

Town of Surfside Special Planning and Zoning Board Meeting AGENDA Thursday, August 31, 2023 5:00 PM

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. Ordinances
 - **2.A** Carport Allowances in H30A and H30B Judith Frankel AICP, Town Planner

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING AND RE-TITLING SECTION 90-58, "CARPORT CANOPIES", TO MODIFY THE REGULATIONS FOR CARPORTS; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Ordinance Carport Allowances.doc

2.B Average Setbacks in H30A and H30B Zoning Districts - Judith Frankel AICP, Town Planner

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTIONS 90-2. – "DEFINITIONS" AND 90-45. -- "SETBACKS" TO MODIFY REGULATIONS PERTAINING TO AVERAGE SETBACKS IN H30A AND H30B DISTRICTS; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Ordinance Amending 90-45 H30 Average Setbacks FAR.doc

2.C Harding Avenue Front Yard Paving Allowance - Judith Frankel AICP, Town Planner

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-61, "PAVING IN FRONT AND REAR YARDS IN H30 AND H40 DISTRICTS", BY AMENDING THE FRONT YARD PAVING ALLOWANCE FOR PROPERTIES FRONTING HARDING AVENUE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Ordinance Amending 90-61 Harding Avenue Front Yard Paving Allowance .doc

2.D Smoke Shops as Conditional Use in SD-B40 - Judith Frankel AICP, Town Planner

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 CHANGE THE LIST OF RETAIL AND GENERAL COMMERCIAL USES TO ALLOW SMOKE SHOPS AS A CONDITIONAL USE IN THE SD-B40 ZONING DISTRICT, DIFFERENTIATING SUCH USES FROM CIGARS AND TOBACCO LOUNGES, AND PROVIDING FOR RELATED REGULATIONS; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Ordinance Amending 90-41 to Allow Smoke Shops in CU in SD-B40.doc

3. Applications

- **3.A 9540 Harding Avenue Wall Sign** Judith Frankel AICP, Town Planner Attachment A: Existing Conditions and Code Standards 9540 Harding Avenue Agenda Packet.pdf
- 3.B 8949 Harding Avenue Roof Materials Judith Frankel AICP, Town Planner 8949 Harding Agenda Packet.pdf 8949 HARDING AVE. Survey
- 3.C 9431 Harding Avenue Wall Sign Judith Frankel AICP, Town Planner Attachment A: Existing Conditions and Code Standards 9431 Harding Avenue Agenda Packet.pdf

4. Adjournment

Respectfully submitted,

Hector R. Gomez Town Manager

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

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

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

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

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



MEMORANDUM

ITEM NO. 2.A

To: Planning & Zoning Board

From: Judith Frankel AICP, Town Planner

Date: August 31, 2023

Subject: Carport Allowances in H30A and H30B

Town Administration recommends the consideration of this ordinance to allow additional material types for carport canopies. It is further recommended that the Town Planner have the ability to refer any design review of a carport to the Planning & Zoning Board for final review and approval in the case of uncertain compatibility.

The Town's Zoning Code allows for the construction of carport canopies in a front, secondary side or rear yard setback in the H30A and H30B districts. The code provides a specific and limited definition for a carport canopy which is a metal piping covered by a canvas or similar materials. These canvas coverings are intended to be removed before a storm. The currently allowable materials present potential windspeed hazards if not removed prior to major storms, and the Town has limited resources to monitor and enforce their proper removal during storm preparation. Other permanent constructions materials are more suited to storm prone areas like South Florida. this ordinance would allow for increased material options for these structures.

The Town Commission approved this ordinance on first reading and included concrete in the prohibited materials list.

Ordinance Carport Allowances.doc

ORDINANCE NO. 2023 - _____

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING AND RE-TITLING SECTION 90-58, "CARPORT CANOPIES", TO MODIFY THE REGULATIONS FOR CARPORTS; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, Section 90-58 of the Code allows for the construction of carport canopies in a front, secondary side or rear yard setback in the H30A and H30B districts; and

WHEREAS, Section 90-2 of the Code defines "carport" as a roofed and usually wall-less shed projecting from the side of a building, used as a shelter for automobiles; and

WHEREAS, the term "canopy" is defined in Section 90-2 of the Code as a permanent, roof-like cover made of cloth, metal, vinyl or other permanent material supported from the ground or deck or floor of a building, and from the walls of a building for protection from sun or weather; and

WHEREAS, 90-58.1 currently restricts the allowable materials for carport canopies to canvas (or similar material) covered pipe; and

WHEREAS, the currently allowable materials present potential windspeed hazards if not removed prior to major storms, and the Town has limited resources to monitor and enforce their proper removal during storm preparation; and

23	WHEREAS, modern construction methods allow for more sturdy construction		
24	materials that significantly reduce the windspeed hazard when constructed pursuant to the		
25	Florida Building Code; and		
26	WHEREAS, at a regular meeting of the Town Commission held on July 11, 2023,		
27	2023, the Town Commission directed the Town Manager to present an ordinance		
28	addressing the allowance of additional materials for carport canopies; and		
29	WHEREAS, the Town Commission held its first public hearing on August 8, 2023 and,		
30	having complied with the notice requirements in the Florida Statutes, approved the		
31	proposed amendments to the Code; and		
32	WHEREAS, the Planning and Zoning Board, as the local planning agency for the		
33	Town, held its hearing on the proposed amendment to the Code on August 31, 2023 with		
34	due public notice and input, and recommended of the proposed amendments		
35	to the Code; and		
36	WHEREAS, the Town Commission has conducted a second duly noticed public		
37	hearing on these Code amendments as required by law on, 2023 and		
88	further finds the proposed changes to the Code are necessary and in the best interest of		
39	the Town.		
10 11 12	NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA ¹ :		
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14 15	Section 1. Recitals. The above Recitals are true and correct and are incorporated herein by this reference:		
l6	Section 2 Town Code Amended Section 00 50 "Compart Concessor" of the		
17 18	<u>Section 2.</u> <u>Town Code Amended.</u> Section 90-58 "Carport Canopies" of the Code, is hereby amended as follows:		
19	Sec. 90-58. Carports Canopies.		
50	* * *		
51 52 53	Carports, consisting of the structural members and the roof or canopy, canopies may be constructed, in a front, secondary side or rear yard setback in the H30A and H30B districts subject to the following:-		

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

- 54 (1) The carport Such canopy shall not exceed 20 feet in length, and 20 feet in width.
 - (2) The height of the carport such canopy shall not exceed ten feet.
 - (3) The height of the side openings shall be at least six feet, three inches.
 - (4) The carport Such canopy shall be subject to the following minimum setbacks:
 - a. Rear: Five feet.

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- b. Interior side: Five feet.
- c. Primary (front) and secondary (corner): Two feet.
- d. Rear of street curb: Seven feet.
- (5) A <u>carport eanopy</u> shall at all times remain open on all four sides, if free standing, and open on three sides if attached to the main building. <u>The structure shall be nonsubstantial in appearance and each side shall maintain a solid to transparent open ratio of no more than 3510% solid to 6590% transparent open.</u>
- (6) The area under a canopy must be entirely paved by an approved paving material.
- (7) A carport shall be constructed pursuant to the
- 90-58.1 In addition to all provisions of the Florida Building Code and Miami-Dade County Product Approval.
- (8) The, the following construction standards for canvas-covered canopies are required and shall be complied with:
 - (1) No canopy A carport shall be constructed except of (i) canvas (or similar material) cloth, vinyl or other permanent material, supported from the ground or deck or floor of a building, and or from the walls of a building for protection from sun or weather. by covered metal pipe, or (ii) of wood, composite wood, aluminum, or plastic (but not PVC pipe). Framework shall be galvanized Schedule 40 pipe assembled either with Schedule 40 galvanized fittings or welded and joints painted with a liquid zinc compound. For a ten-foot by 20-foot canopy, uprights shall be of not less than 11/4inch pipe; the perimeter shall be of not less than one inch pipe and the rafters of not less than three-fourths-inch pipe. For a 20-foot by 20-foot canopy, the pipe sizes shall each be increased by one-fourth inch. All uprights shall be either lag-bolted into a concrete base or, if mounted in dirt, concreted at least one foot deep with a safety tee at the bottom of the pipe. The design and the minimum size of structural members shall not be less than required to resist a 75 mile-per-hour wind with applicable shape factors. All fabric shall be designed for quick removal, which shall be required at a wind velocity in excess of 75 miles per hour. A carport shall not be constructed of concrete or concrete block.

98 99 100	(2) The framework height shall be a maximum of ten feet and a minimum of seven feet above grade. No uprights shall be installed closer than two feet from the front lot line.				
101					
102	(3) Covering material shall carry the Miami-Dade Fire Marshal's certificate of non-				
103	flammability. The material shall be attached to the framework by lacings only.				
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105	(4) (9) A proposed carport shall be subject to design review for consistency of design				
106	with the existing house, appropriateness of materials, and compatibility of location				
107	and orientation on the lot. The Town Planner may refer any design review of a				
108	carport to the Planning & Zoning Board for final review and approval based upon				
109	this section and the Design Guidelines.				
110					
111	* * *				
112	Section 3. Severability. If any section, sentence, clause or phrase of this				
113	Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction,				
114	then said holding shall in no way affect the validity of the remaining portions of this				
115	Ordinance.				
116	Section 4. Inclusion in the Code. It is the intention of the Town Commission,				
117	and it is hereby ordained that the provisions of this Ordinance shall become and made a part				
118	of the Town of Surfside Code of Ordinances, that the sections of this Ordinance may be				
119	renumbered or re-lettered to accomplish such intentions; and the word "Ordinance" may be				
120	changed to "Section" or other appropriate word.				
121					
122	Section 5. Conflicts. Any and all ordinances and resolutions or parts of				
123 124	ordinances or resolutions in conflict herewith are hereby repealed.				
125	Section 6. Effective Date. This ordinance shall become effective upon adoption				
126	on second reading.				
127	on occoma reading.				
128	PASSED on first reading on the 8th day of August, 2023.				
129	PASSED AND ADOPTED on second reading on the day of,				
130	2023.				
131	First Reading:				
132	Motion by:				
133	Second by:				
134					
135					
136	Second Reading:				
137	Motion by:				
138	Second by:				
139					

140 141 142 143 144 145 146 147	FINAL VOTE ON ADOPTION Commissioner Fred Landsman Commissioner Marianne Meischeid Commissioner Nelly Velasquez Vice Mayor Jeffrey Rose Mayor Shlomo Danzinger		
149			Shlomo Danzinger, Mayor
150 151 152 153 154	Sandra N. McCready, MMC Town Clerk		
155	APPROVED AS TO FORM AND LEG	GALITY FOR	THE USE
156 157 158	AND BENEFIT OF THE TOWN OF S	SURFSIDE O	NLY:
159			
160	Weiss Serota Helfman Cole & Bierma	an, P.L.	
161	Town Attorney		



MEMORANDUM

ITEM NO. 2.B

To: Planning & Zoning Board

From: Judith Frankel AICP, Town Planner

Date: August 31, 2023

Subject: Average Setbacks in H30A and H30B Zoning Districts

Town Administration recommends consideration of this ordinance change to allow for additional options in the design of new single-family homes and the potential for increased ground floor setbacks.

At the Joint Planning and Zoning Board and Town Commission meeting held on January 31st, 2023, the issue of setbacks in the H30A and H30B zoning districts was discussed. Meeting members requested staff draft an ordinance that allows for the use of average setbacks across both levels of a home. It was also important that the front face of the home have articulation and not have a full continuous front plane.

The intent of average setbacks, as opposed to absolute setbacks, is to allow for flexibility in the design of homes. At present the use of average setbacks is limited to only the second floor of homes in H30A and H30B districts. Meeting participants suggested allowing designers to average the setbacks across both floors of a home. This would mean the use of a floor are ratio (FAR) in determining total buildable spaces. This is a tool commonly used in zoning codes.

The ordinance as written here still provides the same minimum setbacks and will result in home of the same total size as allowed currently. A single-story home would still have to comply with the same minimum setbacks on the first floor. A two-story home could choose to apply the average setbacks as laid out in the table in this ordinance. This would allow a home to have greater ground floor setbacks and achieve the same interior square footage. Homes may still be designed with a first floor that is larger than the second floor in the style that has been typical on new two-story homes

The ordinance also includes language to prevent a continuous wall face on either the front or side façade walls. It states that:

The front façade of each home shall include at least one inside corner of at least 5 feet

by 5 feet that is open on two sides or at least 50% open to the sky.

- A continuous wall along a consistent plane shall not exceed 55 feet in length.
- A space counted towards average setback on the second floor may not be covered and must be fully open on at least two sides.

This ordinance was approved on first reading by the Town Commission.

