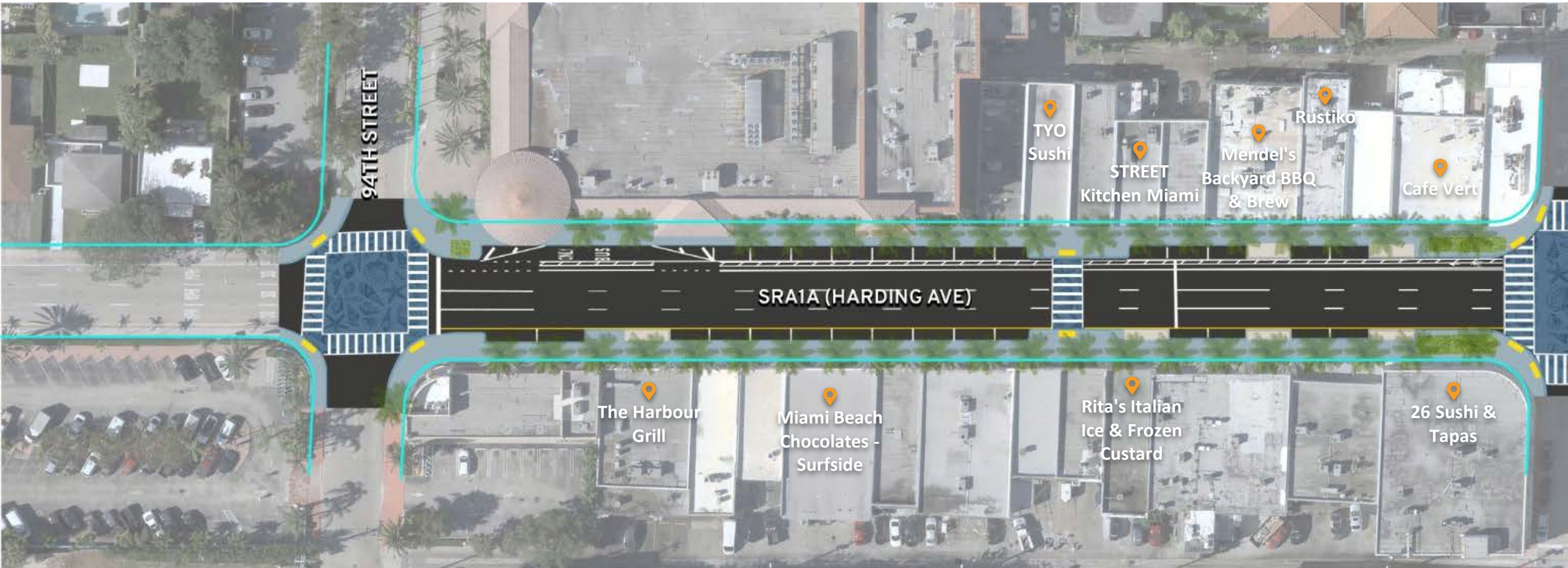


Sidewalk Color & Texture Treatments



# Alternative 3

## Plan View





# Alternative 3

## Plan View





# THANK YOU

Walter Keller, PE, AICP  
Town Consultant Planner  
wkeller@marlinengineering.com

[www.marlinengineering.com](http://www.marlinengineering.com)



# Q&A







**JORGE D. MANTILLA**  
ARCHITECT

5901 SW 63rd COURT SOUTH MIAMI FL 33143  
STATE OF FLORIDA LICENSE No. 14320  
P. (305) 815-4849  
E-mail: mantillaarchitect@gmail.com

DRAWING LOG:	DATE:
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**SINGLE FAMILY HOME ADDITION**  
OWNER: MR. & MRS. AMRAN  
9316 BYRON AVENUE  
SURFSIDE, FLORIDA 33154

