



**Town of Surfside  
Planning and Zoning Board Meeting  
AGENDA  
Thursday, September 28, 2023  
6:00 PM  
Town Commission Chambers**

***Rule 7.05 Decorum. Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the commission shall be barred from further appearance before the commission by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. Signs or placards may be disallowed in the commission chamber by the presiding officer. Persons exiting the commission chambers shall do so quietly.***

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

***Any person who received compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the Town Clerk prior to engaging in lobbying activities per Town Code Sec. 2-235. "Lobbyist" specifically includes the principal, as defined in this section, as well as any agent, officer or employee of a principal, regardless of whether such lobbying activities fall within the normal scope of employment of such agent, officer or employee. The term "lobbyist" specifically excludes any person who only appears as a representative of a not-for-profit community-based organization for the purpose of requesting a grant without special compensation or reimbursement for the appearance; and any person who only appears as a representative of a neighborhood, homeowners or condominium association without compensation for the appearance, whether direct or indirect or contingent, to express support of or opposition to any item.***

***Per Miami Dade County Fire Marshal, the Commission Chambers has a maximum capacity of 99 people. Once this capacity has been reached, people will be asked to watch the meeting from the first floor.***

1. Call to Order/Roll Call
2. Town Commission Liaison Report
3. Approval of Minutes
  - 3.A August 31, 2023 Special Planning and Zoning Board Meeting Minutes and August 31, 2023 Regular Planning and Zoning Board Meeting Minutes - Sandra McCready, Town Clerk  
[August 31, 2023 Special Planning and Zoning Board Meeting Minutes](#)  
[August 31, 2023 Regular Planning and Zoning Board Meeting Minutes.pdf](#)

4. Ordinances

- 4.A Business District Setbacks and Lot Standards to Preserve the Integrity of the SD-B40 District - Hector Gomez, Town Manager

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES TO PRESERVE THE INTEGRITY OF THE SD-B40 DISTRICT BY AMENDING SECTIONS 90-45, "SETBACKS" AND 90-49, "LOT STANDARDS", TO PROVIDE FOR ENHANCED SETBACKS FOR RESIDENTIAL PROJECTS IN THE SD-B40 ZONING DISTRICT, AND A MAXIMUM LOT AREA AND MAXIMUM LOT WIDTH WITHIN THE SD-B40 DISTRICT, AND PROVIDE FOR A SPECIAL EXCEPTION PROCESS TO REDUCE SUCH LIMITATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

[Ordinance To Preserve SD-B40 Neighborhood-Revised.doc](#)

- 4.B Ordinance Amending Section 90-41 Regulated Uses - Arcades - Hector Gomez, Town Manager

**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 PERMIT COIN OR CREDIT OPERATED AMUSEMENT DEVICES AND ARCADES; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

[Ordinance Amending Section 90-41 Regulated Uses - Arcades](#)

5. Applications

- 5.A 525 95th Street - One-Story Addition - Judith Frankel AICP, Town Planner  
[Attachment A: Zoning Table.pdf](#)  
[Attachment B: Existing Conditions Images](#)  
[525 95 Street Agenda Packet.pdf](#)

- 5.B 8850 Hawthorne Avenue - One-Story Addition - Judith Frankel AICP, Town Planner  
[Attachment A: Images and Zoning Tables.pdf](#)  
[8850 Hawthorne Ave Agenda Packet.pdf](#)

- 5.C **9425 Harding Avenue - New Wall Sign** - Judith Frankel AICP, Town Planner  
[9425 Collins Avenue Agenda Packet.pdf](#)
- 5.D **9501 Harding Avenue - New Wall Sign** - Judith Frankel AICP, Town Planner  
[9501 Harding Avenue Agenda Packet.pdf](#)
- 5.E **8851 and 8873 Harding Avenue - New Multi-Family 8 Townhomes** - Walter Keller AICP, Consulting Town Planner and Judith Frankel AICP, Town Planner  
[Attachment A: Location and Zoning Table](#)  
[Attachment B: DRG meeting notes](#)  
[8851 and 8873 Harding Avenue Agenda Packet](#)

**6. Next Meeting Date**

- 6.A **No Meeting in October due to Commission Chambers Upgrade.** - Deputy Town Clerk Evelyn Herbello
- 6.B **Combining November and December 2023 Planning and Zoning Board Meetings to be held on November 30, 2023.** - Deputy Town Clerk Evelyn Herbello

**7. Discussion Items**

- 7.A **Update of Ongoing Projects** - Judith Frankel, AICP, Town Planner

**8. Adjournment**

Respectfully submitted,

Hector R. Gomez  
Town Manager

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

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

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

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

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



**Town of Surfside**  
**Special Planning and Zoning Board Meeting**  
**MINUTES**  
**August 31, 2023**  
**5:00 PM**  
Commission Chambers

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

The meeting was called to order by Chair Baumel at 5:00 p.m.

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

Present: Chair Carolyn Baumel, Vice Chair David Forbes, Board Member Ruben Bravo, Board Member Lindsay Lecour, Board Member Jonathan Edderai, Alternate Board Member Michael Szafranski and Alternate Board Member Andrew Bales.

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

Chair Baumel introduced new board member, Andrew Bales.

**2. Ordinances**

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

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.

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

Town Planner Frankel gave an overview of the ordinance as it pertains to carport canopies.

Chair Baumel asked Building Official McGuinness regarding compliance with wind load.

Building Official McGuinness addressed the comments and provided his recommendations.

Chair Baumel opened the floor to public comments.

The following individuals from the public spoke:  
George Kousoulas

Chair Baumel closed the floor to public comments.

Chair Baumel addressed the comments made and provided her input regarding the different carport structures.

Town Planner Frankel responded to the comments made by Chair Baumel.

Town Attorney Recio stated the carports in this ordinance are the ones in the setback and is different from of an open garage that would not be in the setbacks.

Board Member Bravo asked on page 3 line 75 it should be Miami Dade County Notice of Acceptance and on page 4 are they eliminating Miami Dade Fire Marshal accountability and asked if they have any accountability.

Town Planner Frankel addressed the comments made and stated that the material has to be non flammable. She stated they can continue to have the language if they choose.

Board Member Bravo asked regarding making the change on line 75 and keep the fire marshal language.

Building Official McGuinness provided his language.

Town Attorney Recio stated the amendment to "pursuant to the Florida Building Code, Florida Product Approval and Miami Dade County Notice of Acceptance and will it loop in the fire marshal and put it back in and add "if applicable".

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

[Ordinance Carport Allowances.doc](#)

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

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.

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

Town Planner Frankel introduced the item and provided an overview of the ordinance, and she said it does not result in any larger homes. She provided a presentation with the proposed change: total structure average setbacks.

Board Member Lecour asked if it would not be counted as average setback.

Town Planner Frankel responded to her comment and it would count towards the square footage.

Chair Baumel likes the creativity and the options.

Chair Baumel opened the floor to public comments.

The following individuals from the public spoke:  
George Kousoulas

Chair Baumel closed the floor to public comments.

Board Member Lecour asked regarding the covering and a possible loophole.

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

[Ordinance Amending 90-45 H30 Average Setbacks FAR.doc](#)

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

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.

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

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

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed the floor to public comments.

Chair Baumel believes this is an important piece for Harding Avenue.

Board Member Bravo asked what is going on with H30A on Harding Avenue and are these houses being affected by this.

Town Attorney Recio stated that they will not be affected.

Town Planner Frankel stated those houses do not face Harding Avenue.

Town Attorney Recio stated that there is a corridor of 3.

Board Member Lecour spoke regarding the design guidelines and one of the things identified is community priority lots on Harding Avenue and minimizing car garages and understands the need for additional parking but would like to see if they can ask for something in return to treat these community lots like an additional street tree.

Chair Baumel stated it could become an obstruction and the maintenance of that tree. She asked how many street trees are required on Harding.

Town Planner Frankel stated the new homes would be required to have 2 trees.

Discussion took place among the Board Members and staff regarding the landscaping requirements, pick up and drop off of the vehicles traveling on Harding Avenue as well as the vehicular traffic.

A motion was made by Vice Chair Forbes to recommend to the Town Commission to approve the ordinance on second reading, seconded by Board Member Edderai. The motion failed with a 2-3 vote with Board Member Bravo, Board Member Lecour and Chair Baumel voting in opposition.