Ordinance Amending 90-45 H30 Average Setbacks FAR.doc

ORDINANCE NO. 2023 -

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTIONS 90-2. – "DEFINITIONS" AND 90-45. "SETBACKS" TO MODIFY REGULATIONS PERTAINING AVERAGE SETBACKS IN H30A AND TO **DISTRICTS**; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2 of the Florida Constitution, and Chapter 166, Florida

Statutes, provide municipalities with the authority to exercise any power for municipal

purposes, except where prohibited by law, and to adopt ordinances in furtherance of such

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authority; and

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

WHEREAS, Section 90-45 of the Code provides for setbacks for zoning districts, and as to the single family zoning districts, the H30A and H30B districts in particular, provides a number of tables that impose varying setback regulations depending on the size of the second floor compared to the first; and

WHEREAS, Section 90-45 imposes a second floor average setback in the single family districts over and above the minimum setback with the intent of limiting massing and encouraging compatibility between new homes and existing homes; and

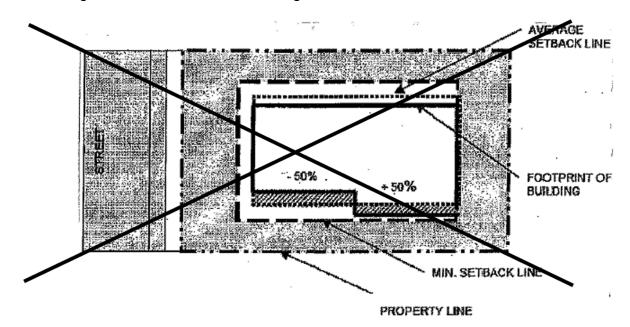
WHEREAS, imposing an average setback only on the second floor has unintended consequences such as limiting design options and encouraging continuous walls at the ground floor along the minimum setback that lend to the perception of massing, while not resulting the compatibility between neighboring properties that was intended; and

WHEREAS, the Town Commission finds that applying average setbacks across both first and second floors provides more design optionality, better avoids the continuous walls at the minimum setback that presents compatibility concerns and results in greater

24	variation and more opportunities for greater setbacks and spacing between structures a				
25	the ground level; and				
26	WHEREAS, at a special joint meeting of the Town Commission and Planning and				
27	Zoning Board held on January 31, 2023, the Town Commission directed the Town				
28	Manager to present an ordinance addressing average setbacks in the H30A and H30B				
29	districts; and				
30	WHEREAS, the Town Commission held its first public hearing on July 11, 2023 and,				
31	having complied with the notice requirements in the Florida Statutes, approved the				
32	proposed amendments to the Code; and				
33	WHEREAS, the Planning and Zoning Board, as the local planning agency for the				
34	Town, held its hearing on the proposed amendment to the Code on August 31, 2023 with				
35	due public notice and input, and recommended of the proposed amendments				
36	to the Code; and				
37	WHEREAS, the Town Commission has conducted a second duly noticed public				
88	hearing on these Code amendments as required by law on, 2023 and				
39	further finds the proposed changes to the Code are necessary and in the best interest of				
10	the Town.				
11					
12	NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE				
13 14	TOWN OF SURFSIDE, FLORIDA ¹ :				
15	Section 1. Recitals. The above Recitals are true and correct and are				
l6 l7	incorporated herein by this reference:				
18 19	<u>Section 2.</u> <u>Town Code Amended.</u> Section 90-2 "Definitions" of the Code, is hereby amended as follows:				
50	Sec. 90-2 Definitions.				
51	* * *				

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

Setback (average): The average minimum distance required by a zoning district that all structures shall be from front, side and rear lot lines. The following diagram illustrates how the average setback is utilized.



How an Average Setback Works

The diagram above shows the building footprint varying around the average setback line. If the builder chooses to construct in the area between the minimum setback lines and the average set back lines (area shaded red), an equal area within the average setback line must be sacrificed (area shaded blue). In this example a simple 50/50 spilt is made at the mid point of the side yard facade of the building.

Note that any number of variations can occur around the average setback line just as long as the sum of the areas outside of the average setback line balance with the sum of the areas sacrificed within the average setback line.

The builder has the option of building continuously along the average set back line without variation. The builder also can construct any where within the average setback line in any variation.

<u>Section 3.</u> <u>Town Code Amended</u>. Section 90-45. – "Setbacks" of the Code, is hereby amended as follows:

- Sec. 90-45. Setbacks.
- (a) Setbacks in H30A and H30B
 - (1) Minimum Setbacks:

- a. Front Setback: 20 feet
- b. Interior Side: 5 feet or 10% of the lot frontage, whichever is greater
- c. Secondary Frontage: 10 feet
- d. Rear: 20 feet

(2) Setback modifications -- Average setbacks for front and side (both interior side and secondary frontage): In addition to minimum setbacks, homes shall provide additional average front and side setbacks based on the floor area ratio of the home, as follows:

r		
Floor Area Ratio	Additional Average Side	Additional Average Front
	Setback Required for each side	Setback Required
	(including secondary frontage)	,
<u>0.5 or less</u>	No additional setback	No additional setback
	<u>required</u>	<u>required</u>
Greater than	1.25 feet or 2.5% of	<u>2.5 feet</u>
<u>0.5 up to</u>	<u>frontage, whichever is</u>	
<u>0.64</u>	<u>greater</u>	
Greater than	2.5 feet or 5% of frontage,	5 <u>feet</u>
0.64 up to a	whichever is greater	
Maximum of		
<u>.72</u>		

a. Additional average front setback shall be provided as follows:

between minimum side setbacks)

ii. Multiply the resulting figure, in square feet, by the number of stories to arrive at the total area of required additional front setback, in square feet.

i. <u>Multiply the required additional average front setback by the</u> width of the allowable building along the frontage (lineal feet

iii. The total area of required additional front setback must be applied in any one or multiple areas throughout the height and width of the first and (if applicable) second stories of the home (further reducing the building envelope created by the minimum required front setback of 20 feet) to reduce the floor width (i.e. parallel to the front lot line) and/or depth (i.e. perpendicular to the front lot line), at the discretion of the design professional.

Average front setback may be applied at any point along a floor, or mixed and matched among the floors of the home, as long as the average setback area is contiguous with the minimum front setback. Covered exterior areas may not be used to meet average setback requirements.

b. Additional average side setback shall be provided as follows:

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109 i. Multiply the required additional average side setback by the depth of the allowable building on that side (lineal feet between 110 minimum front and rear setback) 111 112 ii. Multiply the resulting figure, in square feet, by the number of stories to arrive at the total area of required additional side 113 114 setback for each side, in square feet. 115 iii. The total area of required additional side setback for each side shall be applied in any one or multiple areas throughout the 116 height and depth of the first and (if applicable) second stories of 117 the home (further reducing the building envelope created by the 118 minimum required side setbacks) to reduce the floor width (i.e. 119 parallel to the front lot line) and/or depth (i.e. perpendicular to 120 the front lot line), at the discretion of the design professional. 121 122 Average side setback may be applied at any point along a floor, mixed and matched among floors, and/or joined with setbacks 123 taken from the opposite side elevation, as long as the average 124 side setback area is contiguous with the minimum side setback 125 126 for that side. Area used to satisfy average front yard setback area shall not be counted to satisfy average side setback. 127 (3) The front facade of each home shall include at least one inside corner of at 128 least 5 feet by 5 feet that is open on two sides or at least 50% open to the sky. 129 130 (4) A continuous wall along a consistent plane shall not exceed 50% of the lot 131 depth. 132 (5) A space counted towards average setback on the second floor may not be covered and must be fully open on at least two sides. 133 134 135 Massina. 136 (1) Required massing—Generally. The development of new single-family structures 137 and additions to existing single-family structures shall abide by height and 138 massing regulations. 139 Massing regulations are based on the height of the structure and are delineated between a. single and multi-story structures; b. new structures or additions to 140 141 existing structures; and c. the ratio of area of the first story to the area of the 142 upper stories. The area of the upper stories (wall plane greater than 15 feet in height) for new structures and additions to existing single-story structures shall 143 144 not exceed 80 percent of the area of the first story. 145 (2) Required Massing—New single-story structures and single-story additions to 146 single-story structures in H30A and H30B districts. The following table shall be 147 utilized for new single-story structures and single-story additions to existing singlestory structures (up to 15 feet in height) in both the H30A and H30B districts. 148 H30A and H30B **PERCENTAGE** (SINGLE-STORY STRUCTURES UP TO 15 FEET IN HEIGHT)

Maximum Lot Coverage	40%
SINGLE STORY STRUCTURES	MINIMUM
	SETBACK
Primary frontage	20 ft
Interior side (lots equal to or less than 50 feet in width)	5 ft
Interior side (lots over 50 feet in width)	10% of the frontage
Rear	20 ft
Secondary frontage (corner only)	10 ft

(3) Required Massing—Single-family homes within the H30A and H30B districts. For single-family homes within the H30A and H30B districts, the following table shall be utilized for new multi-story structures or multi-story additions (additions greater than 15 feet in height) to existing single-story structures where the upper-story floor area is less than 50 percent of first-story floor area. Where provided both the minimum and average setback shall be utilized.

miniman and average setbaok shall be dilized.	
H30A AND H30B	PERCENTAGE
UPPER STORY FLOOR AREA IS LESS THAN 50% OF FIRST	
STORY FLOOR AREA	
Maximum Lot Coverage	40%
FIRST STORY (UP TO 15 FT IN HEIGHT)	SETBACK
Primary frontage	Minimum 20 ft
Interior side (lots equal to or less than 50 feet in width)	Minimum 5 ft
Interior side (lots over 50 feet in width)	Minimum 10% of
	the frontage
Rear	Minimum 20 ft
Secondary frontage (corner only)	Minimum 10 ft
UPPER STORY OR WALL PLANES GREATER	SETBACK
THAN 15 FT IN HEIGHT	
Primary frontage	Minimum 20 ft
	Average 22.5 ft
Interior side (lots equal to or less than 50 feet in width)	Minimum 5 ft
	Average n/a
Interior side (lots greater than 50 feet in width)	Minimum 10% of lot
, · ·	frontage
	Average n/a
Rear	Minimum 20 ft
	Average n/a
Secondary frontage (corner only)	Minimum 10 ft
	Average 12.5 ft

⁽⁴⁾ Required massing—New multi-story structures or multi-story additions. For single-family homes within the H30A and H30B districts, the following table shall be utilized for new multi-story structures or multi-story additions (additions greater

than 15 feet in height) to existing single-story structures where the upper-story floor area is 50 percent to 64 percent of first-story floor area. Where provided, both the minimum and average setbacks shall be utilized.

	m and average selbacks shall be utilized.	DEDOENITAGE
H30A AND H30B	PERCENTAGE	
	OOR AREA IS 50% TO 64% OF FIRST	
STORY AREA		
Maximum Lot Covera	40%	
FIRST STORY (UP 1	FO 15 FT IN HEIGHT)	SETBACK
Primary frontage		Minimum 20 ft
Interior side (lots equ	al to or less than 50 feet in width)	Minimum 5 ft
Interior side (lots ove	r 50 feet in width)	Minimum 10% of
		the frontage
Rear		Minimum 20 ft
Secondary frontage ((corner only)	Minimum 10 ft
UPPER STORY OR HEIGHT	WALL PLANES GREATER THAN 15 FT IN	SETBACK
Primary frontage		Minimum 20 ft
		Average 25 ft
Interior side (lots	H30A—Wall length is equal to or less than	Minimum 5 ft
equal to or less	20% of the lot depth	Average n/a
than 50 feet in	H30A—Wall length is greater than 20% of	Minimum 5 ft
width)	the lot depth	Average 7.5 ft
	H30B—Wall length is equal to or less than	Minimum 5 ft
	25% of the lot depth	Average n/a
	H30B Wall length is greater than 25% of	Minimum 5 ft
	the lot depth	Average 7.5 ft
Interior side (lots	H30A—Wall length is equal to or less than	Minimum 10% of lot
greater than 50 feet	20% of the lot depth	frontage
in width)		Average n/a
,	H30A—Wall length is greater than 20% of the lot depth	Minimum 10% of lot
		frontage
		Average 15% of the
		frontage
	H30B—Wall length is equal to or less than	Minimum 10% of
	25% of the lot depth	the frontage
		Average n/a
	H30B—Wall length is greater than 25% of	Minimum 10% of lot
	the lot depth	frontage
		Average 15% of the
		frontage
Rear		Minimum 20 ft
		Average n/a
Secondary frontage (Minimum 10 ft	
Coondary nontage (Average 15 ft	
		T rverage 10 It

Page **7** of **10**

(5) Required Massing—New multi-story structures or multi-story additions (additions greater than 15 feet in height) to existing single-story structures where the upper-story floor area is 65 percent to 80 percent of first-story floor area. For single family homes within the H30A and H30B districts, the following table shall be utilized for new multi-story structures or multi-story additions (additions greater than 15 feet in height) to existing single-story structures where the upper-story floor area is 65 percent to 80 percent of first-story floor area. Where provided, both the minimum and average setbacks shall be utilized.