CONSULTANT

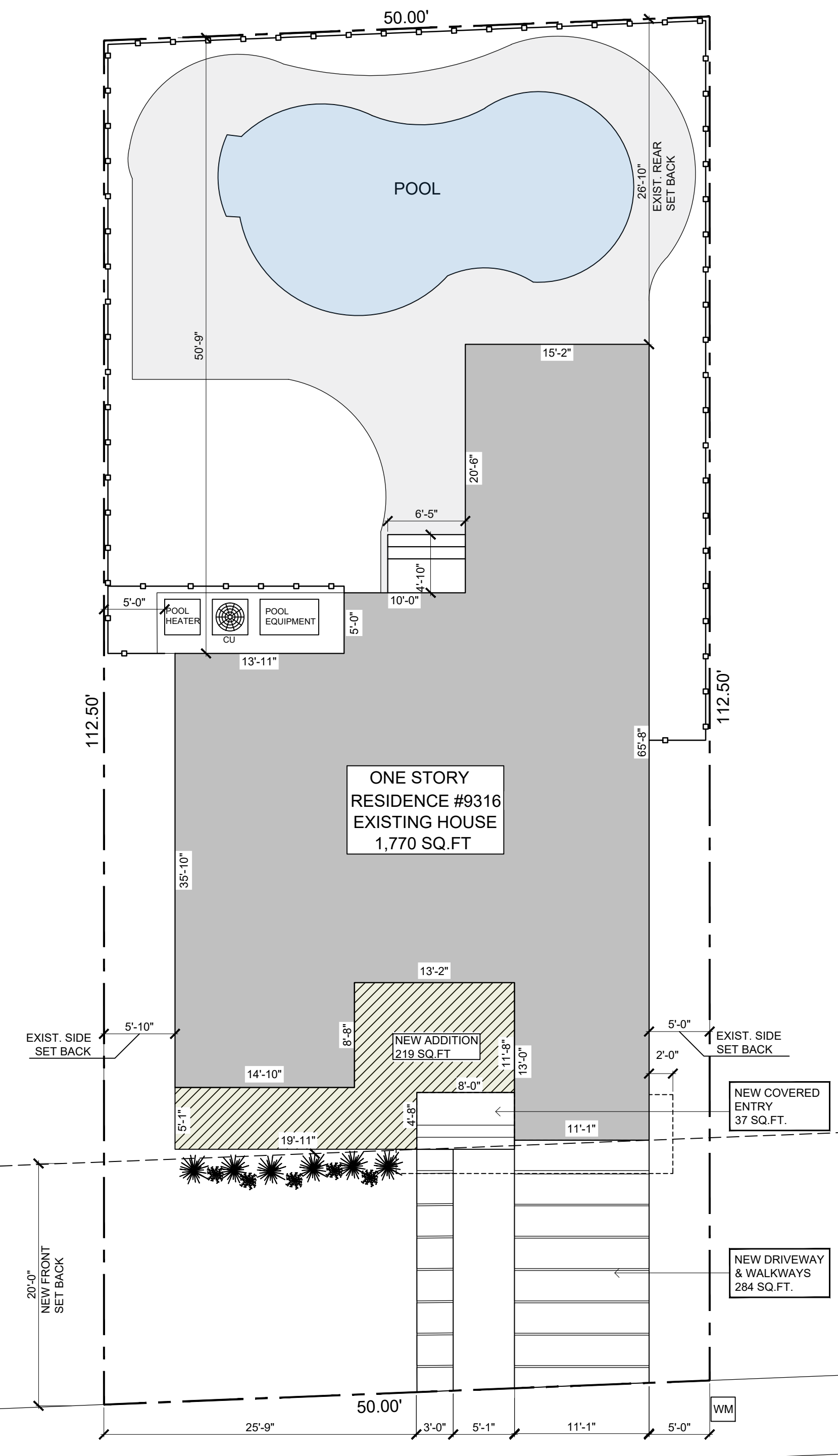
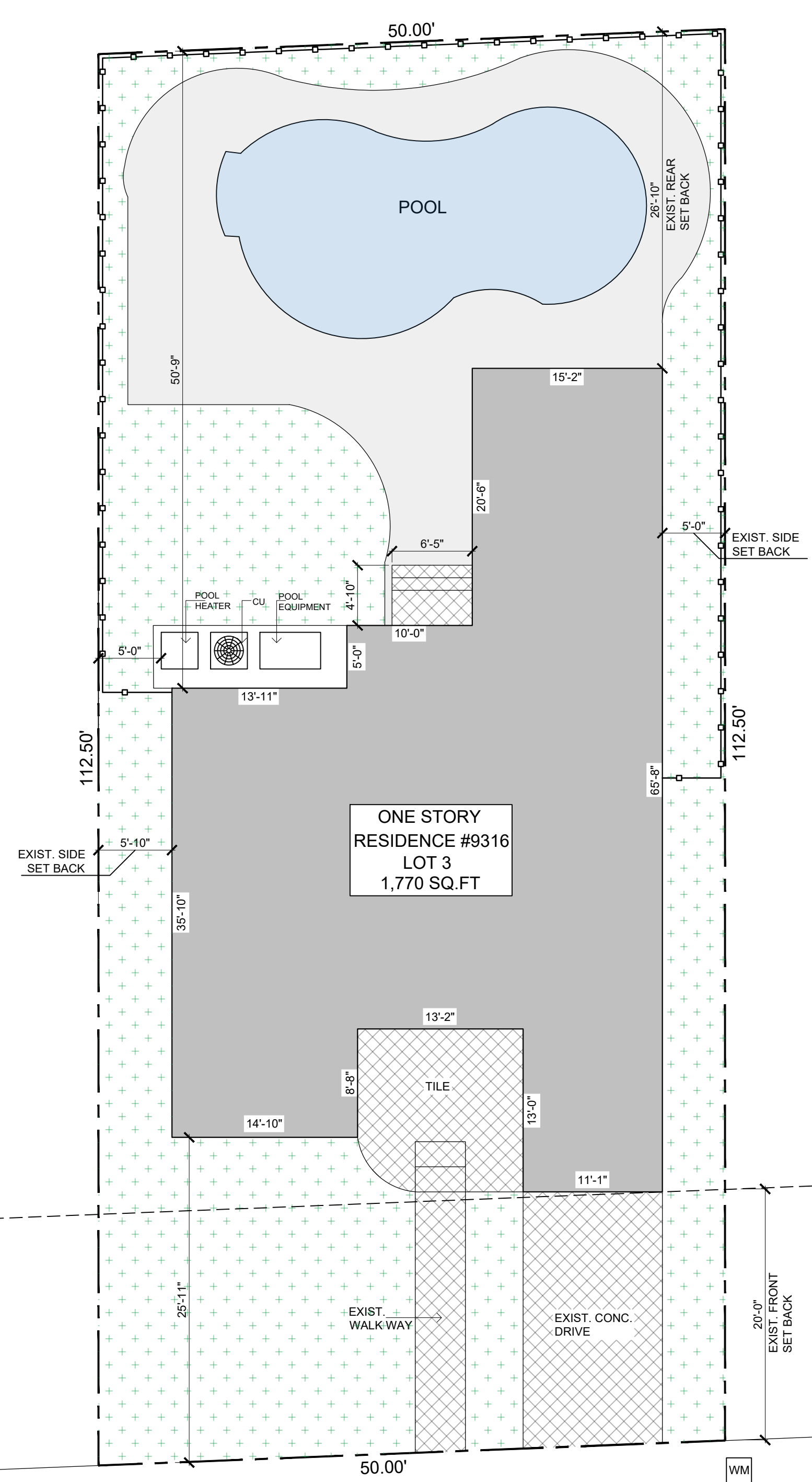
scale: 1/8" = 1'-0"  
release date: 03-10-2023  
drawn by: VL  
checked by: JM