A motion was made by Board Member Bravo to recommend to the Town Commission to approve the ordinance on second reading as amended to include H30A on Harding Avenue, seconded by Vice Chair Forbes. The motion carried with a 4-1 vote with Board Member Lecour voting in opposition.

[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

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.

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

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

Chair Baumel opened the floor to public comments.

There were no public comments.

Chair Baumel closed the floor to public comments.

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

[Ordinance Amending 90-41 to Allow Smoke Shops in CU in SD-B40.doc](#)

## **3. Applications**



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

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

Town Attorney Recio polled the Board Members.

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

**3.A 9540 Harding Avenue - Wall Sign** - Judith Frankel AICP, Town Planner

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.

Town Planner Frankel introduced the item, provided staff recommendations.

Chair Baumel opened the floor to public comments.

The following individuals from the public spoke:

There were no public comments.

Chair Baumel closed the floor to public comments.

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

[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

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

Town Planner Frankel introduced the item, provided staff recommendations.

Chair Baumel opened the floor to public comments.

There were no public comments.

Chair Baumel closed the floor to public comments.

Angel Cisneros, contractor representing the applicant provided an overview of the application.

Chair Baumel asked if this was brought as a repair and not a reroof.

Mr. Cisneros stated they are removing the damaged shingles and replacing the damaged material.

Board Member Bravo asked if they are using the same materials and color.

Mr. Cisneros stated yes they would be.

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

[8949 Harding Agenda Packet.pdf](#)

[8949 HARDING AVE. - Survey](#)

### **3.C 9431 Harding Avenue - Wall Sign - Judith Frankel AICP, Town Planner**

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.

Town Planner Frankel introduced the item, provided staff recommendations.

Chair Baumel opened the floor to public comments.

The following individuals from the public spoke:

There were no public comments.

Chair Baumel closed the floor to public comments.

Melissa Weatherwet, representing applicant provided an overview of the application.

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

[Attachment A: Existing Conditions and Code Standards](#)

[9431 Harding Avenue Agenda Packet.pdf](#)

## **4. Adjournment**

There being no further business to discuss before the Board, a motion was made by Vice Chair Forbes to adjourn the meeting at 5:55 p.m., seconded by Board Member Bravo. The motion carried with a 5-0 vote.

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

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Carolyn Baumel, Chair

Attest:

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Sandra N. McCready, MPA, MMC  
Town Clerk



**Town of Surfside  
Planning and Zoning Board Meeting  
MINUTES  
August 31, 2023  
6:00 PM  
Town Commission Chambers**

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

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

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

Present: Chair Carolyn Baumel, Vice Chair David Forbes, Board Member Ruben Bravo, Board Member Lindsay Lecour, Board Member Jonathan Edderai, Alternate Board Member Michael Szafranski and Alternate Board Member Andrew Bales.

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

**2. Town Commission Liaison Report**

Commissioner Landsman provided his Commission Liaison Report. He stated to stay true to the mandate and responsibilities they have as board members and use the resources available from staff and encouraged them to listen to the speakers and if they have questions to ask the Town staff for direction.

**3. Approval of Minutes**

**3.A June 29, 2023 Planning and Zoning Board Meeting Minutes** - Evelyn Herbello, Deputy Town Clerk

A motion was made by Vice Chair Forbes to approve the June 29, 2023 Planning and Zoning Board Meeting Minutes, seconded by Board Member Edderai. The motion carried with a 5-0 vote.

[June 29, 2023 Planning and Zoning Board Meeting Minutes.pdf](#)

**4. Applications**

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

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

were met.

Deputy Town Clerk Herbello confirmed that notice requirements were met.

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

Town Attorney Recio polled the Board Members.

Chair Baumel spoke with some of the individuals that are representing the applicant and providing a presentation on 8777 Collins Avenue.

Vice Chair Forbes spoke with Mr. George Kousoulas regarding 88th Street for 8777 Collins Avenue and with the individuals that are representing the applicant and providing a presentation on 8777 Collins Avenue.

Board Member Bravo spoke with Mr. George Kousoulas regarding 88th Street for 8777 Collins Avenue and with the individuals that are representing the applicant and providing a presentation on 8777 Collins Avenue.

Board Member Lecour spoke with Mr. George Kousoulas on 8777 Collins Avenue as a member of the public.

Board Member Edderai with Mr. George Kousoulas regarding 88th Street for 8777 Collins Avenue with the individuals that are representing the applicant and providing a presentation on 8777 Collins Avenue.

A motion was made by Vice Chair Forbes to move item 4D (8777 Collins Avenue) to be heard before item 4A (9132 Dickens Avenue), seconded by Board Member Edderai. The motion carried with a 5-0 vote.

**4.A 9132 Dickens Avenue - New Two-story Single-Family House** - Judith Frankel  
AICP, Town Planner

**Staff Recommendation:** The application is found to generally comply with the Zoning Code. The Planning and Zoning Board should determine whether the new home's design is "consistent with and in conformance with the design guidelines set forth in the Town Code". If the design is determined to be in conformance, Staff recommends approval with the following conditions:

- **Per Sec. 90-2,** In no instance may the sum of the lot coverage and all exemptions listed exceed 50 percent of the lot area for one-story homes and 46 percent of the lot area for two-story homes. Exemptions include covered and uncovered terraces, steps and patios. The front recessed steps and the

rear covered patio together may not exceed 6% of the lot area.

- **Per Ord. No. 23-1749**, Pervious area is defined as any portion of the ground unobstructed by a non landscape planting surface which prevents or slows down the natural seepage of water into the ground. Synthetic Turf installed in accordance with the requirements of Section 90-87(15) may be counted towards minimum pervious area requirements.
  - The spaces between the concrete driveway and walkway strips may not qualify as pervious due to the compacted aggregate proposed under the entire driveway and walkway areas. The use of synthetic turf in these spaces would be allowed but would likely not be considered pervious due to the installation requirements for synthetic turf. Total calculation of the required 35% pervious area must be provided with the exclusion of the driveway and walkway areas.
  - Additionally, planters with concrete bases or those under cover may not be counted toward the pervious area. The composition of the planters must be verified at the time of permitting.
- The three proposed live oak trees in the right-of-way should be located on or at the property line.
- **Per Sec. 90-97**, a tree removed or relocated will require a tree removal permit from Miami-Dade County.

Town Planner Frankel introduced the item, provided staff recommendations and a site plan presentation.

Building Official McGuinness provided his staff recommendations.

Boutros Bounahra, representing the applicant provided a presentation of the project.

Chair Baumel asked if they have done homes in Surfside before.

Mr. Bounahra stated yes.

Chair Baumel stated that their plans are very detailed.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed the floor to public comments.

Board Member Bravo stated it is a beautiful project and appreciates the materials being used. He asked regarding the pool area and what point in time the permits will be pulled because it is not part of this project.

Mr. Bounahra addressed the comments made and stated that they will submit them together.

Alternate Board Member Bales asked where were they planning on using the Trex

product.

Mr. Bounahra stated it is not Trex product but explained the material it is.

Board Member Lecour spoke regarding the design guidelines and the main entrance and if there is something to do to bring it conceptionally forward and the front mass.

Chair Baumel agrees with the design and likes the back for how interesting it is and is being sensitive to the neighborhood. She prefers the entrance to be set back to give it more privacy.

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

[Attachment A: Existing Conditions Images and Design Tables  
9132 Dickens Avenue Agenda Packet.pdf](#)

#### **4.B 9156 Emerson Avenue - New Single-Family House** - Walter Keller AICP, Consulting Town Planner

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

- **Per 90-45**, the first floor is limited to a lot coverage of 40%. Revise the first-floor area (SF) to comply with this requirement.
- **Per Sec. 90-2**, In no instance may the sum of the lot coverage and all exemptions listed exceed 46% of the lot area for two-story homes. Exemptions include covered and uncovered terraces, steps and patios. The front porch, front steps and rear covered terrace may not exceed 6% of the lot size.
- **Per 90-49.5 (b)** the pervious area in the understory should be increased to provide a minimum of 1,125 SF.
- **Per Sec. 90-97**, a tree removed or relocated will require a tree removal permit from Miami-Dade County. Invasive and prohibited species as defined by Miami-Dade County Code should be removed from the site.
- Verify the pervious area calculation provided on Sheet A1.02, as a portion of the southern portion of the home seems to be included toward the pervious area.
- Per the Town's Building Official, remove the laundry room from the understory and provide flood vents where required.
- Provide information on the type of driveway material proposed.
- Provide information on any fencing proposed for the pool area.
- Provide information on what grades are proposed around the pool deck to provide drainage within the property.