H30A AND H30B UPPER STORY FLO	PERCENTAGE	
STORY FLOOR ARE	4 0%	
	JU F O 15 FT IN HEIGHT)	SETBACK
	IV 13 FT IIN NEIGHT)	Minimum 20 ft
Primary frontage	and the condition of the string winds.	
	tal to or less than 50 feet in width)	Minimum 5 ft
Interior side (lots ove	e r 50 feet in Widtn)	Minimum 10% of
D		the frontage
Rear		Minimum 20 ft
Secondary frontage (Minimum 10 ft
HEIGHT	WALL PLANES GREATER THAN 15 FT IN	SETBACK
Primary frontage		Minimum 20 ft
		Average 30 ft
Interior side (lots	H30A—Wall length is equal to or less than	Minimum 5 ft
equal to or less	20% of the lot depth H30A—Wall length is greater than 20% of the lot depth	Average n/a
than 50 feet in		Minimum 5 ft
width)		Average 10 ft
	H30B—Wall length is equal to or less than	Minimum 5 ft
	25% of the lot depth	Average n/a
	H30B—Wall length is greater than 25% of	Minimum 5 ft
	the lot depth	Average 10 ft
Interior side (lots	H30A—Wall length is equal to or less than	Minimum 10% of lot
greater than 50 feet	20% of the lot depth	frontage
in width)	·	Average n/a
	H30A—Wall length is greater than 20% of	Minimum 10% of lot
	the lot depth	frontage
	'	Average 20% of the
		frontage
	H30B—Wall length is equal to or less than	Minimum 10% of lot
	25% of the lot depth	frontage
		Average n/a
	H30B—Wall length is greater than 25% of	Minimum 10% of lot
	the lot depth	frontage

Page **8** of **10**

			Average 20% of the
			frontage
Rear			Minimum 20 ft
			Average n/a
Secondary frontage (corner only)		Minimum 10 ft
			Average 20 ft
(1) Required setbac		nd SD-B40 zoning districts. ollowing tables shall be util 0 zoning districts.	
		* * *	
Ordinance is held to be	invalid or uncons	y section, sentence, claus stitutional by any court of co t the validity of the remai	ompetent jurisdiction,
and it is hereby ordained of the Town of Surfside	d that the provision e Code of Ordinar ed to accomplish s	ede. It is the intention of the softhis Ordinance shall becomes, that the sections of the such intentions; and the word word.	come and made a part is Ordinance may be
		nd all ordinances and reswith are hereby repealed.	olutions or parts of
Section 6. Efform on second reading.	ective Date. This	s ordinance shall become e	effective upon adoption
PASSED on first rea	ading on the 11 th o	day of July, 2023.	
PASSED AND ADO	PTED on second	reading on the day of	, 2023.
First Reading:			
Motion by:			
Second by:			
Second Reading: Motion by: Second by:			

FINAL VOTE ON ADOPTION

Page **9** of **10**

Commissioner Fred Landsman		_
Commissioner Marianne Meischeid		_
Commissioner Nelly Velasquez		_
Vice Mayor Jeffrey Rose		_
Mayor Shlomo Danzinger		_
, c		_
		Shlomo Danzinger, Mayor
Sandra N. McCready, MMC	<u> </u>	
Town Clerk		
APPROVED AS TO FORM AND LEG	ALITY	FOR THE USE
AND BENEFIT OF THE TOWN OF SU	JRFSID	DE ONLY:
Weiss Serota Helfman Cole & Bierman	 า, P.L.	
Town Attorney		
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MEMORANDUM

ITEM NO. 2.C

To: Planning & Zoning Board

From: Judith Frankel AICP, Town Planner

Date: August 31, 2023

Subject: Harding Avenue Front Yard Paving Allowance

Town Administration recommends consideration of this ordinance to allow Harding Avenue homeowners in H30B and H30C districts additional paved parking space to encourage the beautification of their front yards.

The single-family homes that face Harding Avenue have limited parking options because there is no street parking available, as is typical in the rest of the single-family home district. Several of these homes have older non-conforming front yards that are mostly or entirely paved over. If improvements were made to the front yards current code would have to be applied, which may reduce the on-site parking spaces.

Current code only permits the front yard to be 50% paved with a 30% landscaping requirement. Homeowners may choose not to improve these yards or driveways in order to maximize their parking ability. In order to allow for additional parking this ordinance would increase the paving allowance from 50% to 70% in the front yard setback on H30B and H30C properties that front Harding Avenue. The 30% landscaping requirement for front yards would still have to be met. This would allow three vehicles to be parked on site and potentially increase landscaping to the site. The 35% minimum pervious/landscaping requirement for the total lot would still have to be met.

The Town Commission approved this ordinance on first reading and included H30C zoned properties on Harding Avenue.

Ordinance Amending 90-61 Harding Avenue Front Yard Paving Allowance .doc

ORDINANCE NO. 2023 - _____

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-61, "PAVING IN FRONT AND REAR YARDS IN H30 AND H40 DISTRICTS", BY AMENDING THE FRONT YARD PAVING ALLOWANCE FOR PROPERTIES FRONTING HARDING AVENUE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, Section 90-61 of the Code currently provides that front setbacks in the H30A, H30B, H30C, and H40 districts shall not be more than 50 percent paved over with any type of material that is not readily permeable by rainwater and groundwater; and

WHEREAS, residential properties on Harding Avenue are primarily zoned H30B and H30C; and

WHEREAS, curb side parking on properties located on Harding Avenue is not feasible due to the physical constraints or location of the properties on a highly traversed State Road, which presents a practical difficulty to these properties for parking and ingress and egress; and

WHEREAS, in order to allow for additional parking and address the practical difficulty, the Town Commission wishes to increase the paving allowance from 50 percent to 70 percent in the front yard setback on properties located Harding Avenue; and

22 WHEREAS, at a regular meeting of the Town Commission held on July 11, 2023, the 23 Town Commission directed an ordinance to increase the paving allowance to 70 percent 24 in the front yard setbacks for properties fronting Harding Avenue; and 25 WHEREAS, the Town Commission held its first public hearing on August 8, 2023 26 and, having complied with the notice requirements in the Florida Statutes, recommended 27 approval of the proposed amendments to the Code; and WHEREAS, the Planning and Zoning Board, serving as the local planning agency for 28 29 the Town, held its hearing on the proposed amendment to the Code on August 31, 2023 with due public notice and input, and recommended _____ of the proposed 30 31 amendments to the Code; and WHEREAS, the Town Commission has conducted a second duly noticed public 32 hearing on these Code amendments as required by law on ______, 2023 33 34 and further finds the proposed changes to the Code are necessary and in the best interest 35 of the Town. NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE 36 TOWN OF SURFSIDE, FLORIDA¹: 37 38 39 Recitals. The above Recitals are true and correct and are Section 1. incorporated herein by this reference: 40 41 <u>Section 2.</u> <u>Town Code Amended.</u> Section 90-61. – "Paving in front and rear yards on H30 and H40 districts," is hereby amended as follows: 42 Sec. 90-61. Paving in front and rear yards in H30 and H40 districts. 43 Except for properties in the H30B and H30C Districts on Harding Avenue, Ffront 44 setbacks yards in the H30A, H30B, H30C or H40 districts shall not be more than 50 45 percent paved over with any type of material that is not readily permeable by rainwater 46 and groundwater. For properties in the H30B and H30C districts fronting Harding Avenue, 47

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

front yards shall not be more than 70 percent paved over with any type of material that is not readily permeable by rainwater and groundwater. Pavers and pervious hard materials,

including pervious concrete, shall not be utilized for the calculation of pervious area.

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51 Severability. If any section, sentence, clause or phrase of this 52 Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction. 53 54 then said holding shall in no way affect the validity of the remaining portions of this 55 Ordinance. 56 Section 4. <u>Inclusion in the Code</u>. It is the intention of the Town Commission, and it is hereby ordained that the provisions of this Ordinance shall become and made a 57 part of the Town of Surfside Code of Ordinances, that the sections of this Ordinance may 58 59 be renumbered or re-lettered to accomplish such intentions; and the word "Ordinance" may be changed to "Section" or other appropriate word. 60 61 Section 5. **Conflicts.** Any and all ordinances and resolutions or parts of ordinances or resolutions in conflict herewith are hereby repealed. 62 63 Section 6. **Effective Date.** This ordinance shall become effective upon adoption on second reading. 64 65 **PASSED** on first reading on the 8th day of August, 2023. 66 **PASSED AND ADOPTED** on second reading on the ____ day of _____, 2023. 67 First Reading: 68 69 Motion by: _____ 70 Second by: 71 72 73 Second Reading: Motion by: _____ 74 75 Second by: 76 77 78 FINAL VOTE ON ADOPTION 79 Commissioner Fred Landsman Commissioner Marianne Meischeid 80 81 Commissioner Nelly Velasquez Vice Mayor Jeffrey Rose 82 Mayor Shlomo Danzinger 83 84 85 Shlomo Danzinger, Mayor 86 87 88 Sandra N. McCready, MMC 89 Town Clerk 90

91	
92	APPROVED AS TO FORM AND LEGALITY FOR THE USE
93	AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:
94	
95	
96	
97	Weiss Serota Helfman Cole & Bierman, P.L.
98	Town Attorney



MEMORANDUM

ITEM NO. 2.D

To: Planning & Zoning Board

From: Judith Frankel AICP, Town Planner

Date: August 31, 2023

Subject: Smoke Shops as Conditional Use in SD-B40

Town Administration recommends approval of the ordinance to grant the Town Commission the ability to review proposed "Smoke Shops" for compatibility with Town character as a conditional use in the SD-B40 district.

The zoning code regulates the uses permitted in the Town's business district. Tobacco based businesses are an approved business type, which smoke and vape stores, cigar lounges and traditional tobacco retailers currently fall under. In practice there can be differences in these establishment types.

Smoke Shops sell a number of different products, some of which mimic or address a similar range of effects in the end-consumer as controlled substances. Smoke Shops that are not professionally run are incompatible with the character of the Town's commercial area. A concentration of these types of shops may impact the overall character of our small family-friendly business district.

This ordinance would require the Town Commission to review applications for new Smoke Shops to determine compatibility prior to approval of a business license. This will allow for a complete review of the proposed business and permit the Town Commission to impose conditions on the business in order to ensure that the use is compatible with the SD-B40 district and surrounding neighborhoods. The Town Commission approved the ordinance on first reading.

Ordinance Amending 90-41 to Allow Smoke Shops in CU in SD-B40.doc

ORDINANCE NO. 2023 - _____

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 CHANGE THE LIST OF RETAIL AND GENERAL COMMERCIAL USES TO ALLOW SMOKE SHOPS AS A CONDITIONAL USE IN THE SD-B40 ZONING DISTRICT, DIFFERENTIATING SUCH USES FROM CIGARS AND TOBACCO LOUNGES, AND PROVIDING FOR RELATED REGULATIONS; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, Section 90-41 of the Code regulates permitted uses within the Town's zoning districts; and

WHEREAS, Section 90-41(c) of the Code allows cigars and tobacco uses in the SD-B40 district, but the Code does not specifically regulate smoke shops that sell vape and/or tobacco and nicotine products ("Smoke Shops"); and

WHEREAS, the Town currently allows three (3) tobacco-related establishments in the SD-B40 district; and

WHEREAS, the Town wishes to differentiate cigars and tobacco lounge uses from Smoke Shops; and

WHEREAS, the SD-B40 district provides residents and visitors with a unique cultural, retail, and dining experience, with a variety of uses that are vital to the Town's residents, economy and tourism industry; and

WHEREAS, Smoke Shops sell a number of different products, some of which mimic or address a similar range of effects in the end-consumer as controlled substances, and Smoke Shops that are not professionally run are incompatible with the character of the Town's commercial area; and

WHEREAS, a concentration of Smoke Shops in the SD-B40 district negatively impacts the variety of uses that establish the diverse character of the Town's commercial area, and has the potential to result in adverse impacts to residents and businesses, and could negatively affect tourism; and

WHEREAS, in order to ensure the integrity of the SD-B40 district, the Town Commission finds that Smoke Shops should be further regulated, with permission for the use in the SD-B40 district made subject to the approval of the Town Commission; and

WHEREAS, the Town Commission further finds that, because of their unique characteristics and potential impacts on the surrounding neighborhood and the Town as a whole, Smoke Shops require individual review as to their location, design, configuration, and/or operation for the particular use at the particular location proposed, as well as the imposition of individualized conditions in order to ensure that the use is compatible with the SD-B40 district, and the review and approval of Smoke Shops is most efficiently accomplished through the conditional use procedures set forth in Section 90-23 of the Code; and

WHEREAS, at a regular meeting of the Town Commission held on July 11, 2023, the Town Commission directed the Town Manager to present an ordinance addressing Smoke Shops and differentiating such uses from cigars and tobacco lounge uses; and

WHEREAS, the Town Commission held its first public hearing on August 8, 2023 and, having complied with the notice requirements in the Florida Statutes, approved the proposed amendments to the Code, and directed the Town Manager to publish a notice of zoning in progress regarding the provisions of this Ordinance; and