**DRAWING INDEX:**

- A-100 COVER INDEX
- A-101 SITE PLAN/LOCATION PLAN
- A-102 AREAS
- A-200 EXISTING FLOOR PLAN AND ROOF PLAN
- A-201 PROPOSED FLOOR PLAN AND ROOF PLAN
- A-301 EXISTING & PROPOSED FRONT BUILDING ELEVATIONS

**A-100**  
RENDER





**ZONING REQUIREMENTS: H30B**  
**FOLIO: 14-2235-006-1730**  
 LOT SIZE: 112.50 X 50.00= 5,625 SQ.FT.

MAX. LOT COVERAGE: 50% (5,625)= 2,812 SQ.FT.  
 LOT COVERAGE PROPOSED: 2,026 SQ.FT. (36%)

BUILDING SET BACKS:	REQUIRED	PROPOSED
FRONT SET BACK	20'-0"	20'-0" NEW
SOUTH SET BACK	5'-10"	5'-10" NEW
NORTH SET BACK	5'-0"	5'-6" EXISTING
REAR SET BACK	20'-0"	26'-10" EXISTING
LOT COVERAGE	2,812 SQ.FT.	2,013 SQ.FT.

MAX. HEIGHT FROM CROWN OF ROAD	2 STORIES 30'-0"	1 STORY
MIN. PERVIOUS AREA (35% OF 5,625 SQ.FT.)	1,969 SQ.FT.	1,985 SQ.FT.
FRONT SET BACK PERMEABILITY (50% OF 1,000 SQ.FT.)	500 SQ.FT.	716 SQ.FT.



**JORGE D. MANTILLA**  
ARCHITECT

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

DRAWING LOG: DATE:


**SINGLE FAMILY HOME ADDITION**  
 OWNER: MR. & MRS. AMRAN  
 9316 BYRON AVENUE  
 SURFSIDE, FLORIDA 33154

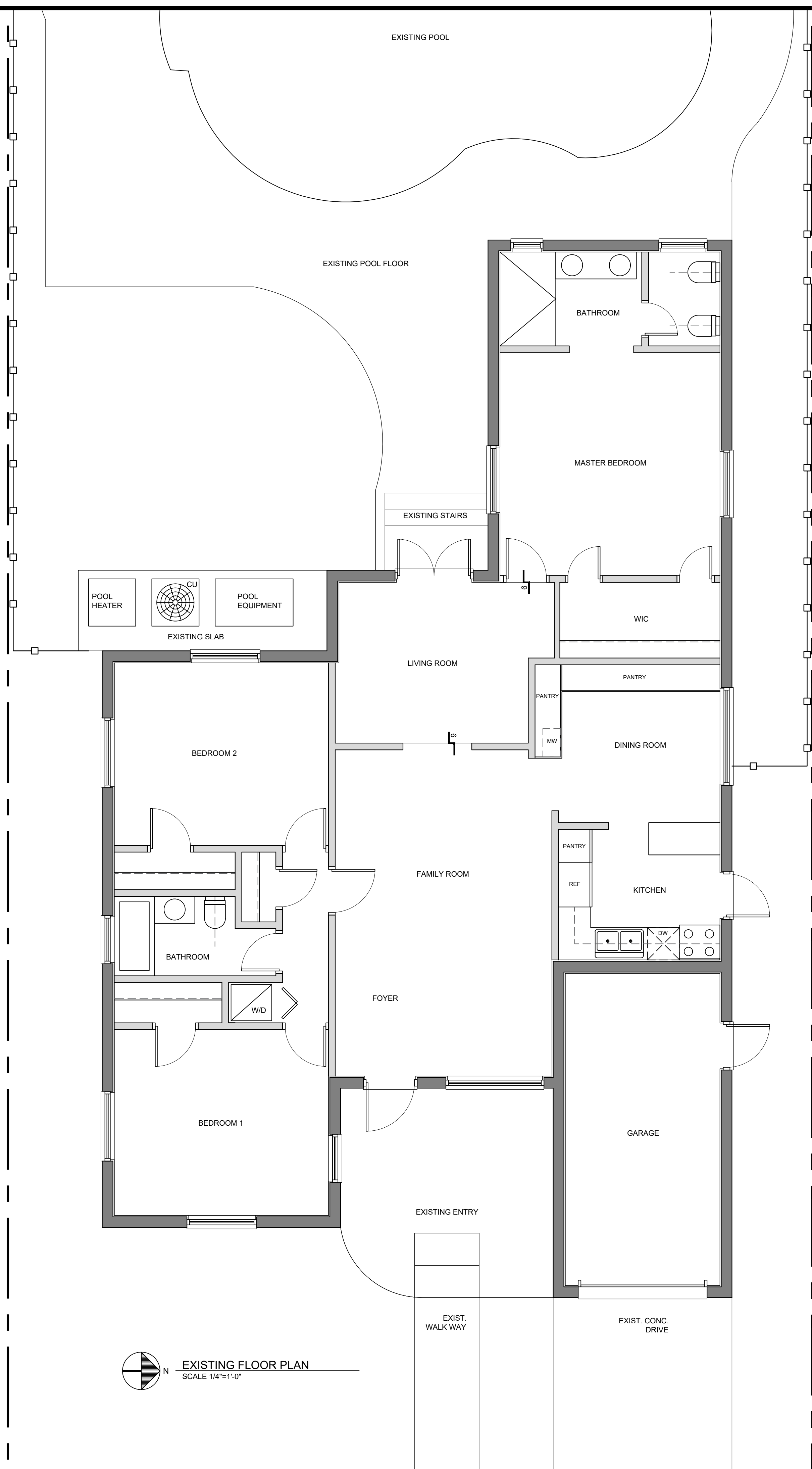
CONSULTANT  
 scale: 1/8" = 1'-0"  
 release date: 03-10-2023  
 drawn by: VL  
 checked by: JM