- Provide information on how the understory level, at an elevation of 1.50 NGVD, will properly drain.

Additional comments may be provided at the Planning and Zoning Board meeting.

Town Planner Frankel introduced the item, provided staff recommendations and a site plan presentation.

Building Official McGuinness provided his staff recommendations.

Walmir Cunha, applicant provided an overview of his project.

Chair Baumel opened the floor to public comments.

The following individual from the public spoke:

Alinar Rigoberto provided her concerns on the building, drainage, lighting and landscaping.

Chair Baumel closed the floor to public comments.

Town Attorney Recio stated to the speaker that this is the time to make her concerns heard and this Board is here to listen to her.

Chair Baumel encouraged her to speak to the architect and communicate with the owners.

Town Planner Frankel stated that there is a construction ordinance that governs how construction sites are addressed. She addressed the speaker's concerns as it pertains to drainage as well.

Board Member Lecour likes the design and asked for them to figure out the drainage and asked regarding the underlighting will be tough on the neighbors.

Vice Chair Forbes stated it is great for the neighborhood just work on the drainage and the underlighting.

Chair Baumel stated she is fine with the lighting and does not think it belongs on residential section and they will get lots of complaints. She does not believe the lights should be on the second floor.

A motion was made by Board Member Lecour to approve the application with staff recommendations plus removing the lighting on the second floor, seconded by Vice Chair Forbes. The motion carried with a 5-0 vote.

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

[9156 Emerson Avenue Agenda Packet](#)

[9156 Emerson - Elevation Certificate](#)

#### **4.C 940 and 932 88th Street - New Two-Story Single-Family House - Judith Frankel**



AICP, Town Planner

The application is found to generally comply with the Zoning Code. The Planning and Zoning Board should determine whether the new home's design is "consistent with and in conformance with the design guidelines set forth in the Town Code". If the design is determined to be in conformance, Staff recommends approval with the following conditions:

- Unity of title for the two subject properties must be established prior to application for a building permit for this project.
- **Per Sec. 90-2**, In no instance may the sum of the lot coverage and all exemptions listed exceed 46% of the lot area for two-story homes. Exemptions include covered and uncovered terraces, steps and patios. The interior courtyard may not exceed 6% of the lot area.
- **Per Sec. 90-50.1**, All elevations for new structures shall provide for a minimum of ten-percent wall openings.
- **Per Sec. 90-67.5**, Screening of the rooftop mechanical equipment must be provided along with a line of sight-diagram demonstrating that it is not visible from eye-level view from grade at a distance of 75 feet from any property line of the subject lot. The footprint area of the equipment, as defined by the perimeter of the decorative and acoustic screen enclosure, shall not exceed seven and one-half percent of the total area of the roof upon which it is placed.
- **Per Sec.90-60.2**, A permeant structure may be no closer than 20 feet from the rear property line. The deck and fire pit shown on the site plan should be removed or relocated.
- **Per Sec. 90-45**, Front yard and rear yard calculations must be correctly provided at the time of permitting.
- **Per Sec.90-45**, Second floor setback calculations must be provided to demonstrate that the minimum requirements for the setbacks have been met. It appears that the setbacks are present, but proper calculations must be provided to demonstrate that compliance. If the Town Commission approves the Average Setback ordinance at its September meeting, those new rules may be applied to this project.
- **Per Sec. 90-47**, Ordinary projections of sills, cornices, and ornamental features, exclusive of roof eaves, may project not more than eight inches into any required interior side yard or not more than 24 inches into any required front, secondary frontage, or rear yard; and roof eaves may project not more than 24 inches into any required yard. Measurements must be provided for ornamental features and eaves that extend into the front or side yards.
- **Per Sec. 90-97**, a tree removed or relocated will require a tree removal permit from Miami-Dade County.

Town Planner Frankel introduced the item, provided staff recommendations and a site plan presentation.

Building Official McGuinness provided his staff recommendations.

Cesar Molina, architect accepts the recommendations by the Town Planner and Building Official.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed the floor to public comments.

Board Member Lecour stated beautiful materials, articulation and landscape and believes it does not have the signature pedestrian main entry.

Mr. Molina addressed the comments made and advised the Board of the materials being used and the entry gate and explained their idea on the main entry.

Board Member Bravo likes the design of the house.

Vice Chair Forbes loves the design and would not change a thing and not change the garage doors.

Chair Baumel loves Mr. Molina's work and does not like the prominence of a big door. She likes the mystery of having that front entrance set away. She would change nothing but the staff recommendations.

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

[Attachment A: Existing Conditions Images and Design Tables  
940 88th Street Agenda Packet.pdf](#)

**4.D 8777 Collins Avenue - New 12-story Multi-family Building** - Walter Keller AICP, Consulting Town Planner and Judith Frankel AICP, Town Planner

**Staff Recommendation:** The applicant has applied for site plan review. Development review criteria for this type of project follow **Sec 90-20(2)(a)** of the Zoning Code as follows:

- The development, as proposed, conforms to the Comprehensive Plan and the Zoning Code;
- The development, as proposed, will have a favorable or unfavorable impact on the environment and natural resources, including a consideration of the means and estimated cost necessary to minimize the adverse impacts, if any;
- The development, as proposed, will have a favorable or unfavorable impact on the economy of the Town of Surfside;
- The development, as proposed, will efficiently use or unduly burden water, sewer, solid waste disposal, education, recreation or other necessary public facilities which have been constructed or planned and budgeted for construction in the area;
- The development, as proposed, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, public streets, and roads, which have been planned and budgeted for construction in the area, and if the development is or will be accessible by private or public roads or streets;

- The development, as proposed, is consistent with the community character of the immediate neighborhood. In addition to consistency there must be congruity between the subject development and neighboring improvements and surroundings including but not limited to form, spacing, heights, setbacks, materials, color, rhythm and pattern of architectural or aesthetic interest or value as well as with any overlays and other development schemes or legislation; and,
- In the event of redevelopment, the Applicant shall also submit a detailed plan for demolition.

Staff finds the project conforms to the Town's Comprehensive Plan in that the development of 52 dwelling units is less than the allowable density provided in the Comprehensive Plan, and is otherwise consistent with the allowable uses, development, policies, goals, and objectives of the Comprehensive Plan. Staff also finds the project generally complies with the Zoning Code since the buildings comply with the Town's height requirements, setback requirements, pervious area requirements, and other zoning regulations.

The project has minimal impacts on the environment and natural resources. The significant reduction in dwelling units from the former development (137 to 52 units) will lessen the water, sewer, solid waste and public education impacts. The developer is proposing to design the project to be LEED Silver certifiable and use best efforts to obtain LEED Silver or its equivalent certification within 12 months of issuance of the Certificate of Occupancy and maintain such certification thereafter.

Impacts to public roadway facilities and transportation are also decreased from the former development due to the decrease in units and the corresponding decrease in projected vehicles. Further, the proposed development divides passenger vehicle access and loading access. Passenger vehicle access is accommodated with the two proposed Collins Avenue driveway curb cuts, subject to FDOT approvals. The internal driveway provides for passenger and vehicle drop-off for valet parking. The internal driveway connects to 2 underground parking levels. An on-site loading zone connects to the western portion of 88<sup>th</sup> Street. The loading zone has been located to limit impact to the Memorial Park planned for 88<sup>th</sup> Street while still providing a safe distance from Collins Avenue, subject to FDOT approval.

The exterior architecture of the project, featuring the design of a world-renowned architect, is compatible with the community character of the beachside portions of Surfside. The use of Glass Fiber Reinforced Concrete will provide an innovative curved design on the balconies which will match Surfside's beach sand color. The separation of the north and south portions of the building provides for light and air flow, which allows for the incorporation of the natural elements with the proposed design.

The Development Review Group (DRG) reviewed the Site Plan Application on August 9, 2023 at Town Hall. After discussion, Town staff were in agreement that the Plan's impacts were considered, and the project should proceed to the Planning and Zoning Board.