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

52	WHEREAS, the Town Commission has conducted a second duly noticed public
53	hearing on these Code amendments as required by law on, 2023 and
54	further finds the proposed changes to the Code are necessary and in the best interest of
55	the Town.
56 57 58 59 60 61 62 63 64	NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA: Section 1. Recitals. The above Recitals are true and correct and are incorporated herein by this reference: Section 2. Town Code Amended. Section 90-41 "Regulated Uses" of the Code, is hereby amended as follows1:
65	Sec. 90-41. Regulated Uses.
66 67 68 69	* * * (c) Table—Regulated uses. * * *

	H30A	H30B	H30C	H40	H120	SD-B40
Retail and General Commercial Uses						
Antique shops	-	-	-	-	-	Р
Appliances	-	-	-	-	-	Р
Art and photograph galleries	-	-	-	-	-	Р
Art dealers	-	-	-	-	-	Р
Art supplies	-	-	-	-	-	Р
Beauty/personal services	-	-	-	-	-	P(19)
Health club or studio	-	-	-	-	-	P(16,19)
Books and newspaper	-	-	-	-	-	Р
Cigars and tobacco lounge	-	-	-	-	-	Р
Smoke shops						<u>CU (36)</u>
Coin-operated machines			-	-		P(15)
Department stores	-	-	-	-	-	Р
Drug stores	-	-	-	-	-	P(30)
Dry cleaning and laundry	-	-	-	-	-	P(10)
agency						
Dry goods			-	-		Р
Flowers and plants	-	-	-	-	-	Р
Furniture	-	-	-	-	-	P(14)

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

Furrier	-	-	-	-	-	Р
Gift shops			-	-		Р
Hardware, paint and	-	-	-	-	-	Р
wallpaper						
Jewelry	-	-	-	-	-	Р
Locksmith	-	-	-	-	-	P(11)
Luggage			-	-		Р
Men's, women's, children's	-	-	-	-	-	Р
clothing						
Millinery	-	-	-	-	-	Р
Office machines and supplies	-	-	-	-	-	Р
Pet supplies			-	•		Р
Photographers and camera	-	-	-	-	-	Р
stores						
Pottery	-	-	-	-	-	Р
Sale of televisions, radios,	-	-	-	-	-	Р
phonograph and recording						
equipment						
Sheet music and musical			-	-		Р
instruments						
Shoe repair	-	-	-	-	-	P(20)
Shoes	-	-	-	-	-	Р
Sporting goods			-	-		Р
Stationery and greeting cards	-	-	-	-	-	Р
Structured parking facility	-	-	CU(23)	-	CU(23)	-
Sundries	-	-	-	-	-	Р
Tailor	-	-	-	-	-	Р
Toys	-	-	-	-	-	Р
Video tapes sales and rentals	-	-	-	-	-	P(12)

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

(d) Uses table notes.

* * *

(36) Smoke shop is a commercial establishment that sells nicotine, tobacco, and/or vape products or devices as a:

i. retail nicotine products dealer, as defined in s. 569.31(6), F.S.; ii. retail tobacco products dealer, as defined in s. 569.002(4), F.S.; and/or iii. vapor-generating electronic device retailer, as defined in s. 386.203(15), F.S., that does not sell products that produce vapor or aerosol from marijuana or marijuana derivatives;

or any combination thereof. The term shall exclude a cigar and tobacco lounge.

88	In evaluating a request for conditional use approval for a smoke shop, the Town				
89	Commission shall consider whether the proposed use:				
90	Many have an employed by affect on the account of the OD D40 district of the				
91	a. May have an unfavorable effect on the economy of the SD-B40 district, other				
92	businesses, and tourism in the Town;				
93 94	b. Adversely impacts the variety of uses that establish the diverse character of the				
9 4 95	Town's commercial area; c. Is incompatible with and impacts on the commercial area and surrounding				
95 96	neighborhoods; and				
97	d. Otherwise adversely impacts the health, safety, convenience and the general				
98	welfare of the community.				
99	wenare or the community.				
100	In evaluating a request for conditional use approval for a smoke shop, the Town				
101	Commission may impose individualized conditions in order to ensure that the use				
102	is compatible with the SD-B40 district and surrounding neighborhoods.				
103	Section 3. Severability. If any section, sentence, clause or phrase of this				
104	Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction,				
105	then said holding shall in no way affect the validity of the remaining portions of this				
106	Ordinance.				
107	Section 4. Inclusion in the Code. It is the intention of the Town Commission,				
107	and it is hereby ordained that the provisions of this Ordinance shall become and made a part				
109	of the Town of Surfside Code of Ordinances, that the sections of this Ordinance may be				
110	renumbered or re-lettered to accomplish such intentions; and the word "Ordinance" may be				
111	changed to "Section" or other appropriate word.				
112					
113	Section 5. Conflicts. Any and all ordinances and resolutions or parts of				
114	ordinances or resolutions in conflict herewith are hereby repealed.				
115					
116	Section 6. Effective Date. This ordinance shall become effective upon adoption				
117	on second reading.				
118					
119	PASSED on first reading on the 8 th day of August, 2023.				
120	PASSED AND ADOPTED on second reading on the day of, 2023.				
121	First Reading:				
122	Motion by:				
123	Second by:				
124					
125					
126	Second Reading:				
127	Motion by:				
128	Second by:				
129					

130 131 132 133 134 135 136 137 138	FINAL VOTE ON ADOPTION Commissioner Fred Landsman Commissioner Marianne Meischeid Commissioner Nelly Velasquez Vice Mayor Jeffrey Rose Mayor Shlomo Danzinger	
139		Shlomo Danzinger, Mayor
140 141 142 143 144	Sandra N. McCready, MMC Town Clerk	
144 145 146 147 148	APPROVED AS TO FORM AND LEG AND BENEFIT OF THE TOWN OF S	
149 150 151	Weiss Serota Helfman Cole & Bierma Town Attorney	an, P.L.



MEMORANDUM

ITEM NO. 3.A

To: Planning & Zoning Board

From: Judith Frankel AICP, Town Planner

Date: August 31, 2023

Subject: 9540 Harding Avenue - Wall Sign

Town Administration finds that the application generally meets the Zoning Code requirements for wall signs and recommends approval with the condition that the rear property sign comply with the following code requirements:

- 1. Sign lettering must be individually-mounted utilizing one of the four options listed in Sec. 90-73.
- 2. Signs shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the face of the wall.
- 3. External Illumination must be directed solely at the sign.

This application is a request to place one wall sign above the entrance to 9540 Harding Avenue and one wall sign at the rear of the property on the façade walls. The parcel is located in the SD-B40 Zoning District on Harding Avenue. The front façade is 12 feet in width, which allows for a maximum sign size of 25 square feet. 15.04 square feet is proposed for each façade. Internal LED illumination is provided for the proposed sign facing Harding Avenue. No illumination is shown for the rear property sign. External or internal illumination is required for wall sign by the zoning code section 90-73(3)b.3. Illumination will be necessary upon application of a building permit and should be a condition of approval.

In addition to this Memorandum and **Attachment A:** Existing Conditions and Code Standards, an Agenda Packet submitted by the Applicant is provided.

Attachment A: Existing Conditions and Code Standards

9540 Harding Avenue Agenda Packet.pdf



Property Image: 9540 Harding Avenue – Goggle Street View

Front Property Entrance





Rear of Property





Standards Table:

Sec. 90-73

Signs	Permitted	Proposed
Area	Wall Signs may not exceed 150 square feet and no single sign shall exceed 45 square feet. For frontages less than 25 feet, a total sign area up to 25 square feet maximum shall be permitted.	 Business frontage is 12 feet in width. The proposed signs are 15.04 SF
Types	The following types of individually-mounted letter signs shall be permitted. No open face channel letters shall be permitted. i. Reverse channel letter ii. Push-through letter iii. Pan channel letter iv. Raceway mounted letter. All exposed raceways must be painted to match finish of wall to the face of the building	 Reverse channel Letters for the front sign Not provided for the rear sign
Offset	Signs shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the face of the wall.	 Front sign will be off-set distance 1.5 inches No off-set listed for rear sign
Illumination	All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. The illumination may be either internal illumination or external illumination, however, all walls below the sign shall be illuminated with white wall wash LED lighting. It shall be located and directed solely at the sign. The light source shall not be visible from or cast into the right-of-way, or cause glare hazards to pedestrians, motorists, or adjacent properties Lighting shall meet all applicable electrical codes. Intensities of illumination shall be approved by the building official of the town before issuance of a sign permit.	 White LED lighting with Internal Illumination for the front sign No illumination provided for the rear sign



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

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

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

	0
PROJECT INFORMATIO	DN K4HN
OWNER'S NAME	DONALD J KHAN LE / REM DAVID JOSEPH KAHN
PHONE / FAX / EMAIL	CEII 786-312-4486
AGENT'S NAME	Svetlang Belopythoug
ADDRESS PHONE /	cell 9298883727, 9540 HARding AVE 33154
FAX	
PROPERTY ADDRESS	9540 Harding Ave
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	Halolit Channel Letter Sign LED Illuminated
INTERNAL USE ONLY	Project Number 23 4328
Date Submitted	
Report Completed	Date
Fee Paid	\$
ZONING STANDARDS	Required Provided
Plot Size	
Setbacks (F/R/S)	
Lot Coverage	
Height	
Pervious Area	
on the	8/7/2023 00 8/7/20
SIGNATURE OF OWNER	DATE SIGNATURE OF AGENT DATE
1	Town of Surfside Multi-Family and Non-Residential Site Plan Application



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

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

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

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

The following is required with each application:

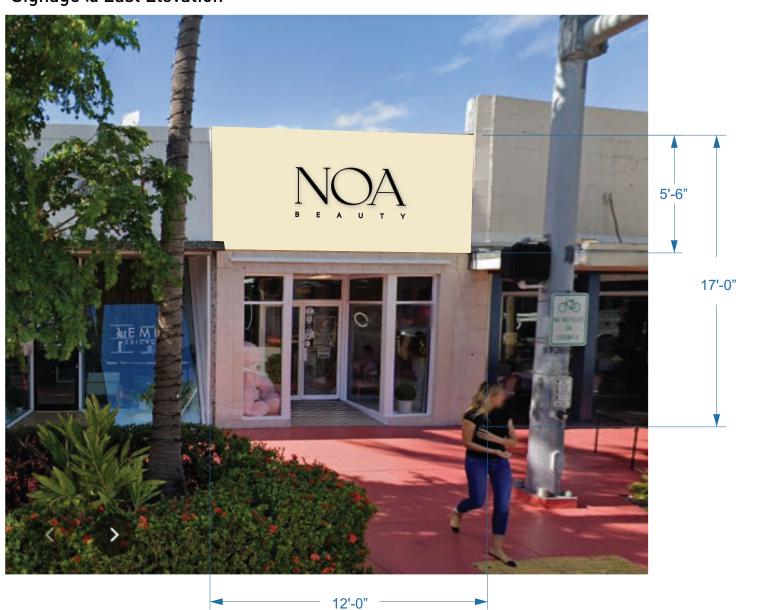
- 1. An email address for contacting the owner and/or agent.
- 2. New construction for Single-Family and Two-Family homes should include addressing the landscape requirements noted in Section 90-61(1), (2) and (5) and Section 90-95 of the Town's Zoning Code.
- 3. Both 11 x 17 sets as well as the electronic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

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

Svetlang Belopukhoug NAME OF REPRESENTATIVE

DATE

Signage @ East Elevation





Actual Elevation



CLIENT:	SALES: M.A.	ENGINEER	CONTRACTOR	
NOA BEAUTY	REVISIONS:		Interaktivo Solutions Inc	
LOCATION:	DATE: 8/03/2023		470 Ansin Blvd. Bay J	

Hallandale, FI 33009 EC 13005958

Notes: as applicable. • Steel components shall be coated, painted, or otherwise protected against corrosion per FBC Sec 2203.2/2222.6. • Alum components in contact with steel or embedded in concrete shall be painted or protected against corrosion per FBC Sec 2203.2/2222.6. • Alum components in contact with steel or embedded in concrete shall be painted or protected against corrosion per FBC Sec 2203.2/2222.6. • Alum components in contact with steel or embedded in concrete shall be painted or protected against corrosion per FBC Sec 2203.2/2222.6. • Alum components in contact with steel or embedded in concrete shall be painted or protected against corrosion per FBC Sec 2203.2/2222.6. • Alum components in contact with steel or embedded in concrete shall be painted or protected against corrosion per FBC Sec 2203.2/2222.6. • Alum components in contact with steel or embedded in concrete shall be painted or protected against corrosion per FBC Sec 2203.2/2222.6. • Alum components in contact with steel or embedded in concrete shall be painted or protected against corrosion per FBC Sec 2203.2/2222.6. • Alum components in contact with steel or embedded in concrete shall be painted or protected against corrosion per FBC Sec 2203.2/2222.6. • Alum components in contact with steel or embedded in concrete shall be painted or protected against corrosion per FBC Sec 2203.2/222.6. • Alum components in contact with steel or embedded in contact with steel or embedd