**A-101**  
 SITE PLAN & ZONING DATA  
 SHEET NO. 1 OF 11

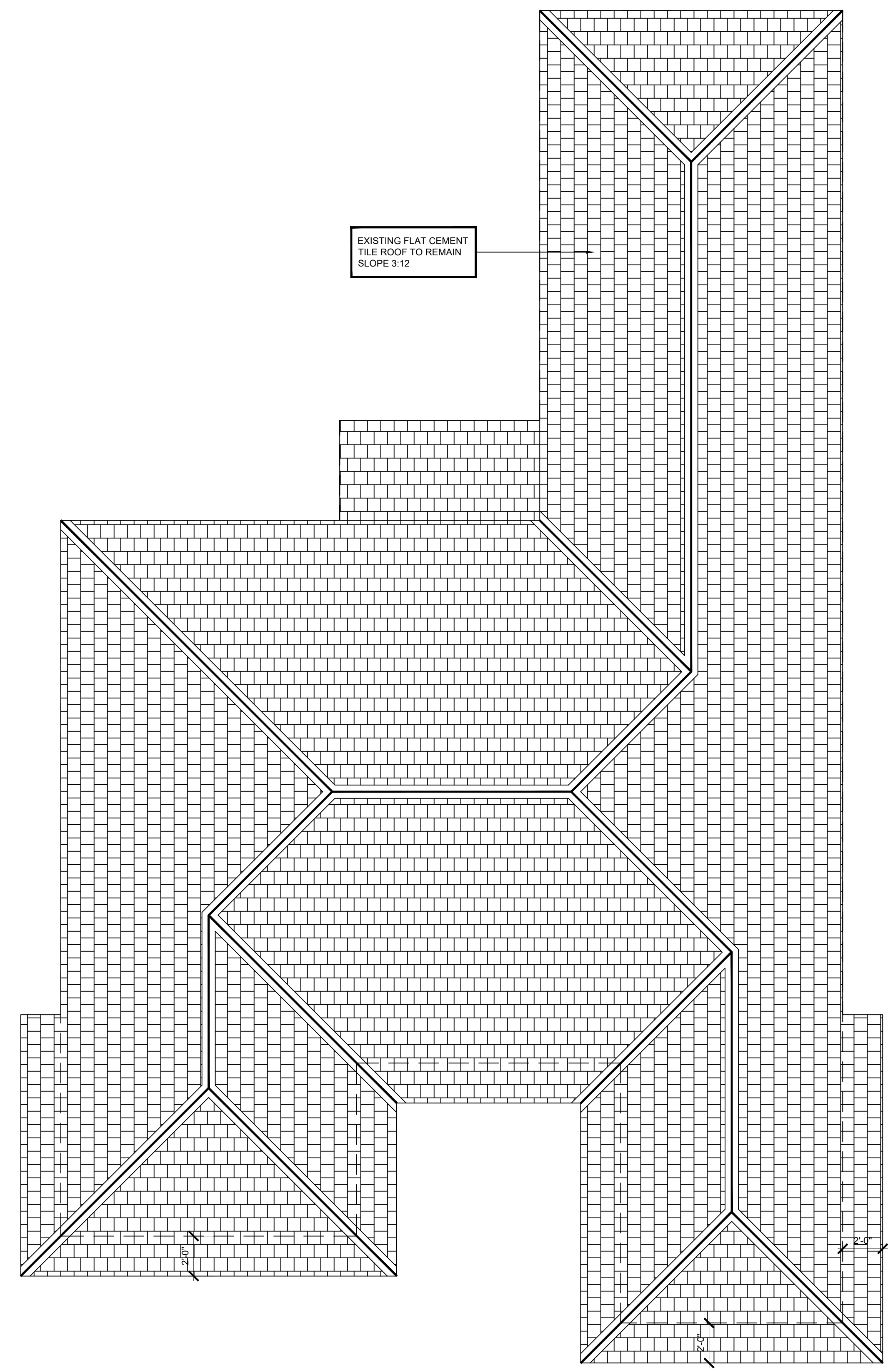








**EXISTING FLOOR PLAN**  
SCALE 1/4"=1'-0"



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

**JORGE D. MANTILLA**  
ARCHITECT

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