Town staff recommends that the Planning and Zoning Board recommend approval of the Applicant's Site Plan package to the Town Commission subject to the resolution of the following comments prior to the Town Commission hearing:

- Provide a breakdown of residential dwelling unit floor area, balcony area and BOH area per floor;
- Clarify the landscape scheme in the 10-foot setback area on the south property line; and
- Clarify the water and sewer connection strategy. Sheet C-300 of the Civil Engineering Plans is based on the State and County records for water and sewer infrastructure within the right-of-way. The Town's Public Works Department will work with the Applicant to evaluate the existing infrastructure serving the site in order to determine if alternate connections or infrastructure modifications are warranted. The appropriate points of connection for water and sewer lines will be identified to avoid any potential infrastructure conflicts.

Additionally, due to the prominent location of the site adjacent to the future Memorial Park at 88<sup>th</sup> Street, and its location as a main entry point to the Town of Surfside, it is further recommended that the applicant:

- Coordinate the installation and final design of landscaping and hardscape along 88<sup>th</sup> Street with the Town Manager to best complement the installation and design of the Memorial Park; and
- Improve the landscape presentation along Collins Avenue to increase the visual impact.

Town of Surfside Building Official provided the following comments and/or requirements that must be addressed prior to submittal of a building permit application for the site:

- The (new) 8th version of the 2023 Florida Building Code(s) will become effective on January 1, 2024. All building permit applications accepted on or after that date will be constructed under the 2023 FBC.
- The project shall be constructed in strict compliance with the Town of Surfside Ordinance 2022-1720 (codified in Sec. 14-104 of the Town Code) (a/k/a

Minutes

Planning and Zoning Board Meeting  
Thursday, August 31, 2023

Construction Sites Ordinance).

- Sheet B Z-003.00 of the submitted project plans shows the southwest corner of the structure (buildable area) encroaching into the AE Flood Zone (Special Flood Hazard Area). This encroachment would prohibit construction of the building as currently proposed including but not limited to the use of underground parking in a wholly residential building. However, FEMA'S preliminary maps show this area, and the entire proposed structure as entirely in the X Zone (Not in the Special Flood Hazard Area). The State of Florida Floodplain Management is unable to provide an effective date for the preliminary maps at this time. As a result, the applicant has filed a Letter of Map Revision (LOMR) with FEMA to amend the current map in accordance with the Preliminary Map. In order for the project to be constructed as proposed, the applicant shall demonstrate that one of the following has occurred, in form and substance acceptable to the Town: (a) FEMA approval of the Letter of Map Revision filed by applicant; or (b) FEMA'S Preliminary Flood Map becomes effective confirming that the proposed structure is entirely in the X Zone, thereby permitting the underground parking for the residential building. Sheet B Z-003.00 should therefore be updated consistent with FEMA's adopted maps prior to building permit.

#### Additional Recommended Conditions of Site Plan Approval:

- Secure FDOT approval of the curb cuts on Collins Avenue prior to building permit. The Town reserves the right to re-evaluate the site plan if the number, location, dimensions, or configuration of the curb cuts and driveway is altered based on FDOT review and approval. If any changes result in operational, traffic, infrastructure, or design impacts that are not considered in the site plan approval, the Town Manager may require the applicant seek a formal amendment of the site plan to be reviewed by the Town Commission after public hearing.
- Applicant to provide a hardpack and dune maintenance easement.
- Applicant to improve resiliency through modifications to dune system east of property in coordination with Town.
- Town reserves the right to provide for other conditions based upon further review.

Town Planner Frankel introduced the item, provided staff recommendations and a site plan presentation as well as option A and option B.

Consultant Town Planner Keller went over the design characteristics of the project and staff recommendations.

Building Official McGuinness provided his staff recommendations.

Graham Penn, attorney for applicant provided a presentation. He introduced the Damac Team, engineers, architects and designers.

Chris Lapine, architect for the project provided the presentation on the design of the

property.

Chair Baumel thanked the team for an amazing presentation and design of the project.

Chair Baumel opened the floor to public comments.

The following individuals from the public spoke:

Eliana Salzhauer  
Rita Spector  
Pablo Langesfeld  
David Rodan  
Vanessa Frank  
Emmanuela Jean-Etienne  
Charles Burkett

Chair Baumel closed the floor to public comments.

Vice Chair Forbes stated that they received an email from the former mayor, former commission members and one current commissioner and would the Town Attorney address the discrepancy and incorrect information they stated.

Town Attorney Recio provided an explanation and what the code says which is 10 feet for the first 30 feet and the code was adopted in November 2021 and it came from the zoning code rewrite from the 2006 code. He further reiterated the correct information which is not what was represented in the email.

Vice Chair Forbes read the following statement into the record:

"Thank you madam chair. For those who do not know me, my name is David Forbes. I am a Surfside resident and have been on the P&Z board for almost 2 years now. I asked the chair to take a couple minutes to clear up some lies that were written about ME, MADAME CHAIRWOMAN AND MR BRAVO along with 3 sitting commissioners last night by our former mayor, 2 former councilwoman and 2 current council woman, that they had the audacity to call the 3 of us sitting up here right now on this board, and our friends, UNETHICAL, CONSPIRATORS, AND LIARS. Growing up 25 miles north of Detroit, Michigan, i was taught by my parents to never fight or argue with bullies unless they defame your family or your family's name, so here we go, unfortunately. Most, if not all of you, have never been to one or more of our P&Z meetings since we started that includes the former mayor, 1 current councilwoman and 1 former councilwoman. So they and you all have NO IDEA that we rarely agree on issues that are brought to the board. We disagree on a lot of key issues facing and that are important to our town, we disagree on fences, grass, under storage, setbacks, etc. but after every meeting we shake hands, hug and go and eat together as friends do regardless on how the vote turned out nothing is ever personal. After the last council meeting Madam Chair, myself and MR bravo Invited our friends from the commission and others for Pizza and a drink. We met at the FOUR SEASONS bar a PUBLIC HOTEL AND BAR not a PRIVATE CLUB OR BAR and we did what friends do. We discussed our jobs, our children, our kids schools, family's and most important how amazing Lionel Messi is to the entire area and will

Minutes

Planning and Zoning Board Meeting  
Thursday, August 31, 2023

Tua Tugavallo be able to stay upright for the Dolphins this year “ even though i am a Detroit lions fan”. It was a fun family and sports discussions. At NO TIME was any city, county or state business talked about.

Former Mayor Burkett, being a bully he is MADE IT ALL UP to either make himself feel good or to gain votes, IT is not only wrong but unethical for making statements that are out and out LIES. LET ME BE PERFECTLY CLEAR AGAIN AT NO TIME DID ANY OF US DISCUSS ANYTHING ON THIS AGENDA, PAST AGENDAS OR UPCOMING AGENDAS. WE ARE JUST FRIENDS CATCHING UP, LAUGHING, AND HAVING FUN AS FRIENDS DO. By the way, the 2 current councilwomen were also at this “Four Seasons private bar”. Just to be clear i went over and offered both of them to come and hang with us but they said no. Also all 3 of us sitting up here separately spent time with them talking about things people talk about and in the end i picked up round of their drinks for them. I have plenty of photos if anyone needs or wants or cares to see the truth, but that is not the issue. The issue is simple. Former mayor Burkett not only lied again he just made it all up to frighten everyone. There tactics ARE text book, they blame everyone else especially people you not only don't know and never heard of and say THATS THE REASON WE SOULD NOT BE DOING THIS OR THAT. NOTHING ABOUT THE TRUTH OR MOST IMPORTANTLY NOTHING ON WHAT OUR JOB ON THIS BOARD REALLY IS, WHICH IS TO APPROVE OR DENY BASED ON THE COHISEVNESS AND ESTHETICS OF WHAT IS IN OUR GUIDELINES GIVEN TOO US BY THE CITY OF SURFSIDE. THATS IT NOTHING ELSE. MR BURKETT and former and current commissioners you owe ME, MADEME CHAIR AND MR BRAVO and most importantly our families an apology for the ETHICAL ACCUSATIONS that NEVER occurred. Nobody has the right to lie and make up things about other people and print them as fact, EXCEPT FOR BULLIES. THANK YOU MADAM CHAIR."