470 Ansin Blvd. Bay J Hallandale, Fl 33009 Ph: 954.454.1116 786.486.7956

This item has been digitally signed





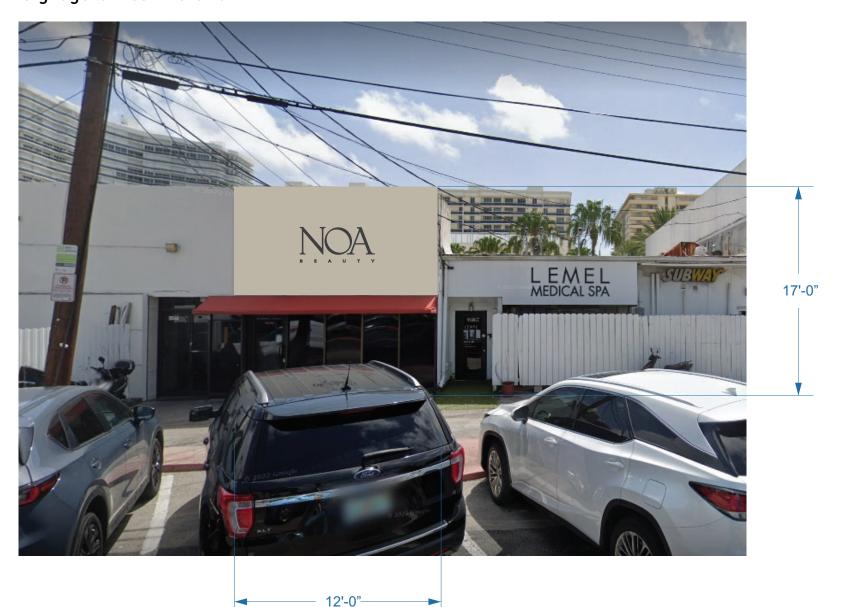




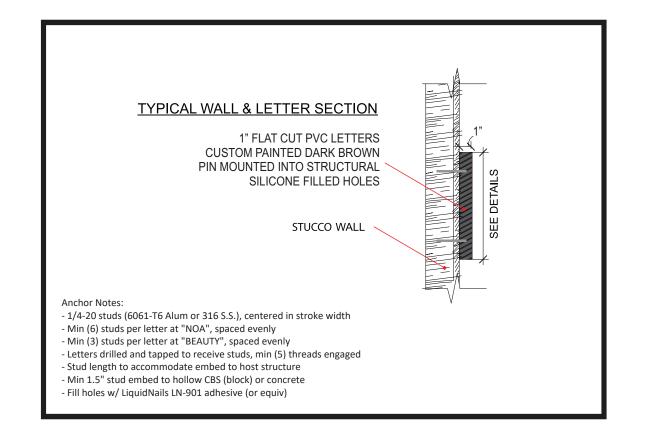


470 Ansin Blvd. Bay J Hallandale, Fl 33009 Ph: 954.454.1116 786.486.7956

Signage @ West Elevation







CLIENT:	SALES: M.A.	ENGINEER
NOA BEAUTY	REVISIONS:	
LOCATION: 9540 Harding Ave,	DATE: 8/03/2023	
Surfside FL 33154	DWG# 8-23	

CONTRACTOR

Interaktivo Solutions Inc 470 Ansin Blvd. Bay J Hallandale, FI 33009 EC 13005958

BBB.
ACCREDITED
BUSINESS

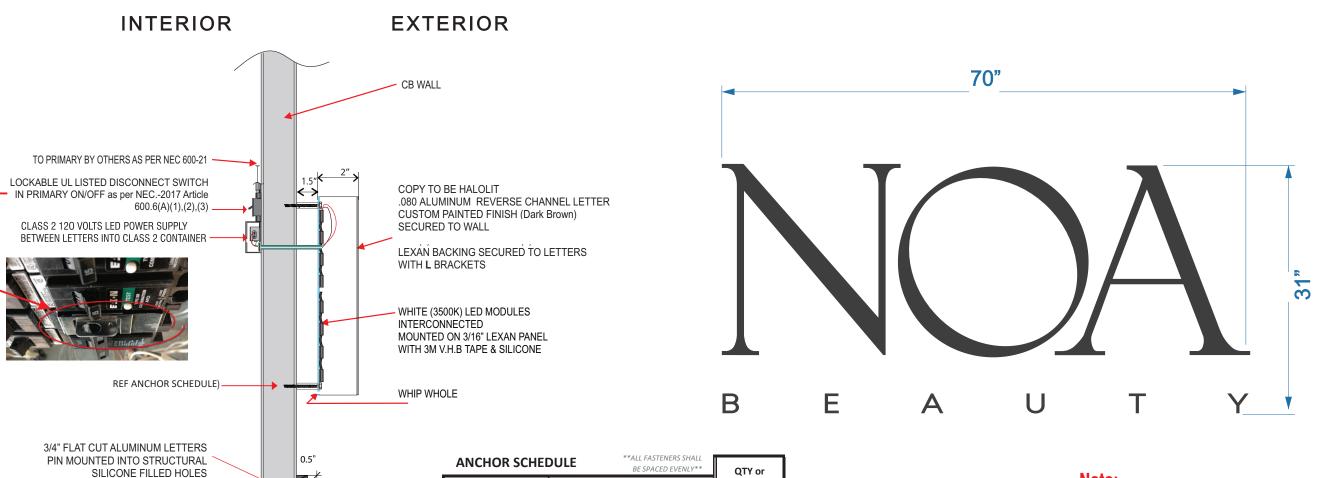


SIGN ASSOCIATION

Tel/Fax: 954.454.1126

INSTALLATION OF CHANNEL LETTERS ON EXISTING CB WALL

Surfside, FL 33154



Note:

Dedicated Astronomical Timer required

ELECTRICAL LOAD CALCULATION

(2) CLASS 2 POWER SUPPLY@ 60W-12VOLTS 5 AMP EACH X 2= 10 AMPS REQUIRED (1) 120 VOLT/20 AMP CIRCUIT REQUIRED

			` '	
	ELE	CTRICAL DATA		ELECTRICAL NOTES
	120V Primary / 1		12V Secondary	1. All materials and fasteners meet 3004.4
	Total AMPS	10 <i>F</i>	Amps	All electrical components are UL listed and approved. Sign grounded according to NEC 600.7
	Circuits		1	4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
	Visible Disconnects (1) @ 120VAC / 20 Amp Power Supplies (2) Class 2 - 60 W Power Supply 12V This sign is intended to be installed in accordance with UNDERWRIT		AC / 20 Amp	5. All branch circuits per NEC 600.5(B).1 or (B).2. 6. 20A Disconnect switch as per NEC 600.6(A)
			ower Supply 12V @ 5A	FBC 2020 (7th Edition) & NEC 2017 Section C405.2.5
			UNDERWRITERS	Sign shall be controlled by either a combination of

the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign

LABORATORIES INC. ® LISTED INC.
ELECTRIC SIGN

gn shall be controlled by either a combination of a photosensor and a time switch, or an astronomical time switch

ENGINEER CLIENT: CONTRACTOR SALES: M.A. **NOA BEAUTY REVISIONS:** Interaktivo Solutions Inc 470 Ansin Blvd. Bay J LOCATION: DATE: 8/03/2023 Hallandale, FI 33009 9540 Harding Ave,

SIDE VIEW

DWG# 8-23

WALL MATERIAL

CONCRETE (3ksi) or

HOLLOW MASONRY

1/2" PLYWOOD (NO ACCESS BEHIND)

METAL STUDS OR

METAL PANELS

HOLLOW WALL

(BLOCKING BEHIND)

ANCHOR TYPE

1.75" EMBED

2.5" EMBED

1/4" TOGGLE BOLTS

STEEL OR 0.090" ALUM

SOLID BLOCKING BEHIND

1/4" THRUBOLTS OR LAGS TO

1/4" THREADED RODS WITH MIN

1/4" TAPCONS (OR EQUIV) WITH

1/4" EXPANSION ANCHORS WITH

1/4" WOOD SCREWS, FULL EMBED

#14 METAL SCREWS TO MIN 18ga

2" EMBED IN ADHESIVE

BBB.





INTERNATIONAL **SIGN ASSOCIATION** M E M B E





PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF INTERAKTIVO ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF $\operatorname{interaktivo}$ is prohibited

Ph: 954.454.1116 786.486.7956 Tel/Fax: 954.454.1126

EC 13005958

SPACING

- - -NOT- -APPLICABLE

MIN (4) PER LETTER

MIN (3)

PER LETTER

MIN (3)

PER LETTER

MIN (4)

PER LETTER

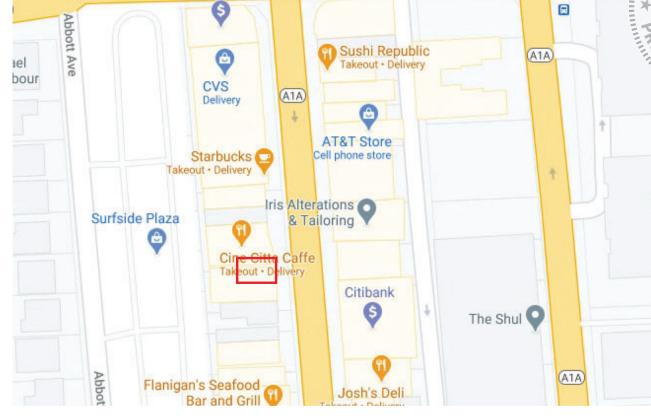
MIN (3)

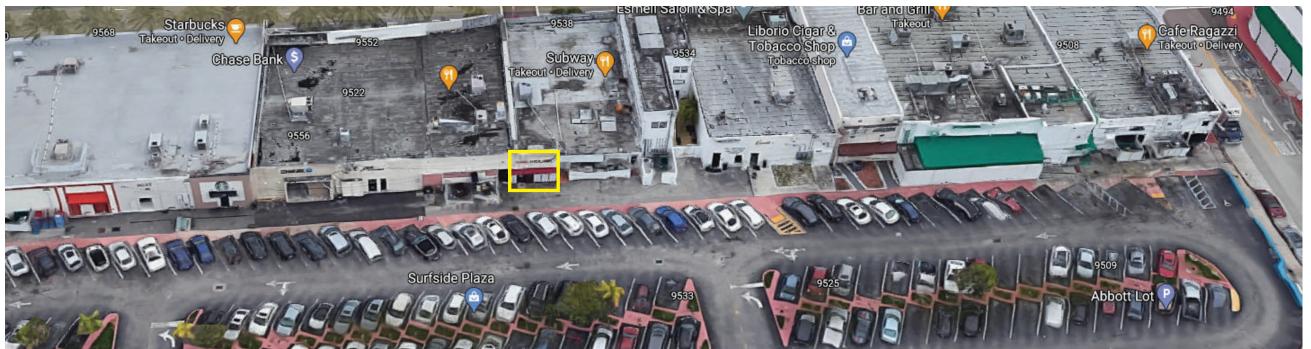
PER LETTER

MIN (3)

PER LETTER

This item has been digitally signed and sealed by Christian Langley PE





CLIENT:
NOA BEAUTY
LOCATION: 9540 Harding Ave,

Surfside, FL 33154

ENGINEER

SALES: M.A.

REVISIONS:

DWG# 8-23

DATE: 8/03/2023

Seal:

CONTRACTOR

INTERAKTIVO SOLUTIONS INC Lic: EC 13005958 786-486-7956





INTERNATIONAL SIGN ASSOCIATION





470 Ansin Blvd. Bay Hallandale, Fl 33009 Broward: 954.454.1116 Dade: 786.486.7956 Fax: 954.454.1126 email: pmanager@interaktivo.com

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF interaktivoANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF interaktivo is prohibited

Risk Category 2 Struct.
 ASD Load Coeff = 0.6



Town of Surfside Special Planning and Zoning Board Meeting August 31, 2023

DISCUSSION ITEM MEMORANDUM

Agenda #: 3.B

Date: August 31, 2023

From: Judith Frankel AICP, Town Planner

Subject: 8949 Harding Avenue - Roof Materials

Suggested Action: – Town Administration recommends review of the application by the Planning and Zoning Board for consistency with the character of Surfside.

Background/Analysis: – This is an application for alternative roofing materials for an accessory building in the H30C zoning district. Zoning Code Section 90-50.1(5) lists the approved roofing materials as clay tile, cement tile or architecturally embellished metal. The section also allows, "Other Florida Building Code approved *roof material*(s) if granted design review approval by the planning and zoning board."

This application is requesting to reroof an existing accessory structure with asphalt shingles. The structure is currently roofed with asphalt shingles but is in need of repair. This structure is located behind the primary structure for the property and is not visible from Harding Avenue. Planning and Zoning Board approval is required for the use of asphalt shingles.



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

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

A complete submittal includes all documents on the "Single-Family and Two-Family Site Plan Application Submission Checklist" as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly in ink or type on this application form. A pre-application meeting with the Town Planner is required prior to submitting this application.