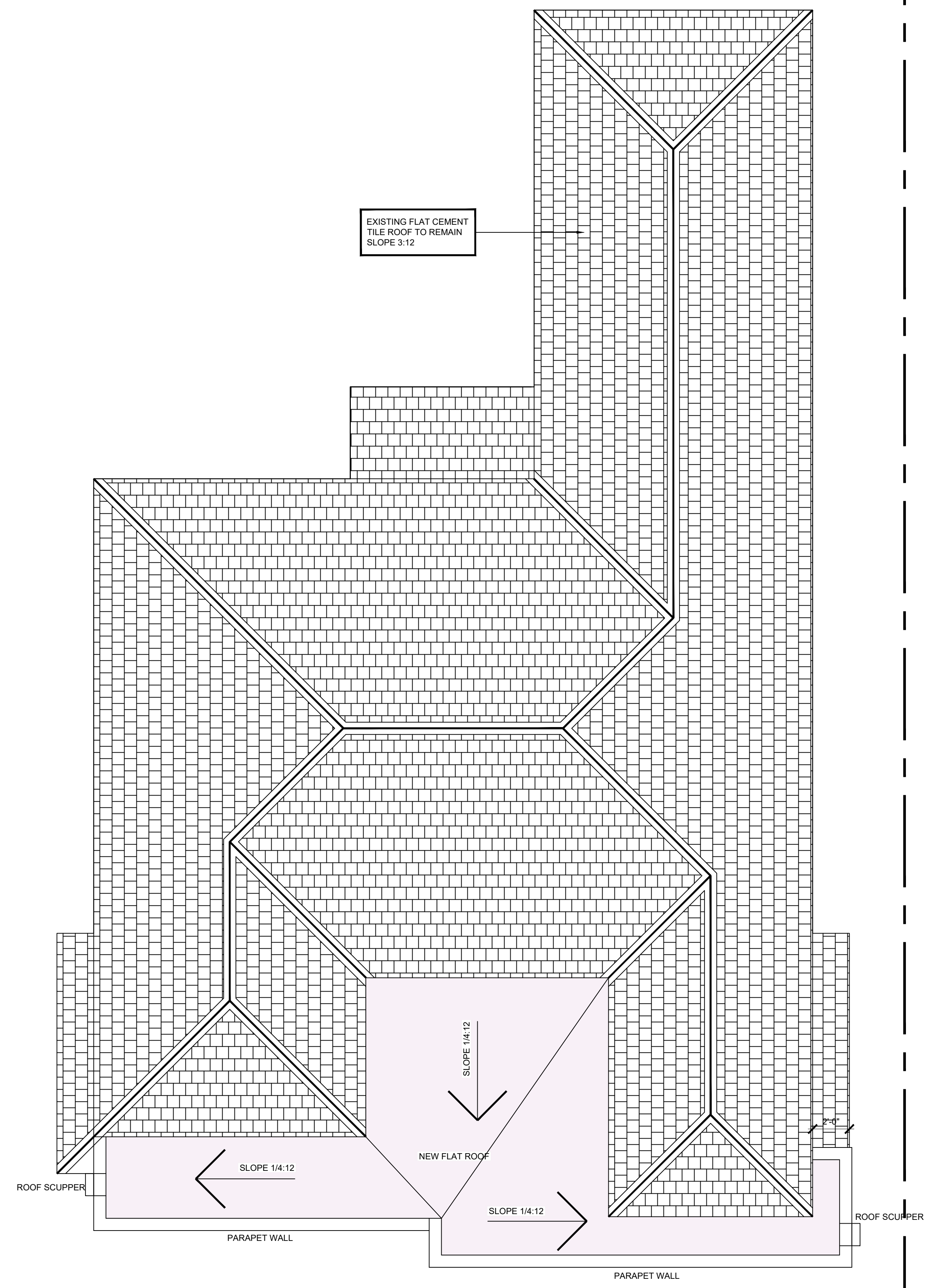
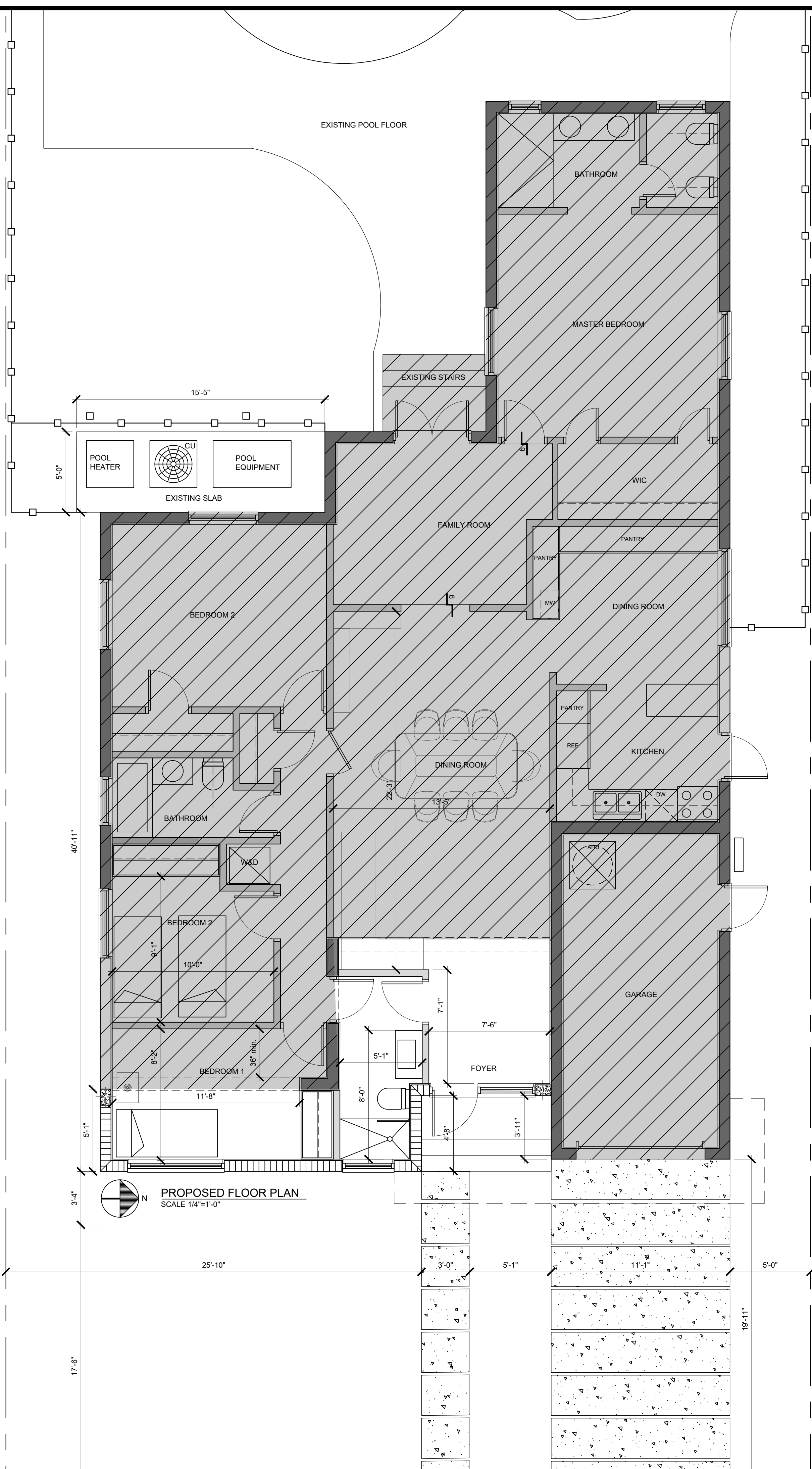
DRAWING LOG:	DATE:
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**SINGLE FAMILY HOME ADDITION**  
OWNER: MR. & MRS. AMRAN  
9316 BYRON AVENUE  
SURFSIDE, FLORIDA 33154