Alternate Board Member Szafranski asked if it is true if the garbage trucks will be going through the memorial.

Town Planner Frankel stated that garbage is picked up once in the morning and explained where that would be.

Alternate Board Member Szafranski asked if they are requesting anything different from what others request.

Town Planner Frankel stated that FDOT prefers to have it done not on Collins Avenue due to safety concerns and traffic.

Alternate Board Member Szafranski asked regarding the total square footage of the apartments and are they 7,000 sq foot apartments.

James Galvin representing Damac stated that on average some are larger than others and some are smaller than others.

Alternate Board Member Szafranski spoke regarding that the Town came together in the midst of a tragedy and unfortunately the building was grossly underinsured. He stated only 1 entity came in and stepped up and paid \$120 million dollars for the property and the building is going to happen and it is unrealistic to have someone pay \$120 million dollars for a property and not build. That money went a long way to

help the victims and their families. He stated that there has also been another tragedy and some people have exploited this to create political ambition for their benefit and that is awful and they should be ashamed of themselves. They are using the victims as their pawns for their political ambitions. He hopes that the trash collection time can be worked out.

Alternate Board Member Bales asked Town Planner Frankel on BZ101.00 and asked if the loading dock is roughly 45 or 55 feet from the street from 88th into the building so it is deep into the building. He asked if there will be smell in the room.

Mr. Galvin stated the intent is that the trucks can pull completely into the property and not sticking out onto 88th street. They roll the door up they pull in and when they leave, they roll the door back down. He stated the dumpsters are sitting in an enclosed trash room which is pressured enclosed, and the smell is contained in that room. He explained how it will work.

Chair Baumel asked regarding the location of the entrance and position of the dumpster and is it the same as the previous building there.

Town Planner Frankel stated it was closer to the beach.

Chair Baumel stated that one of the comments made was that they were trying to be as mindful as possible of the entrance and exit of the trash area and it would be as far away as possible from view of the main street and sensitive to the space to the east of it.

Town Planner Frankel stated that the Town is aware of the resolution dedicating 88th Street and provided an overview.

Board Member Bravo asked regarding the possibility of mirroring and have they done any analysis in using 87th instead of 88th Street.

Mr. Galvin stated that 87th Street is closed and not accessible. He explained why they have to have the loading dock where they do, and it is in accordance with Miami Dade County Fire Department requirements.

Board Member Lecour stated that she is thrilled to have this design team in Surfside and their articulation. She does not think the loading dock is in compliance with code based on the ordinance passed. She stated that they can give access to the loading entry on the other street.

Board Member Edderai stated that there is a resolution and wanted clarification and it directs the manager to work with the County and FDOT and the Town does not have jurisdiction and the County and FDOT is in charge of that street.

Town Attorney Recio read the resolution closing 88th Street into the record.

Board Member Bravo asked if there is a way of modifying to grant entrance.

Mr. Galvin stated there are FDOT restrictions in backing in and out of Collins



Avenue. He stated that it also creates a blind spot into the traffic, and they need to maintain a clear traffic triangle without obstruction.

Board Member Lecour asked if they could use valet. She asked if they could move the building.

Mr. Galvin stated the truck will still have to back up into Collins.

Chair Baumel stated what they are having relayed to them they cannot load or unload any truck.

Board Member Bravo asked if they have had conversations with FDOT.

Alternate Board Member Bales asked how many times they do trash pickup.

Mr. Galvin stated a couple of times a week. He continued explaining how they do the trash pickup.

Town Manager Gomez provided explanation as to the regulations from FDOT and update as to the closure of 88th street.

Chair Baumel provided her input and what she understands you cannot load or unload anything on the face of Collins Avenue and that will not sit well with some. She stated that personally she is extremely grateful, and this is a great group of people that are willing to come in and construct on this property. She believes the proposed building is absolutely beautiful and it will bring a lot of light and love in that building and community.

Vice Chair Forbes asked if there is anything on the staff recommendations that they said no to on that list. He stated the building works, and it is sad what happened. He stated that he does not seem that there is an alternative for trash pickup other than on 88th Street.

Mr. Galvin stated they accepted and made adjustments and cured all staff recommendations and there are no open items.

Board Member Lecour asked that this merits more study and could this be deferred to one more meeting to see if they can detour the loading off of Collins Avenue.

Alternate Board Member Bales stated that it was in compliance.

Discussion continued among the Board, staff and the applicant regarding FDOT requirements and the loading and unloading docks.

Board Member Bravo asked what help and assistance are they giving for the memorial.

Mr. Galvin stated they are already discussing a resolution and engaging with the memorial Committee and the Town.

A motion was made by Vice Chair Forbes to take a recess at 8:28 p.m., seconded by Board Member Edderai. The motion carried with a 5-0 vote.

Meeting resumed at 8:40 p.m.

Deputy Town Clerk Herbello called the roll with all members present.

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

[Attachment A: Figure 1 and Zoning Table 8777 Collins Avenue Agenda Packet.pdf](#)

## 5. Next Meeting Date

### 5.A Next Meeting: September 28, 2023 at 6:00 p.m. and combining October 26, 2023 meeting with November 30, 2023 due to the Upgrade of the Commission Chambers. - Evelyn Herbello, Deputy Town Clerk

Consensus was reached to hold the next meeting on September 28, 2023 at 6:00 p.m.

Deputy Town Clerk Herbello advised the Board Members that she will be attending a conference in October and will need to combine the October 26, 2023 meeting to November 30, 2023 at 6:00 p.m.

Consensus was reached to not hold the meeting on October 26, 2023 and combine it with the November 30, 2023 meeting and combine the December 2023 meeting with the January 2024 meeting.

## 6. Discussion Items

## 7. Board Member Comments

## 8. Adjournment

There being no further business to discuss before the Board, a motion was made by Vice Chair Forbes to adjourn the meeting at 9:46 p.m., seconded by Board Member Bravo. The motion carried with a 5-0 vote.

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

---

Carolyn Baumel, Chair

Attest:

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Sandra N. McCready, MPA, MMC  
Town Clerk



## MEMORANDUM

ITEM NO. 4.A

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

**From:** Hector Gomez, Town Manager

**Date:** September 28, 2023

**Subject:** **Business District Setbacks and Lot Standards to Preserve the Integrity of the SD-B40 District**

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The Town Administration aims to protect the neighborhood serving small business and commercial character of the Town's historic SD-B40 district and ensure any residential uses in the district, enabled through the State of Florida's "Live Local Act" are appropriately developed. Therefore, the Town Administration recommends adoption of the proposed ordinance.

Surfside has a unique and historic downtown area with independent shops and small businesses that provide 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. The character of the SD-B40 district has been historically associated with that of neighborhood serving small businesses. To that end, most of the properties are of a small scale. The creation of larger properties through property aggregation could enable large-scale retail establishments that would accommodate large or "big box" retail or restaurant choices that may conflict with the small-town character of the SD-B40 district.

SD-B40 does not permit residential development, however Chapter 2023-17, Laws of Florida (the "Live Local Act") codified in Section 166.04151, Florida Statutes, provides a limited ability to develop parcels with residential development at a height in excess of the maximum height of 40 feet permitted in the SD-B40 district. The setbacks for SD-B40 (zero street front setback) provided in Section 90-45 contemplate a historic business setting, with no setbacks between properties, that may not be appropriate for residential development allowed under the Live Local Act.

The proposed ordinance would set the maximum lot area at 5,000 SF and maximum lot width at 50 feet in the SD-B40 district, with development of property exceeding the maximum lot area and maximum lot width permitted only through special exception approval from the Town Commission to ensure the proposed development is compatible with and complementary to the neighborhood serving small business and commercial character of the Town's historic SD-B40 district. Additionally, to ensure that residential development permitted by the Live Local

Act within the SD-B40 district is compatible with, and complementary to, the business neighborhood and any residential development that may be developed in proximity, the Town Administration finds that setbacks for portions of a building above the maximum height permitted in the SD-B40 district should match the setbacks required in the H120 district.

The original proposed legislation included provision for a special exemption to allow projects exceeding the maximum lot area and lot width and to modify setbacks. The Commission on first reading deleted the special exemption provisions. Those changes are included as strike through language in the ordinance before you.