Town Planner, Judith Frankel@townofsurfsidefl.gov

this application. I owr	n Planner, Judith Frankel jfran	kel@townofsurfsidefl.gov
PROJECT INFORMATION	N ALL INFORMATION IS REQUIRED	
PROPERTY ADDRESS:	8949/8951 Harding Ave S	Surfside FI. 33154
OWNER'S NAME:	Surfside West III LLC	
PHONE:	704-929-7303	Email: neilgoodman@gmail.com
AGENT'S NAME:	Angel Cisneros PC Desig	n & Consulting Inc
ADDRESS:	2145 SW 89 Pl. Miami, Fl. 33	3165
PHONE:	305-785-7100	Email: info@pccmgroup.com
ZONING CATEGORY:		
DESCRIPTION OF	Re-Roof existing garage	
		shingles, and replace with new asphalt shingles.
Application Meeting Date:		
INTERNAL USE ONLY		
Date Submitted		Project Number
Report Completed		Date
Fee Paid	\$	
ZONING STANDARDS	Required	Provided
Plot Size	·	
Setbacks (F/R/S)		
Lot Coverage		
Height		
Pervious Area		
·		
	06/29/2023	06/29/2023

DATE

SIGNATURE OF OWNER

SIGNATURE OF AGENT

DATE



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

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

Zoning compliant plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 30 days prior to the Planning and Zoning Meeting with the applicable fees (example: \$200.00 for Plan Review for Zoning), at which time they will be considered. Incomplete or non-compliant plans and applications will not be processed. Please note that some applications require public notice (incl. new homes and substantial additions). Note the application will not be scheduled unless a complete application, including the Submission Checklist, and plans that meet all zoning requirements is submitted 30 days before the meeting.

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

Signature of Agent or Owner DATE

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

ANGEL R. CISNEROS 06/29/2023 Surfside West III LLC 06/29/2023

Name of Representative DATE Name of Owner DATE



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

P	roject Address 8951 HARDING AVE Project Number		
SU	BMITTAL REQUIREMENTS FOR REVIEW:		
	Pre-Application Meeting		
	Completed "Single-Family and Two-Family Site Plan Application" form		
Ø	Application fee: \$200.00 made out to "Town of Surfside"		
	Ownership Affidavit		
☑	Survey less than one (1) year old. A survey over one (1) year is sufficient as long as the property has not changed ownership and the owner provides an affidavit that no changes have occurred since the date of the survey.		
	Recent photographs, as visible from the street, of the subject property and of the adjacent two (2) homes on each side of the subject property on the same side of street. If the adjacent lot(s) are vacant then the next adjacent home(s) shall be utilized.		
	Please show / provide the following: Tabulations of total square footage, lot coverage, setbacks and acreage Entire parcel(s) with dimensions and lot size in square feet Existing and proposed buildings with square footage Buildings to be removed Setbacks for all floors. If there is a 2nd floor average side setback must be shown. Dimensions and locations of all existing and proposed right-of-ways, easements and street frontage, including sidewalks, curb and gutter and planting strips All existing and proposed site improvements, including, but not limited to, all utilities, retaining walls, fences, decks and patios, driveways and sidewalks, signs, parking areas, erosion control features, pools and accessory buildings Locations and dimensions of parking spaces and driveways and lot layout Driveway entrance width and setbacks from property line Mechanical equipment (A/C; pool) must be identified on site plan with dimension to the nearest house		
	 Architectural Elevations (Minimum scale of 1/8" = 1'): Please show / provide the following: Provide color elevations, showing all material finishes, textures and landscaping for all elevations of the proposed building(s). They should include, at a minimum: All exterior materials, colors and finishes, keyed to samples provided Roof plan including mechanical equipment and screening if applicable 		



		Roof	slopes	with	materials	and	colo	r
--	--	------	--------	------	-----------	-----	------	---

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

□ Tabulations of total property pervious square footage, Front Yard pervious, Rear Yard pervious

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

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

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

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

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

PC DESIGN & CONSULTING, INC

July 10, 2023

Town Planner Town of Surfside 9293 Harding Ave Surfside, FL 33154

RE: Permit No: 2023-004100-BC

Project: Re-Roof Detached Garage

Address: 8951 Harding Ave | Surfside, FL 33154

Dear Mrs. Frankel,

We are in receipt of the Town's comment regarding the re-roofing of the detached garage for project address referenced above, that asphalt shingles are no longer allowed/accepted.

Please note that this detached garage is in the rear of property and not visible from the street (Harding Avenue). We are requesting permission to proceed with new asphalt shingles which is basically replacing what was there. Please reference photos attached of front of house, where garage cannot be seen and also photos of existing garage with damaged asphalt shingles.

If you have any questions, please do not hesitate to contact me at (305) 785-7100.

Regards,

Angel R. Cisneros CGC 1526889

> PC Design & Consulting, Inc. 2145 SW 89 PL | Miami | FL 33165 CA No. 32540



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 7/12/2023

Property Information		
Folio:	14-2235-005-0160	
Property Address:	8951 HARDING AVE Surfside, FL 33154-3420	
Owner	SURFSIDE WEST III LLC	
Mailing Address	208 90 ST SURFSIDE, FL 33154 USA	
PA Primary Zone	5700 DUPLEXES - GENERAL	
Primary Land Use	0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS	
Beds / Baths / Half	4/2/0	
Floors	2	
Living Units	2	
Actual Area	4,233 Sq.Ft	
Living Area	3,332 Sq.Ft	
Adjusted Area	3,397 Sq.Ft	
Lot Size	5,750 Sq.Ft	
Year Built	1950	

Assessment Information				
Year	2023	2022	2021	
Land Value	\$793,534	\$575,230	\$451,226	
Building Value	\$825,079	\$209,233	\$224,652	
XF Value	\$0	\$0	\$0	
Market Value	\$1,618,613	\$784,463	\$675,878	
Assessed Value	\$1,618,613	\$743,465	\$675,878	

Benefits Information				
Benefit	Туре	2023	2022	2021
Non-Homestead Cap	Assessment Reduction		\$40,998	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School				
Board, City, Regional).				

Short Legal Description
SECOND AMD PLAT OF NORMANDY BEACH
PB 16-44
LOT 3 BLK 2
LOT SIZE 50.000 X 115
OR 20173-3956 01 2002 1

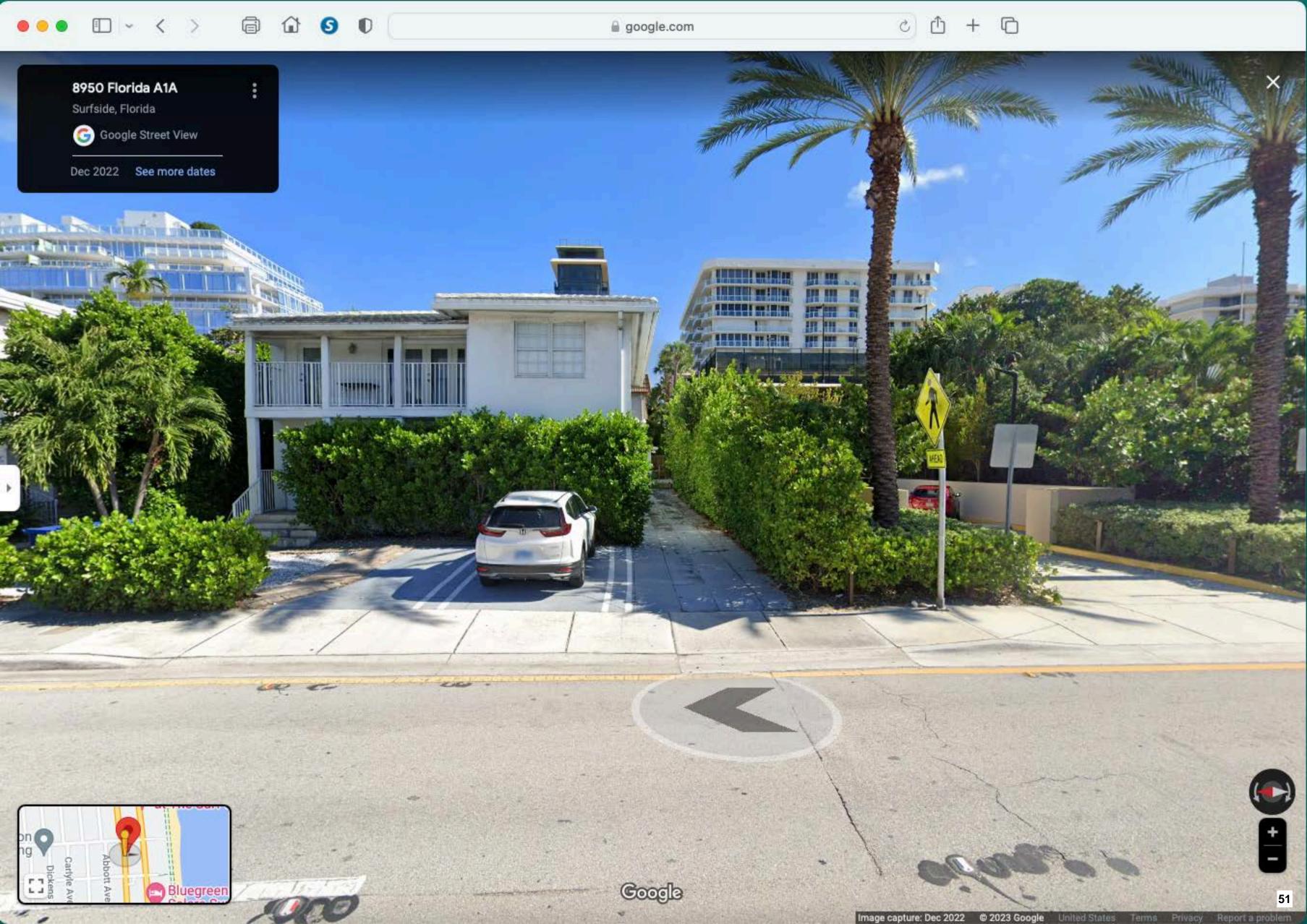


Taxable Value Informat	ion		
	2023	2022	2021
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,618,613	\$743,465	\$675,878
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,618,613	\$784,463	\$675,878
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,618,613	\$743,465	\$675,878
Regional	•		
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,618,613	\$743,465	\$675,878

Sales Information				
Previous Sale	Price	OR Book- Page	Qualification Description	
04/26/2023	\$100	33690-3173	Corrective, tax or QCD; min consideration	
08/05/2022	\$2,075,000	33328-3298	Qual by exam of deed	
08/18/2020	\$60,000	32111-4906	Affiliated parties	
12/22/2016	\$600,000	30361-0956	Affiliated parties	

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:















LOCATION MAP NOT TO SCALF



PROPERTY ADDRESS: 8949 HARDING AVE., SURFSIDE, FL. 33154

CERTIFIED TO: RENEE ADWAR P.A. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY SURFSIDE WEST I, LLC SILVER HILL FUNDING LLC

LEGAL DESCRIPTION: LOT 3, BLOCK 2, SECOND AMENDED PLAT OF NORMANDY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 44, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7) OWNERSHIP OF FENCES ARE UNKNOWN.

SINCE 1987

BLANCO SURVEYORS INC.

Engineers • Land Surveyors • Planners • LB # 0007059

555 NORTH SHORE DRIVE

MIAMI BEACH, FL 33141

- 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF
- 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 11)ELEVATIONS BASED OFF OF BM# D-181 LOC# 2215 SW ELEV.9.74' NGVD

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNNG PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 16 PG: 44

BOUNDARY SURVEY

TWO STORY CBS COMMERCIAL BUILDING #/ 8961-8959

A/C

11.25

CONC.

23.00

LEGEND & ABBREVIATIONS:

B.C.= BLOCK CORNER = CONCRETE
= CONC. BLOCK WALL = CONC. BLOCK W/ = PROPERTY LINE C = CENTER LINE

M = MONUMENT LINE

CALC.= CALCULATED = ASPHALT

ĸ

, ASPHALT PA TOTAL RIGHT

AVENUE

HARDING

12

25.00

25.00°

- -X-X-= CHAIN LINK FENCE (CLI -/-/- = WOOD FENCE (WF) -0-0- = IRON FENCE (IF) A = ARC DISTANCE L= LENGTH
- L= LENGTH
 A= CENTRAL ANGLE / DELTA
 R= RADIUS
 T = TANGENT
 P.T. = POINT OF TANGENCY
 P.C. = POINT OF CURVATURE
 P.C.C.= POINT OF COMPOUND
 CURVE
- C.B.= CATCH BASIN CATV = CABLE UTILITY BOX
- M.= FIELD MEASURED
 P. = PER PLAT
 TYP. = TYPICAL
- PRM = PERMANENT REFERENCE MONUMENT
 P.C.P.= PERMANENT CONTROL P.C.P.= PERMANENT CONTROL
 BOOK
 POINT
 FD. NAIL = FOUND NAIL
 FD. D/H = FOUND DRILL HOLE
 STRUCTURE
 - 2" I.P. = FOUND IRON | BLDG = BUILDING | V2" DIAMETER | O.H.L. = OVERHEAD UTILITY | UINES | TEL. = TELEPHONE FACILITIES FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER W.M.= WATER METER R/W = RIGHT OF WAY
- U.E.= UTILITY EASEMENT A.E. = ANCHOR EASEMENT D.E. = DRAINAGE EASEMENT ENCR.= ENCROACHEMENT F.F. ELEV. = FINISHED FLOOR ELEVATION

31.08′

3.00

7.00

CONC.