CONSULTANT  
scale: 1/4" = 1'-0"  
release date: 02/15/2023  
drawn by: VL  
checked by: JM

**A-200**  
EXISTING FLOOR  
& ROOF PLAN  
SHEET NO. 3 OF 11





**JORGE D. MANTILLA**  
ARCHITECT

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

DRAWING LOG: DATE:


**SINGLE FAMILY HOME ADDITION**  
OWNER: MR. & MRS. AMRAN  
9316 BYRON AVENUE  
SURFSIDE, FLORIDA 33154

CONSULTANT

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

release date: 02/15/2023

drawn by: VL

checked by: JM

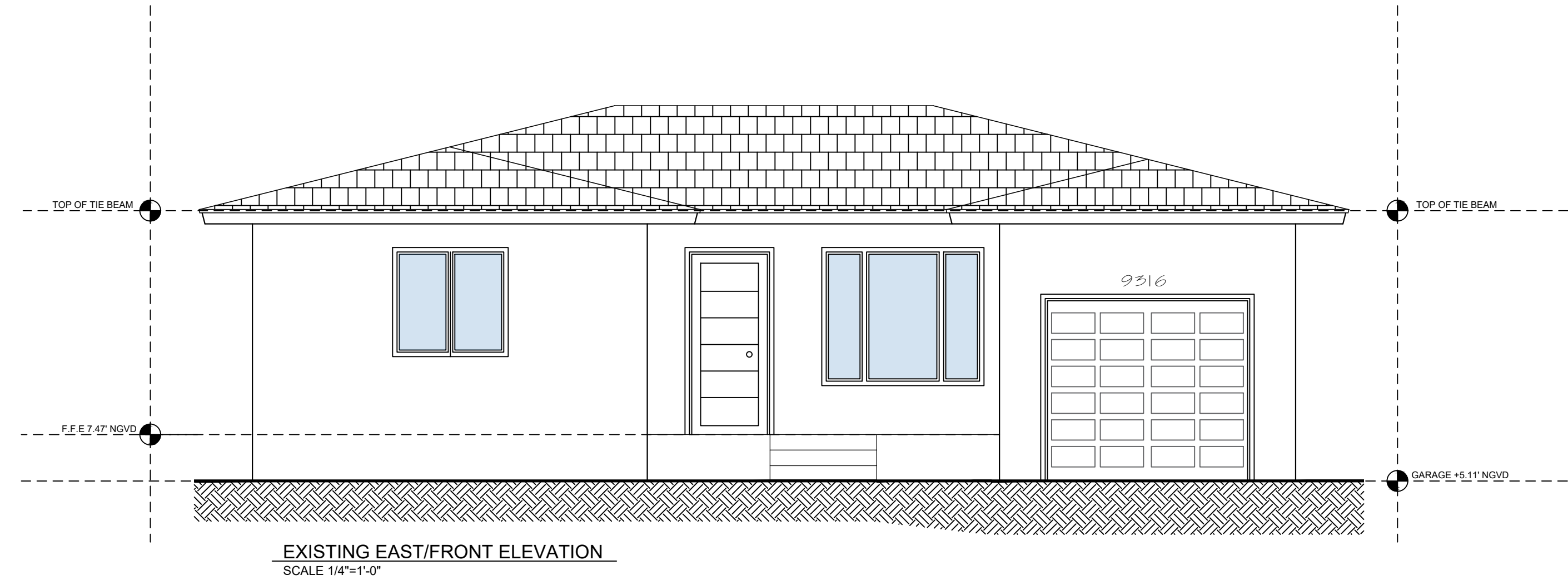
**A-201**  
PROPOSED FLOOR PLAN

SHEET NO. 5 OF 11





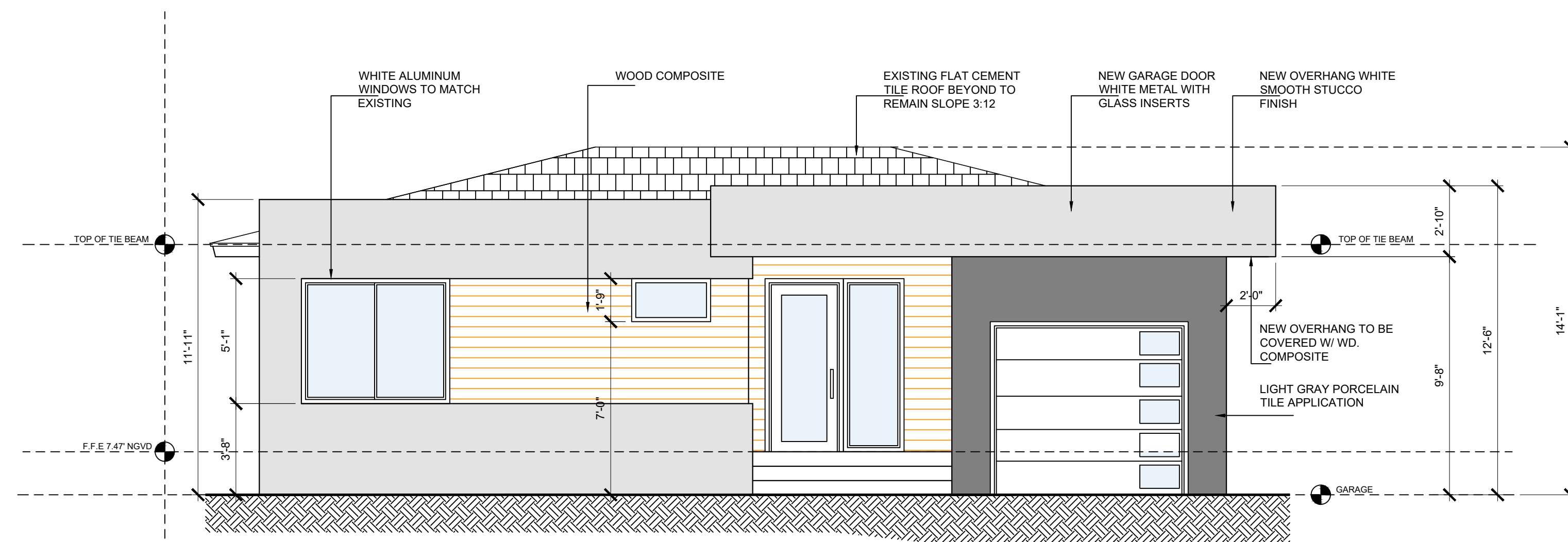
EXISTING HOUSE



EXISTING EAST/FRONT ELEVATION  
SCALE 1/4"=1'-0"



PROPOSED HOUSE



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

JORGE D. MANTILLA  
ARCHITECT  
5901 SW 63rd COURT SOUTH MIAMI FL 33143  
STATE OF FLORIDA LICENSE No. 14320  
P. (305) 815-4849  
E-mail: mantillaarchitect@gmail.com  
DRAWING LOG: DATE:  
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\_\_\_\_\_|\_\_\_\_\_|  