[Ordinance To Preserve SD-B40 Neighborhood-Revised.doc](#)

ORDINANCE NO. 2023 - \_\_\_\_\_

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES TO PRESERVE THE INTEGRITY OF THE SD-B40 DISTRICT BY AMENDING SECTIONS 90-45, "SETBACKS" AND 90-49, "LOT STANDARDS", TO PROVIDE FOR ENHANCED SETBACKS FOR RESIDENTIAL PROJECTS IN THE SD-B40 ZONING DISTRICT, AND A MAXIMUM LOT AREA AND MAXIMUM LOT WIDTH WITHIN THE SD-B40 DISTRICT, ~~AND PROVIDE FOR A SPECIAL EXCEPTION PROCESS TO REDUCE SUCH LIMITATIONS;~~ PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

10       **WHEREAS**, the Town has a unique and historic downtown area with independent  
11 shops and small businesses that provide residents and visitors with a unique cultural,  
12 retail, and dining experience, with a variety of uses that are vital to the Town's residents,  
13 economy and tourism industry; and

14       **WHEREAS**, the character of the SD-B40 district has been historically associated with  
15 that of neighborhood serving small businesses; and

16       **WHEREAS**, developers of larger properties through property aggregation can enable  
17 large-scale retail establishments that can accommodate retail or restaurant choices that  
18 may conflict with the small town character of the SD-B40 district; and

19       **WHEREAS**, although SD-B40 does not permit residential development, Chapter  
20 2023-17, Laws of Florida (the “Live Local Act”) codified in Section 166.04151, Florida  
21 Statutes, provides a limited ability to develop parcels with residential development at a  
22 height in excess of the maximum height of 40 feet permitted in the SD-B40 district; and

23       **WHEREAS**, the setbacks for SD-B40 provided in Section 90-45 contemplate a  
24 historic business setting, with no setbacks between properties, that may not be  
25 appropriate for residential development allowed under the Live Local Act; and

26       **WHEREAS**, the Town Commission wishes to protect the neighborhood serving small  
27 business and commercial character of the Town’s historic SD-B40 district; and

28       **WHEREAS**, Section 90-49 of the Code provides lot standards for the Town’s Zoning  
29 Districts; and

30       **WHEREAS**, in order to protect the integrity and character of the SD-B40 district, the  
31 Town Commission finds that the maximum lot area and maximum lot width in the SD-B40  
32 district should be restricted generally, ~~with development of property exceeding the~~  
33 ~~maximum lot area and maximum lot width permitted only to special exception approval~~  
34 ~~from the Town Commission to ensure the proposed development is compatible with and~~  
35 ~~complementary to the neighborhood serving small business and commercial character of~~  
36 ~~the Town’s historic SD-B40 district; and~~

37       **WHEREAS**, to ensure that residential development permitted by the Live Local Act  
38 within the SD-B40 district is compatible with, and complementary to, the business  
39 neighborhood and any residential development that may be developed in proximity, the  
40 Town Commission finds that setbacks for portions of a building above the maximum  
41 height permitted in the SD-B40 district should match the setbacks required in the H120  
42 district; and





|                                  |      |
|----------------------------------|------|
| Primary frontage                 | 0 FT |
| Interior side <sup>1</sup>       | 0 FT |
| Rear                             | 0 FT |
| Secondary frontage (Corner only) | 0 FT |

\* \* \*

70

71 <sup>1</sup> Required setbacks for development undertaken pursuant to Chapter 2023-17, Laws of  
72 Florida, also known as the “Live Local Act” codified in Section 166.04151, Florida  
73 Statutes, shall be as required for the H120 district for any portion of the structure above  
74 the 40 feet maximum height in the SD-B40 district, ~~except where reduced by special~~  
75 ~~exception approval by the Town Commission after a public hearing.~~

\* \* \*

76

77 **Sec. 90-49. Lot standards.**

| Lot standards            | H30A     | H30B     | H30C  | H40   | H120  | SD-B40               | MU | CF |
|--------------------------|----------|----------|-------|-------|-------|----------------------|----|----|
| Minimum lot width        | 50 ft    | 50 ft    | 50 ft | 50 ft | 50 ft | 0 ft                 | -  | -  |
| Minimum lot area         | 8,000 ft | 5,600 ft | -     | -     | -     | -                    | -  | -  |
| Maximum lot coverage     | 40%*     | 40%*     | -     | -     | -     | -                    | -  | -  |
| Minimum pervious area    | 35%      | 35%      | 20%   | 20%   | 20%   | -                    | -  | -  |
| <u>Maximum lot area</u>  |          |          |       |       |       | <u>5,000 sq ft**</u> |    |    |
| <u>Maximum lot width</u> |          |          |       |       |       | <u>50 ft**</u>       |    |    |

78

79 \* Homes with a maximum height of 22 feet that do not exceed one habitable story may  
80 provide up to 50 percent lot coverage. A single-story home exceeding 40 percent lot  
81 coverage shall not be altered to provide a second story unless the lot coverage is  
82 reduced to a maximum 40 percent.

83 ~~\*\* Any development exceeding the maximum lot area of 5,000 square feet or the~~  
84 ~~maximum lot width of 50 feet shall require approval of a special exception by the Town~~  
85 ~~Commission to evaluate any potential adverse impacts to the SD-B40 district. In~~  
86 ~~evaluating a request for special exception approval to exceed the maximum lot area~~  
87 ~~and/or lot width, the Town Commission shall consider whether the proposed~~  
88 ~~development:~~

89 a. ~~May have an adverse impact on the unique neighborhood and commercial~~  
90 ~~character of the historic SD-B40 district;~~

91 ~~b. May have an adverse impact on pedestrian or vehicular congestion within Town~~  
92 ~~rights-of-way; and~~

93 ~~c. May generate or result in excessive noise or traffic, cause undue or excessive~~  
94 ~~burden on public facilities, including water, sewer, solid waste disposal,~~  
95 ~~recreation, transportation, streets, roads, highways or other such facilities~~  
96 ~~which have been constructed or which are planned and budgeted for~~  
97 ~~construction, potential for fire, and destabilization of the commercial pattern in~~  
98 ~~the area.~~

99 ~~Upon one or more findings that any of the above are true, and that neither the~~  
100 ~~application or reasonable conditions can mitigate such findings, the Town~~  
101 ~~Commission may deny the special exception.~~

102 \* \* \*

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,  
108 and it is hereby ordained that the provisions of this Ordinance shall become and made a  
109 part of the Town of Surfside Code of Ordinances, that the sections of this Ordinance may  
110 be renumbered or re-lettered to accomplish such intentions; and the word "Ordinance" may  
111 be changed to "Section" or other appropriate word.

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

114 **Section 6. Effective Date.** This ordinance shall become effective upon adoption  
115 on second reading.  
116

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

118  
119 **PASSED** and **ADOPTED** on second reading this \_\_\_ day of \_\_\_\_\_, 2023.

120  
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122 On Final Reading Moved by: \_\_\_\_\_

123  
124 On Final Reading Second by: \_\_\_\_\_

125  
126 **First Reading:**

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

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

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**Second Reading:**

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

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

**FINAL VOTE ON ADOPTION**

**ATTEST:**

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

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

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



## MEMORANDUM

ITEM NO. 4.B

**To:** Honorable Mayor, Vice-Mayor and Members of the Town Commission  
**From:** Hector Gomez, Town Manager  
**Date:** September 28, 2023  
**Subject:** **Ordinance Amending Section 90-41 Regulated Uses - Arcades**

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Town Administration finds that decoupling typical arcade games from liquor establishments is appropriate. This alteration to the Code may contribute to the Town's unique cultural, retail, and dining experiences, and may compliment a variety of uses that are vital to the Town's residents, economy, and tourism industry.

The Town Code regulates permitted uses within the Town's zoning districts. Section 90-41(c) of the Code permits the operation of coin-operated games of skill within establishments that serve liquor for consumption on the premises, provided not more than three games of skill are permitted in any such establishment, and that such games may not be used for wagering nor for the awarding of prizes of any value. Any other use or quantity of games is prohibited. These limitations prevent the establishment of a business in the Town business district that is primarily focused on games of skill. An arcade, for example would be prohibited under the present code. Generally, children and teenagers enjoy these types of games and requiring liquor to be served at such a business is inappropriate.