CONC. >

CONC. DRIVEWA)

15

20.20

90°08'28'

(P&M)

00

500.

SIDEWALK

ê

LOT 2

BLOCK 2

CONC.

6.06

115.00' (P&M)

49.20

TWO STORY CBS COMMERCIAL BUILDING

8949

F.F.ELEV.=8.69'

LOT

3

BLOCK 2

115.00' (P&M)

LOT

BLOCK 2

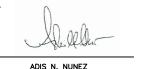
- N.T.S.= NOT TO SCALE
 P.B.= PLAT BOOK
 O.R.B.= OFFICIAL RECORD
- TEMPORARY BENCH MARK POINT OF BEGINNING TEMPORARY BENCH MARK P.O.B.= T.B.M.= FD. I.R. = FOUND IRON REBAR
 FD. P.K.NAIL = FOUND PARKER-KALON NAIL
 P.S.M.= PROFESSIONAL SURVEYOR AND MAPPER A/C = AIR CONDITIONER PAD TX= TRANSFORMER P.P.= POWER POLE
 D.M.E.= DRAINAGE & MAINTENANCE EASEMENT 0.0' = EXISTING ELEVATION

P.R.C.= POINT OF REVERSE CURVE CH = CHORD CH. BRG.= CHORD BEARING

BENCH MARK
BEARING REFERENCE
POINT OF COMMENCEMENT
POINT OF BEGINNING

ELEV.= ELEVATION
SEC.= SECTION
TWS. = TOWNSHIP
RG. = RANGE
SWK= SIDEWALK

HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS,
OVERLAPS, EASEMENTS APPEARING ON THE PLAT
OR VISIBLE EASEMENTS OTHER THAN AS SHOWN



REGISTERED LAND SURVEYOR STATE OF FLORIDA #5924

LOT

17

BLOCK 2

LOT

16

LOT

15

BLOCK 2

BLOCK 2

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1/2, (.D.)

1.P. (No

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CONC.

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80,

ELEV.

23.30

Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810 (305) 865-1200 FLOOD ZONE:AE SUFFIX: L FEMA DATE: 09 / 11 / 09 PANEL: 0163 COMMUNITY # 120659 DATE: SCALE: DWN. BY: JOB No. 22-295 06/02/22 1" = 20' R.BELLO

NOT VALID UNLESS EMBOSSED WITH **SURVEYOR'S SEAL**



REVISED:



MEMORANDUM

ITEM NO. 3.C

To: Planning & Zoning Board

From: Judith Frankel AICP, Town Planner

Date: August 31, 2023

Subject: 9431 Harding Avenue - Wall Sign

Town Administration finds the proposed sign design meets the Zoning Code requirements subject to the following conditions:

- 1. Sign lettering must be individually-mounted utilizing one of the four options listed in Sec. 90-73
- 2. Signs shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rainwater to flow down the face of the wall.
- 3. External Illumination must be directed solely at the sign.

This application is a request to place a Wall Sign above the entrance to a new business at 9431 Harding Avenue on the façade wall. The parcel is located in the SD-B40 Zoning District on Harding Avenue. The façade is 10 feet in width, which allows for a maximum sign size of 25 square feet. 18.75 square feet is proposed. The applicant is proposing external LED illumination which is permitted according to code section 90-73(a)(3)b. However, the code section also requires the sign lettering to be either reverse channel letters, push-through letter, pan channel letters or raceway mounted. Routed out letter signage is proposed. Additionally, the sign must be off-set to allow rainwater to flow down the wall face. This is not provided.

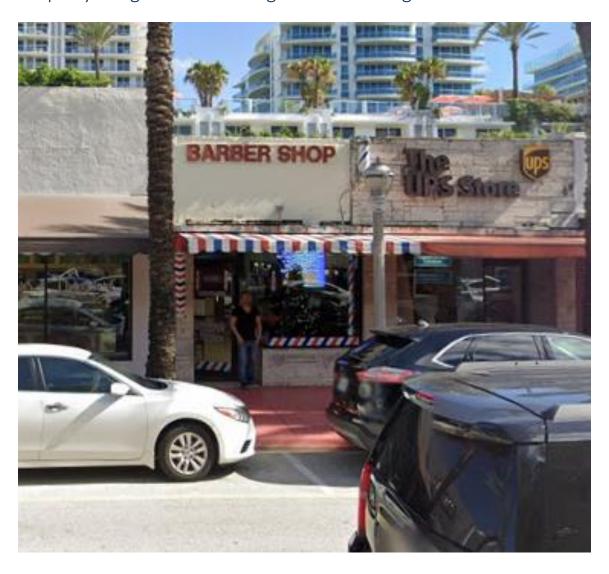
In addition to this Memorandum and **Attachment A:** Existing Conditions and Code Standards, an Agenda Packet submitted by the Applicant is provided.

Attachment A: Existing Conditions and Code Standards

9431 Harding Avenue Agenda Packet.pdf



Property Image: 9431 Harding Avenue – Google Street View



Standards Table:

Sec. 90-73

Signs	Permitted	Proposed
Area	Wall Signs may not exceed 150 square feet and no single sign shall exceed 45 square feet. For frontages less than 25 feet, a total sign area up to 25 square feet maximum shall be permitted.	 Business frontage is 10 feet in width. The proposed sign is 18.75 SF
Types	The following types of individually-mounted letter signs shall be permitted. No open face channel letters shall be permitted. i. Reverse channel letter ii. Push-through letter iii. Pan channel letter iv. Raceway mounted letter. All exposed raceways must be painted to match finish of wall to the face of the building	Routed out Letters
Offset	Signs shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the face of the wall.	Not off-set
Illumination	All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. The illumination may be either internal illumination or external illumination, however, all walls below the sign shall be illuminated with white wall wash LED lighting. It shall be located and directed solely at the sign. The light source shall not be visible from or cast into the right-of-way, or cause glare hazards to pedestrians, motorists, or adjacent properties Lighting shall meet all applicable electrical codes. Intensities of illumination shall be approved by the building official of the town before issuance of a sign permit.	White LED lighting External Illumination



DRB Meeting	// 20
Application / Plans Due	/ 20

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

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

PROJECT INFORMATION OWNER'S NAME	Donno Rohn DONALD J KAHN LE REM JENNIFER LOURDES KAHN		
PHONE / FAX / EMAIL	305-8654311		
AGENT'S NAME	Shari Dillard/Melissa Weatherwax Art Sign Company		
ADDRESS PHONE /	1133 Normandy Drive Mizmo Beach		
FAX	Florida 33141		
PROPERTY ADDRESS	9431 Harding Ave, Surfside FL 33154		
ZONING CATEGORY	Commercial General		
DESCRIPTION OF	Install non illuminated aluminum letters on west elevation		
PROPOSED WORK	"logo THE BROKERAGE SOUTH FLORIDA REAL ESTATE"		
	18.75 sqft with (2) 48" lighting strips for uplighting of sign area.		
INTERNAL USE ONLY			
Date Submitted _	Project Number		
Report Completed _	Date		
Fee Paid	\$		
ZONING STANDARDS	Required Provided		
Plot Size	2500 Sqft 2500 Sqft		
Setbacks (F/R/S)	N/A N/A N/A N/A N/A		
Lot Coverage	2500 sqft 2500 sqft		
Height	1 story 1 story		
Pervious Area	N/A N/A		
Muce Kl	7/26/2023 Small 7/27/23		
SIGNATURE OF OWNER	DATE SIGNATURE OF AGENT DATE		
Downs	Town of Surfside - Multi-Family and Non-Residential Site Plan Application		



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

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

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

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

The following is required with each application:

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

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

Melissa Weatherway DATE DATE



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

	Proj	ect Name	The Brokerage Signage	Project Number	2023-4175
			REMENTS FOR REVIEW: Family and Non-Residential Site	e Plan Application" for	m
	Appli	ication fee: <u>\$</u>	12,000 made out to "Town of Su	ırfside"	
	Own	ership Affidav	vit .		
	Rece visib	ent photograp le from the st	hs of the subject property and a reet (to be provided prior to Des	ıll abutting, diagonal aı ign Review Board Med	nd fronting properties eting)
			FOR THE FOLLOWING PL	EASE PROVIDE:	
•	and		<u>th Drive,</u> (must contain exactly we cannot be signature protected commat.		
•	sheet Site Plea Plea Plea Plea Plea Plea Plea Ple	ets) of the con Plan (Minimuse show / pro A legal descriptock. Site boundaries Proposed use lesignations of Building sepail Cehicular circulation of condication of all all adjacent rightoning width, accilities and experience and experience of all property limits Provider of was existing and provider of was existing and provider of was existing and process acres	neight of all structures and total of use rations ulation system for cars, bicycles onnection to public rights-of-way parking and loading areas ghts-of-way, with indication of ulexisting median cuts and interse cross streets and driveways with culation system atter and wastewater facilities proposed fire hydrant location computations:	vings nship, and range or su section corners floor area with dimens , and other required ve timate right-of-way line ections, street light pol-	bdivision lot and sions to lot lines, and shicle types, with s, center line, width, es, and other utility
Con	t.				

Page 1 of 3

Town of Surfside - Submission Checklist - Multi-family and Non-Residential Site Plan Application



Gross acreage covered by the property excluding road easements and rights-of-way, Number of dwelling units and density for residential uses only 0 Square footage of ground covered by buildings or structures and designation of use. Required number of parking spaces 0 Number of parking spaces provided Pervious, impervious and paved surface, in square footage and percentage Site Plan location sketch, including section, township, and range, showing adjacent Geometry of all paved areas including centerlines, dimensions, radii, and elevations Location of trash and garbage disposal system and provisions for accessibility to garbage trucks Loading areas and provisions for accessibility to vehicles of the required type Areas for emergency vehicles and fire engines, and provisions for accessibility to vehicles of the required type Number of sets required shall be determined by Town Staff. Other such information as required by the Town. ☐ Survey. A survey less than one (1) year old (including owner's affidavit that no changes have occurred since the date of the survey). The survey shall be prepared by a Florida registered land surveyor, certified as to meeting the requirements of the applicable Section of the Florida Administrative Code, reflecting existing natural features, such as topography, vegetation, existing paving, existing structures, and water bodies ■ Landscape Plan and Irrigation Plan Please show / provide the following: landscape calculations (required and provided) existing tree survey with indication of existing native vegetation that will be preserved proposed and existing landscaping ☐ Lighting Plan Please show / provide the following: photometric measurements Lighting details and spillage onto adjacent properties and rights-of-way 🗴 Sign Plan for all signs which will be on site Please show / provide the following: Show dimensioned locations and mounting details of signs on building elevations and locations of signs on site plan Note colors, materials, lighting and dimensions Show dimensions and square footages (proposed and existing) Identify materials and colors - background, trim/border, and copy Show fonts and graphics Pavement markings and traffic signing plan Schematic water and sewer plan

Town of Surfside - Submission Checklist - Multi-family and Non-Residential Site Plan Application

Please show / provide the following:

Page 2 of 3

Location and size of all mains and lift stations



Cont.