\_\_\_\_\_|\_\_\_\_\_|

SINGLE FAMILY HOME ADDITION  
OWNER: MR. & MRS. AMRAN  
9316 BYRON AVENUE  
SURFSIDE, FLORIDA 33154

CONSULTANT  
scale: 1/4" = 1'-0"  
release date: 02/15/2023  
drawn by: VL  
checked by: JM

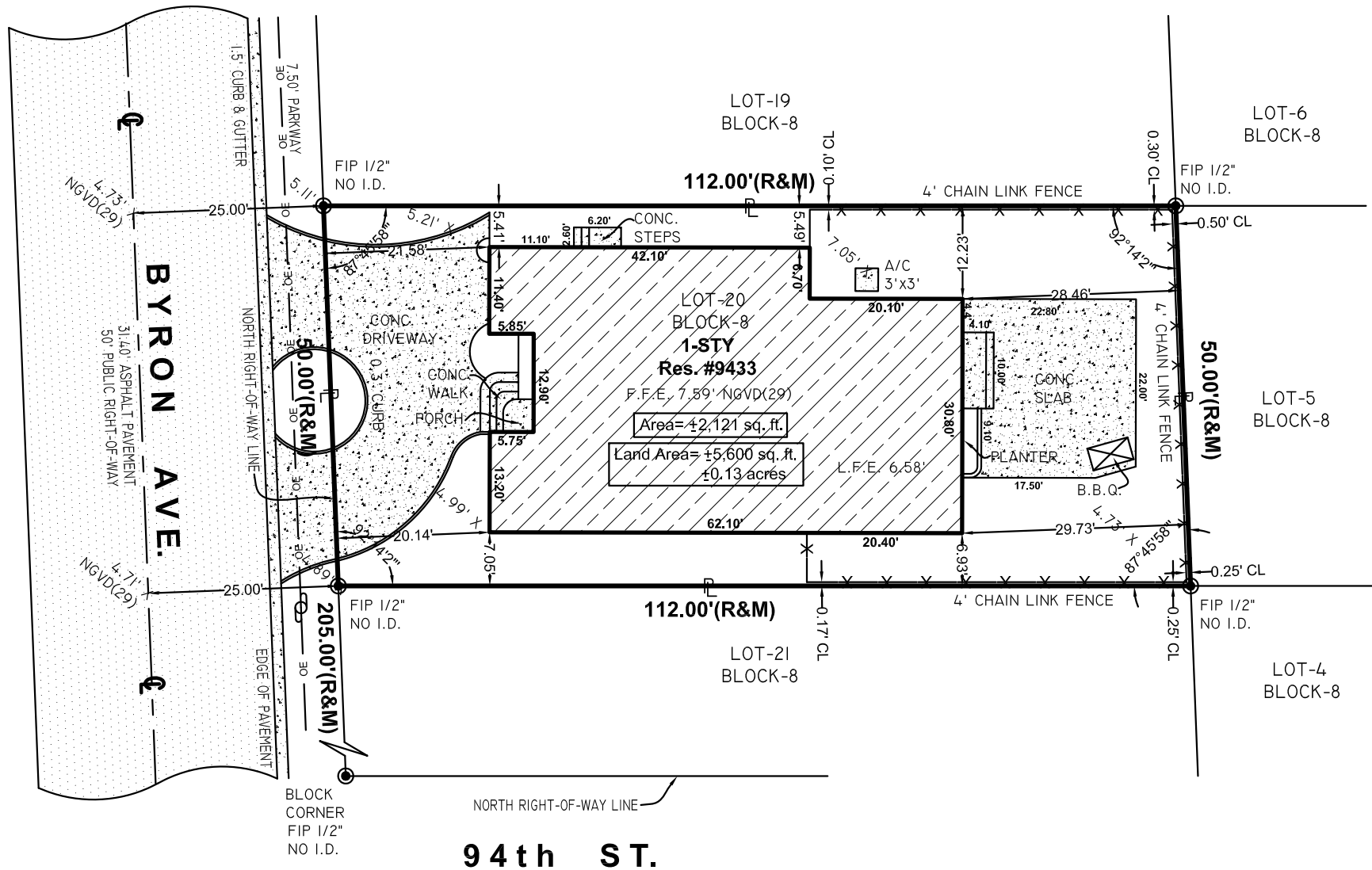
A-301  
EXISTING & PROPOSED  
ELEVATIONS  
SHEET NO. 9 OF 11



# S K E T C H O F S U R V E Y



Scale 1"=20'



**94th ST.**



FRONT SIDE VIEW 04-21-21 FRONT LEFT VIEW 04-21-21 A/C LEFT VIEW 04-21-21 REAR SIDE VIEW 04-21-21

PROPERTY ADDRESS:  
**9433 BYRON AVENUE**  
**SURFSIDE, FL 33154**  
**( FOLIO No. 14-2235-007-1480 )**

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

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

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

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

Legal description was furnished by the client. The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavements, curbs and other man-made features as may exist.