This proposed Code change would allow for coin and credit operated machines for dispensing goods or services and continue to prohibit washing machines, dryers and other laundry-related equipment. The Code change would define an arcade as an establishment that contains three or more amusement devices of any description, including, but not limited to, pinball amusement games, computer amusement games and/or games of chance for the public amusement, patronage or recreation. No coin-operated games of chance would be permitted because those may be construed as gambling under state law. Additionally, small prizes, of up to \$50 in value, may be awarded for the games of skill.

[Ordinance Amending Section 90-41 Regulated Uses - Arcades](#)

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 PERMIT COIN OR CREDIT OPERATED AMUSEMENT DEVICES AND ARCADES; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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

12       **WHEREAS**, Section 90-41(c) of the Code permits the operation of coin-operated  
13 games of skill within establishments that serve liquor for consumption on the premises,  
14 provided not more than three games of skill are permitted in any such establishment, and  
15 that such games may not be used for wagering nor for the awarding of prizes of any  
16 value; and

17       **WHEREAS**, the current Code limitations on games of skill prohibit arcade and other  
18 media games that are popular with adolescents and the public, and restrict the ability for  
19 a retail establishment to provide such games; and

20       **WHEREAS**, the Town Commission finds that decoupling amusement devices from  
21 liquor establishments may contribute to the Town's unique cultural, retail, and dining  
22 experience, and may compliment a variety of uses that are vital to the Town's residents,  
23 economy, and tourism industry; and

24 **WHEREAS**, the Town Commission desires to permit coin-operated and credit-  
25 operated amusement devices and arcades, but not limit them to establishments that serve  
26 liquor; and

27 **WHEREAS**, at a regular meeting of the Town Commission held on August 8, 2023,  
28 the Town Commission directed the Town Manager to present an ordinance permitting  
29 coin-or credit-operated amusement devices; and

30 **WHEREAS**, the Town Commission held its first public hearing on September 12, 2023  
31 and, having complied with the notice requirements in the Florida Statutes, \_\_\_\_\_  
32 the proposed amendments to the Code, and directed the Town Manager to publish a  
33 notice of zoning in progress regarding the provisions of this Ordinance; and

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

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

42  
43 **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE**  
44 **TOWN OF SURFSIDE, FLORIDA:**

46 **Section 1. Recitals.** The above Recitals are true and correct and are  
47 incorporated herein by this reference:  
48

49 **Section 2. Town Code Amended.** Section 90-41. - “Regulated Uses” of the  
50 Code, is hereby amended as follows<sup>1</sup>:

51 **Sec. 90-41. Regulated Uses.**

52 \* \* \*

53 (c) *Table—Regulated uses.*  
54

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

|   | H30A | H30B | H30C | H40 | H120 | SD-B40   |
|---|------|------|------|-----|------|----------|
| <b>Retail and General Commercial Uses</b>                                   |      |      |      |     |      |          |
| Antique shops   | -    | -    | -    | -   | -    | P        |
| Appliances  | -    | -    | -    | -   | -    | P        |
| Art and photograph galleries  | -    | -    | -    | -   | -    | P        |
| Art dealers   | -    | -    | -    | -   | -    | P        |
| Art supplies  | -    | -    | -    | -   | -    | P        |
| Beauty/personal services  | -    | -    | -    | -   | -    | P(19)    |
| Health club or studio   | -    | -    | -    | -   | -    | P(16,19) |
| Books and newspaper   | -    | -    | -    | -   | -    | P        |
| Cigars and tobacco  | -    | -    | -    | -   | -    | P        |
| Coin <u>and credit</u> operated machines, <u>amusement devices</u> ; arcade |      |      | -    | -   |      | P(15)    |
| Department stores   | -    | -    | -    | -   | -    | P        |
| Drug stores   | -    | -    | -    | -   | -    | P(30)    |
| Dry cleaning and laundry agency   | -    | -    | -    | -   | -    | P(10)    |
| Dry goods   |      |      | -    | -   |      | P        |
| Flowers and plants  | -    | -    | -    | -   | -    | P        |
| Furniture   | -    | -    | -    | -   | -    | P(14)    |
| Furrier   | -    | -    | -    | -   | -    | P        |
| Gift shops  |      |      | -    | -   |      | P        |
| Hardware, paint and wallpaper   | -    | -    | -    | -   | -    | P        |
| Jewelry   | -    | -    | -    | -   | -    | P        |
| Locksmith   | -    | -    | -    | -   | -    | P(11)    |
| Luggage   |      |      | -    | -   |      | P        |
| Men's, women's, children's clothing   | -    | -    | -    | -   | -    | P        |
| Millinery   | -    | -    | -    | -   | -    | P        |
| Office machines and supplies  | -    | -    | -    | -   | -    | P        |
| Pet supplies  |      |      | -    | -   |      | P        |
| Photographers and camera stores   | -    | -    | -    | -   | -    | P        |
| Pottery   | -    | -    | -    | -   | -    | P        |
| Sale of televisions, radios, phonograph and recording equipment             | -    | -    | -    | -   | -    | P        |
| Sheet music and musical instruments   |      |      | -    | -   |      | P        |
| Shoe repair   | -    | -    | -    | -   | -    | P(20)    |
| Shoes   | -    | -    | -    | -   | -    | P        |
| Sporting goods  |      |      | -    | -   |      | P        |
| Stationery and greeting cards   | -    | -    | -    | -   | -    | P        |

|                               |   |   |        |   |        |       |
|-------------------------------|---|---|--------|---|--------|-------|
| Structured parking facility   | - | - | CU(23) | - | CU(23) | -     |
| Sundries                      | - | - | -      | - | -      | P     |
| Tailor                        | - | - | -      | - | -      | P     |
| Toys                          | - | - | -      | - | -      | P     |
| Video tapes sales and rentals | - | - | -      | - | -      | P(12) |

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

(d) Uses table notes.

\* \* \*

(15) Coin and credit operated machines for dispensing goods or services are permitted, except that washing machines, dryers and other laundry-related equipment are prohibited. An Arcade is an establishment that contains three or more amusement devices of any description, including, but not limited to, pinball amusement games, computer amusement games and/or games of chance for the public amusement, patronage or recreation. No coin-operated games of chance are permitted which may be construed as gambling under state law, ~~but coin-operated games of skill are permitted within establishments solely dispensing liquor, for consumption on the premises only; provided, however, that not more than three such games of skill are permitted in any such establishment, and that such and no permitted~~ games shall ~~not~~ be used for wagering, ~~nor for~~ but may result in the awarding of prizes ~~of any value up to \$50 in value.~~

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

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

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

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

**PASSED** on first reading on the \_\_\_\_ day of \_\_\_\_\_, 2023.

**PASSED AND ADOPTED** on second reading on the \_\_\_\_ day of \_\_\_\_\_, 2023.



94 **First Reading:**  
95 Motion by: \_\_\_\_\_  
96 Second by: \_\_\_\_\_

97  
98  
99 **Second Reading:**  
100 Motion by: \_\_\_\_\_  
101 Second by: \_\_\_\_\_

102  
103  
104 **FINAL VOTE ON ADOPTION**  
105 Commissioner Fred Landsman \_\_\_\_\_  
106 Commissioner Marianne Meisheid \_\_\_\_\_  
107 Commissioner Nelly Velasquez \_\_\_\_\_  
108 Vice Mayor Jeffrey Rose \_\_\_\_\_  
109 Mayor Shlomo Danzinger \_\_\_\_\_

110  
111  
112 \_\_\_\_\_  
113 Shlomo Danzinger, Mayor

114 \_\_\_\_\_  
115 Sandra N. McCready, MMC  
116 Town Clerk

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

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



## MEMORANDUM

ITEM NO. 5.A

**To:** Planning & Zoning Board  
**From:** Judith Frankel AICP, Town Planner  
**Date:** September 28, 2023  
**Subject:** 525 95th Street - One-Story Addition

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**Staff recommendation:** Staff finds this application for a side yard addition generally meets the zoning code. The Planning and Zoning Board should determine whether the new addition is “consistent with and in conformance with the design guidelines set forth in the Town Code”. The new addition does not alter the architectural style of the home and will not be visible from the public street.

**Background:** The subject property is located in the H30B zoning district. The applicant is seeking to add a small addition to the north side of the house in order to extend the dining space for the home. This addition adds 60 SF to the lot coverage of the home. A pergola is also proposed, but Planning and Zoning approval is not required for pergolas. However, the provided site plan demonstrates that with the proposed addition and the proposed pergola there is sufficient pervious area for the lot.