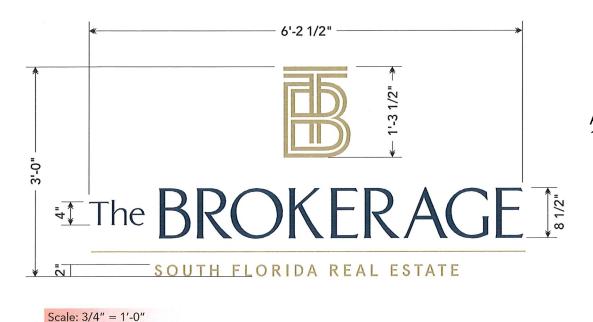
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0011	•
	Paving and drainage plans Please show / provide the following: location of all drainage features and retention areas, if any
	Architectural Elevations (Minimum scale of 1/8" = 1') Please show / provide the following: Separate elevations of all sides of existing and proposed buildings with all dimensions, including height. Label exterior materials, color, texture and trim, roof material, Roof color and pitch, windows, doors, screens, skylights and all exposed mechanical equipment and screening Provide color elevations, showing all material finishes, textures and landscaping for all elevations of the proposed building(s) and structure(s), which should include at a minimum: All exterior materials, colors and finishes, keyed to samples provided Roof slopes and materials including specifications and color Detail of doors, windows, garage doors Dimensions of structure(s) - height, width, and length Deck, railing, stairs details including materials, colors, finishes, and decorative details Exposed foundation treatment Gutters and eaves
	Provide samples of colors and/or materials mounted on a display board (to be provided prior to Design Review Board Meeting)
	Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan

Page 3 of 3

Town of Surfside - Submission Checklist - Multi-family and Non-Residential Site Plan Application

1/4" aluminum plate letters and logo illuminated by 48" RGBW Linear LED Wall Washer - 25-Watt

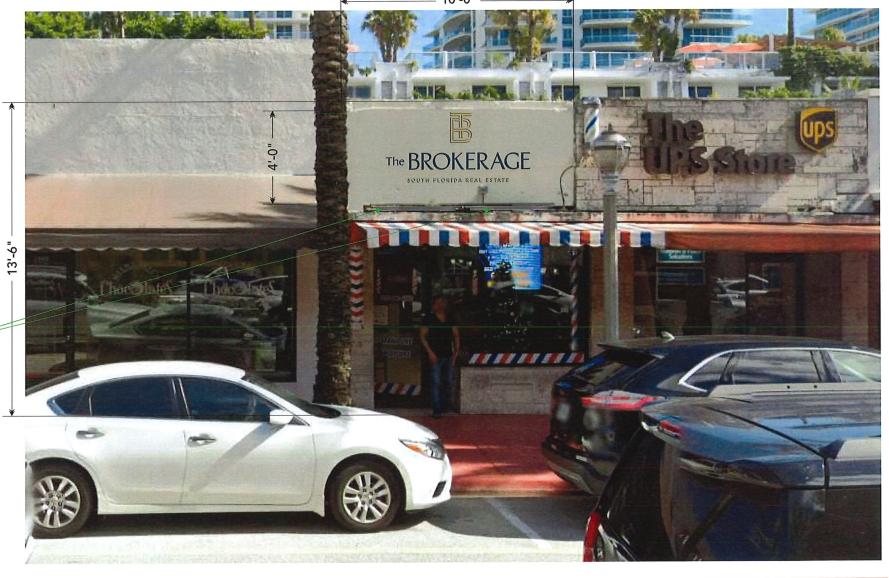






Letter colors: Blue Letter depth: 1/4" Letter Style: Logotype Allowed Sq. Ft.: 25 Proposed Sq. ft: 18.75

Alejandro Vargas PE License # 63894 1025 Cedar Falls Dr Weston FL 33327



2X 48" RGBW Linear LED Wall Washer - 25-Watt



WEST ELEVATION Scale: 1/4" = 1'-0"

954.763.4410 | artsignfl.com

CLIENT: The Brokerage FILE: The Brokerage V4

ADDRESS: 9431 Harding Ave, Surfside, FL

REVISION V2: REVISION V3:

REVISION V4: 07/24/2023 | added structurals

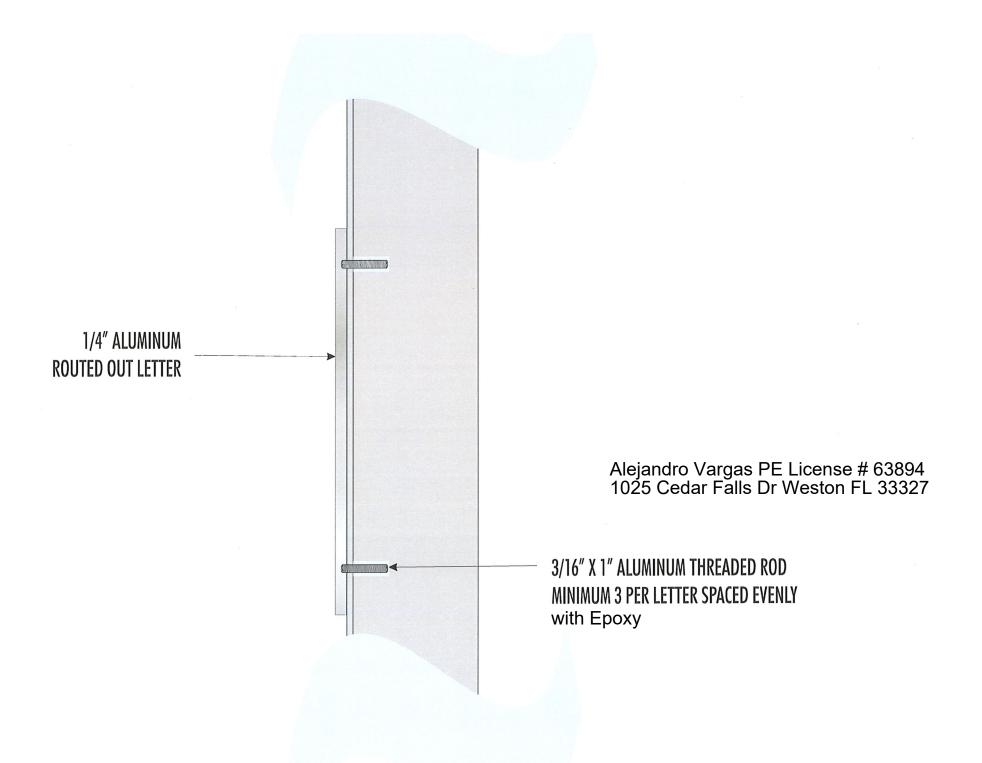
REVISION V5: REVISION V6:

REVISION V7:

CLIENT APPROVAL: DATE: 07/24/2023

SALES REP: Allie

1/4" ALUMINUM PLATE LETTERS FLUSH STUD MOUNTED TO CONCRETE FASCIA



Dade & South Wall Sign

- 1. Design, fabrication and construction to the following codes and specifications:
- A. The Florida Building Code (2020) 7th edition
- B. American Welding Society AWS D1.1-04 & D1.2
- C. Specifications for aluminum structures by the Aluminum Association (Current Edition)
- 2. Structural requirements:
- A. All bolted connections shall be made with ASTM A307 bolt or equal
- B. All anchors bolts shall be ASTM A307 or equal (flat washers at nut)
- C. All welds shall be made with E70XX electrodes or equal
- D. The electrical installation shall be in compliance with the National Electric Code (NEC 2017) grounding and bonding as per NEC 250 600.7
- E. H.V.H.Z., section 1620 F.B.C., ASCE 7-16 175 MPH, exposure C, Category 2, Chapter 16



CLIENT: The Brokerage FILE: The Brokerage V4

ADDRESS: 9431 Harding Ave, Surfside, FL

REVISION V2: REVISION V3:

REVISION V4: 07/24/2023 | added structurals

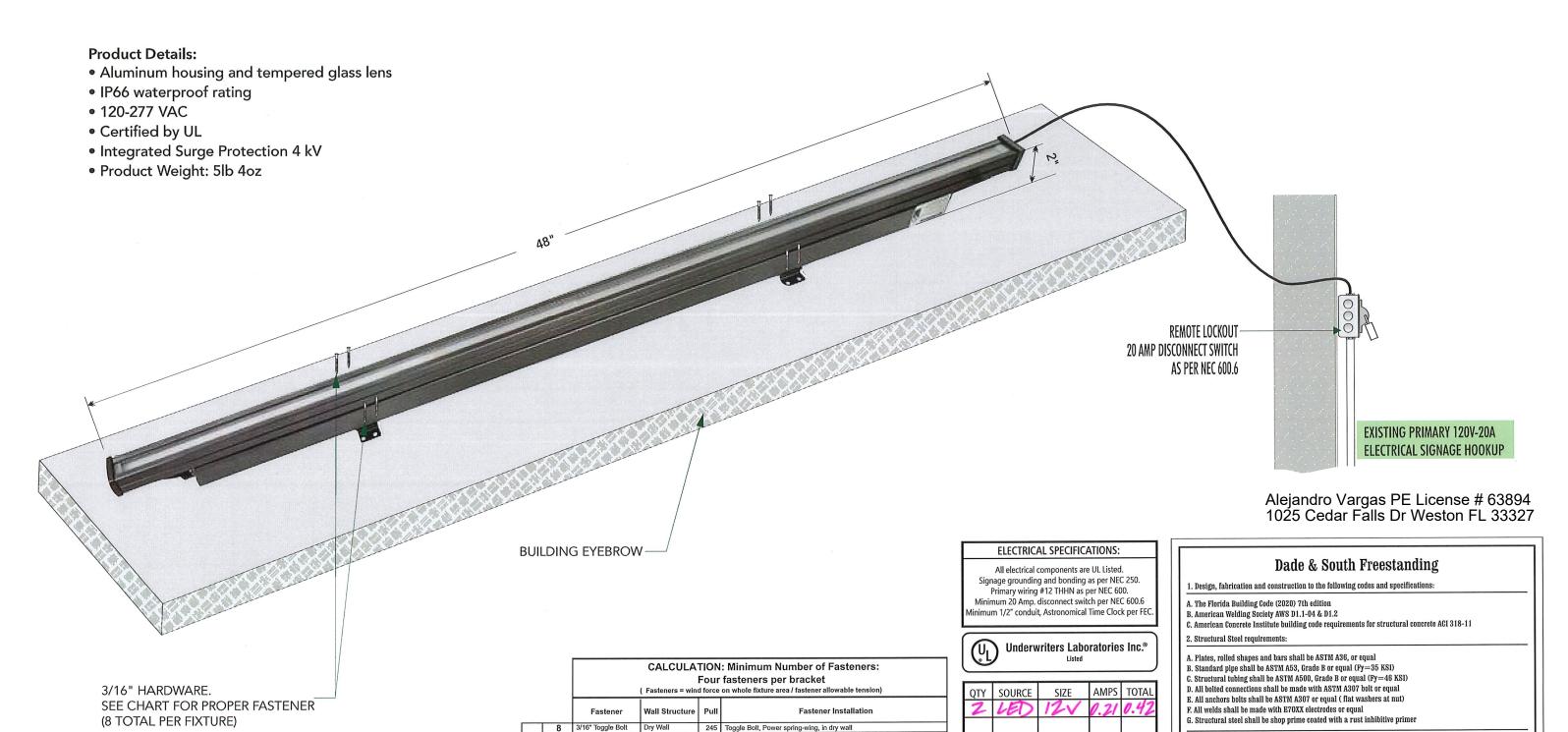
REVISION V5:

REVISION V6:

CLIENT APPROVAL:

DATE: 07/24/2023

SALES REP: Allie



954.763.4410 | artsignfl.com

CLIENT: The Brokerage FILE: The Brokerage V4

ADDRESS: 9431 Harding Ave, Surfside, FL

REVISION V2: REVISION V3:

38 Screw-in anchor to drywal IMPORTANT - Adhesives are strong but none have code approval for structural applications. Sign installer must test glued stud connections strength. For 3/16" stud pull 50 lb per stud; for 3/6" stud pull 100 lb per stud. Use tripod, game scale, and hooks.

3/16" Toggle Bolt CMU or Densglas 53 Toggle Bolt, power springs-wing, in CMU, OSB, or 5/8" Dens Glass. 3/16" Tapcon Stucco Plywood 100 3/16" Tapcon thru 1/2" OSB or plywood sheathing

3/16" Tapcon

8 Pin Stud Thru

8 Pin Stud Glued

#10 Tek Screw

#10 Wood Screw

8 Screw-in Anchor w/ #8 x 1" Dry Wall

245 Toggle Bolt, Power spring-wing, in dry wall

20ga CFS Frame 83 #10 Self-drilling screws 3 thread thru 20ga steel frame.

5/8" Sheathing 77 #10 Wood screw or SMS into 5/8" osb or plywood sheeting.

Structural Wall 100 3/16' Pin-stud, nut, and washer thru structural wall or 2x4 blocking

Solid Wall Mat'l 25 3/16" Pin-stud glued in solid wall mat'l, liquid Nails LN-950 or equa

171 3/16" Tapcons, min 1.5" embedment, protect from moisture

43 3/16" Tapcon, min 1.25" embedment, protect from moisture

REVISION V4: 07/24/2023 | added structurals

REVISION V5: REVISION V6: REVISION V7:

CLIENT APPROVAL:

CIRCUITS REQUIREMENTS

OF CIRCUITS REQUIRE _____ TOTAL AMPS

OF 20 AMP DISCONNECT SWITCHES

BREAKER #

DATE: 07/24/2023

SALES REP: Allie

with a minimum concrete cover of 3 inches

3. All field welds shall comply with AWS code by a AWS certified welder

5. All concrete shall have a minimum compressive strength at 28 days/ 3000 PSI

8. H.V.H.Z., section 1620 F.B.C., ASCE 7-16 175 MPH, exposure C, Category 2, Chapter 16.

9. All ferrous to non ferrous surfaces shall be separated by 3M #355 polyester clear tape or equal

All reinforcement steel shall be installed in accordance with ACI 318-11

6. Grout shall be non-metallic and non-shrink with a minimum comprehensive strength of 5000 PSI at one day

7. All reinforced steel shall have a minimum yield strength of 60,000 PSI and shall conform to ASTM A615

4. NEC 2017 compliant.

ARTIST: Carlos