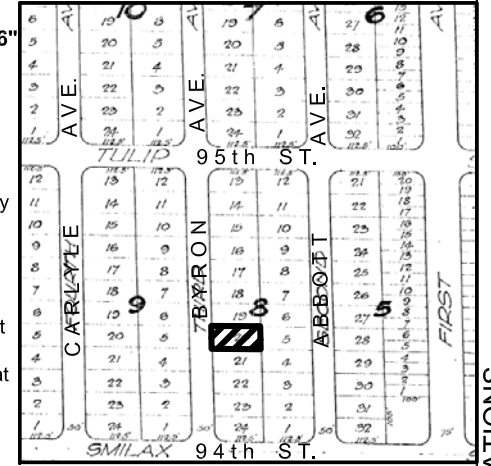
Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

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

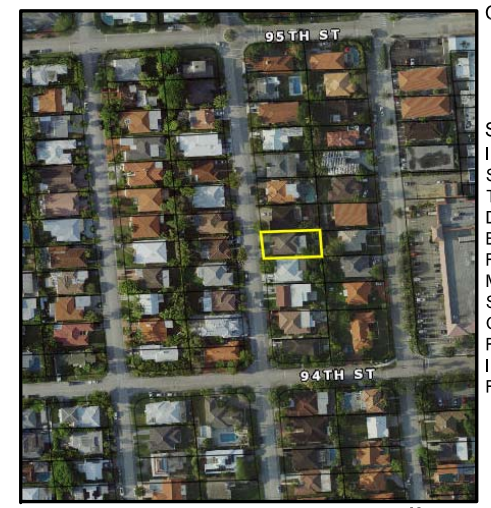
Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

**LIST OF POSSIBLE ENCROACHMENT:**  
**N/A**

**BENCH MARK USED**  
**BM #S-243, Elev.= 11.77'**  
**converted to NGVD 1929**



**LOCATION MAP (NOT TO SCALE)**



**AERIAL MAP (NOT TO SCALE)**

**CERTIFY TO:**  
**MINNIE SCARAGA ESTATE OF**

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

04-21-2021

**ARTURO TOIRAC**  
 PROFESSIONAL LAND SURVEYOR No. 3102  
 STATE OF FLORIDA

**FLOOD ZONE INFORMATION:**  
**Community No. 120659**  
**Panel No. 0163**  
**Suffix: L**  
**FIRM Date: 09-11-2009**  
**Flood Zone: AE + 8'**

**VIZCAYA SURVEYING AND MAPPING, INC.**  
 Land Surveyors & Mapper  
 LB #8000  
 CARLOS@CBSSERVICESMIAMI.COM  
 13217 SW 46 LANE, MIAMI, FL. 33157  
 (786) 290-4184

**LEGEND OF SURVEY ABBREVIATIONS**

SWK. = SIDEWALK	P/L = PROPERTY LINE
T. = TELEPHONE SERVICE BOX	(R) = RECORDED
TV = TV CABLE SERVICE BOX	R = RADIUS
U.D.E. = UTILITY & DRAINAGE EASEMENT	RAD. = RADIAL
U.E. = UTILITY EASEMENT	RES. = RESIDENCE
U.M.E. = UTILITY & MAINTENANCE EASEMENT	R/W = RIGHT OF WAY
U.P. = UTILITY POLE	S = SEWER MANHOLE
W = WATER WELL	SEC. = SECTION
W/M = WATER METER	S.I.P. = SET IRON PIPE NO.
	S/L = SET BACK LINE
	STY. = STORY

CLP = CONG. LIGHT POLE	MH = MAN HOLE
CONC = CONCRETE	(M) = MEASURED
▲ = CENTRAL ANGLE	M/L = MONUMENT LINE
E = ELECTRIC SERVICE BOX	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
EM = ELECTRIC METER (CAN)	N.T.S. = NOT TO SCALE
F.D.H. = FOUND DRILL HOLE	OE = OVERHEAD ELECTRIC LINES
F.H. = FIRE HYDRANT	P.B. = PLAT BOOK
F.I.P. = FOUND IRON PIPE	P.C.P. = PERMANENT CONTROL POINT
F.R. = FOUND REBAR	P.G. = PAGE
F.N. = FOUND NAIL	P.F.M. = PERMANENT REFERENCE MONUMENT
G = GAS METER	
L.P. = LIGHT POLE	

A = ARC LENGTH	CLF = CHAIN LINK FENCE
A/C = AIR CONDITIONING PAD	
ALUM.F. = ALUMINUM FENCE	
B/DG = BUILDING	
B/C = BLOCK CORNER	
C.B. = CATCH BASIN	
C.B.S. = CONCRETE BLOCK STRUCTURE	
CH. = CHORD DISTANCE	
CL. = CLEAR	
CL = CENTER LINE	

Survey is not covered by Professional Liability Insurance.

ORIGINAL FIELD DATE 04-21-2021  
 REVISIONS:

04-21-2021

DRAWN J.V.D.  
 SHEET No. 1/1

**JOB No.:**  
**2220806**