The proposed lot coverage with the addition will be 2,419 SF which is below the 50% maximum for one-story homes. The addition is setback 6foot 1inch from the north property line. See **Attachment A:** Zoning Tables for more information.

The new space will be built to match the existing look of the home with white stucco. The new roof will be flat, whereas the existing roof is a sloped white metal roof. However, the addition will not be visible from a public street. See **Attachment B** for images of the existing conditions.

[Attachment A: Zoning Table.pdf](#)

[Attachment B: Existing Conditions Images](#)

[525 95 Street Agenda Packet.pdf](#)



## Town of Surfside, Florida Development Review

### Zoning Code Tables

#### Sec. 90.43 Maximum Building Heights

| Zoned Height | Maximum                  | Proposed       |
|--------------|--------------------------|----------------|
| H30B         | 30 ft from Crown of Road | 17 FT 6 inches |

#### Sec. 90-45 Setbacks

| Setbacks           | Required        | Proposed             |
|--------------------|-----------------|----------------------|
| Primary Frontage   | Minimum 20 feet | 20.7FT               |
| Secondary Frontage | Minimum 10 feet | 12.1FT               |
| Interior Side      | 5 feet          | 6FT 1 In w/addition  |
| Rear               | Minimum 20 Feet | Existing Home 14.9FT |

#### Sec. 90.49 Lot Standards

| Lot Standards for H30 B | Required | Proposed         |
|-------------------------|----------|------------------|
| Minimum Lot Width       | 50 ft    | 55 FT            |
| Minimum Lot Area        | 5,600 SF | 6,160 SF         |
| Maximum Lot Coverage    | 50%      | 2,419 SF (39.3%) |
| Total Pervious Area     | 35%      | 2,227 SF (36.2%) |

### Town of Surfside Adopted Residential Design Guidelines

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



## Town of Surfside, Florida Development Review

|                       |  |   |
|-----------------------|--|---|
| Roof Types            | Roof types and slopes should be generally the same over all parts of a single building | The new roof is flat and the existing is peaked.          |
| Window Style          | Window styles should always be consistent among all elevations of a building           | Consistent  |
| Frame Materials       | Frame Materials should never vary on a single building                                 | Consistent; white aluminum frames will match the existing |
| Window, Door and Eave | Window, door and eave trim should be consistent on all elevations of the house.        | Consistent  |

Existing Conditions Images:



Figure 1: Aerial view from Google Maps



Figure 2: View from 95<sup>th</sup> Street facing North



Figure 3: View from Carlyle Avenue facing East

Figures 4-7: North Side of home at 525 95th Street











23-4585

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

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

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

**PROJECT INFORMATION** ALL INFORMATION IS REQUIRED

PROPERTY ADDRESS: 525 95 St Surfside, Fl. 33154

OWNER'S NAME: Marid Berkowitz

PHONE: (954) 604-1170 Email: maridberkowitz@gmail.com

AGENT'S NAME: Humberto Salazar

ADDRESS: 5800 SW 60 St Miami, Fl. 33143

PHONE: (786) 586-7896 Email: briteconstruction@yahoo.com

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

DESCRIPTION OF PROPOSED WORK: ADDITION / Extend Dining Room outward and Build new Trellis

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

**INTERNAL USE ONLY**

Date Submitted \_\_\_\_\_ Project Number \_\_\_\_\_

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

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

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

X [Signature] SEPT 18, 2023

SIGNATURE OF OWNER DATE SIGNATURE OF AGENT DATE





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

Project Address 525 95th

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

**SUBMITTAL REQUIREMENTS FOR REVIEW:**

- Pre-Application Meeting
- Completed "Single-Family and Two-Family Site Plan Application" form
- Application fee: \$ 200 made out to "Town of Surfside"
- Ownership Affidavit
- Survey less than one (1) year old. A survey over one (1) year is sufficient as long as the property has not changed ownership and the owner provides an affidavit that no changes have occurred since the date of the survey.
- Recent photographs, as visible from the street, of the subject property and of the adjacent two (2) homes on each side of the subject property on the same side of street. If the adjacent lot(s) are vacant then the next adjacent home(s) shall be utilized.
- Site Plan (Minimum scale of 1" = 20').  
Please show / provide the following:
  - Tabulations of total square footage, lot coverage, setbacks and acreage
  - Entire parcel(s) with dimensions and lot size in square feet
  - Existing and proposed buildings with square footage
  - Buildings to be removed
  - Setbacks for all floors. If there is a 2nd floor average side setback must be shown.
  - Dimensions and locations of all existing and proposed right-of-ways, easements and street frontage, including sidewalks, curb and gutter and planting strips
  - All existing and proposed site improvements, including, but not limited to, all utilities, retaining walls, fences, decks and patios, driveways and sidewalks, signs, parking areas, erosion control features, pools and accessory buildings
  - Locations and dimensions of parking spaces and driveways and lot layout
  - Driveway entrance width and setbacks from property line
  - Mechanical equipment (A/C; pool) must be identified on site plan with dimension to the nearest house
- Architectural Elevations (Minimum scale of 1/8" = 1'):  
Please show / provide the following:
  - Provide color elevations, showing all material finishes, textures and landscaping for all elevations of the proposed building(s). They should include, at a minimum:
  - All exterior materials, colors and finishes, keyed to samples provided
  - Roof plan including mechanical equipment and screening if applicable

Cont.

Page 1 of 2

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



- Roof slopes with materials and color
- Detail of doors, windows, garage doors
- Lighting locations and details
- Dimensions of structure(s) – height, width, and length
  - Building Height as measured from the Crown of the Road
  - Finished Floor Elevation in NGVD
- Deck, railing, stair details including materials, colors, finishes, and decorative details
- Exposed foundation treatment
- Gutters and eaves
- Abutting structure heights

Landscape Plan (Minimum scale of 1" = 20').

Please show / provide the following:

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

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

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

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

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

*Brite Construction & Development , Inc.*  
*5800 S.W. 60 St.*  
*Miami , Fl. 33143*  
*Tel (786) 586-7896*  
*e-mail: [briteconstruction@yahoo.com](mailto:briteconstruction@yahoo.com)*

*Building Contractor*

*CBC 058668*

Date: 9/18/23

To: Building Department Town of Surfside  
9293 Harding Avenue  
Surfside , Fl. 33154

Att: Judith Frankel

Re: Berkowitz Residence / 525 95 St / Addition & Pergolla

Dear Judith , this letter serves to inform you that the proposed exterior finishes will match the existing finishes . Please see the attached pictures we have provided.

Sincerely ,



Humberto Salazar









# GENERAL CONSTRUCTION NOTES

# CONSTRUCTION DOCUMENT NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB PRIOR TO BEGINNING CONSTRUCTION.
- ALL DETAILS, SECTIONS AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL & SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE SHOWN.
- ALL PRODUCTS & MATERIALS SHALL BE APPLIED OR INSTALLED ACCORDING TO MANUFACTURER'S SPECS.
- ALL CONCRETE WORK SHALL COMPLY WITH LATEST EDITION OF THE ACI BLDG CODE (ACI 318), AND (ACI 301).
- ALL CONCRETE SHALL CONFIRM TO ASTM C94-94 AND SHALL HAVE 2500 PSI FOR SLABS ON GRADE & 3000 PSI FOR BEAMS, COLUMNS, & CELLS AT 28 DAYS.
- FOUNDATIONS WERE DESIGNED FOR A SOIL BEARING CAPACITY OF 2500 PSF THIS CONDITION MUST BE CERTIFIED TO BE SO BY A SOIL TESTING LABORATORY WITH THE RESULTS SUBMITTED TO DESIGN ODYSSEY FOR APPROVAL PRIOR TO ANY FOOTING OR FOUNDATION SYSTEM INSTALLATION.
- ALL FILL SHALL BE COMP. TO A MIN. OF 95% DENSITY & TERMITE TREATED FOR A DISTANCE OF A 5'-0" FROM PERM. OF ALL FTGS. OR SLAB EDGES.
- FLOOR SLAB SHALL BE 4" THICK, POURED CONCRETE SLAB W/ 6x6/W/4XW/4 /W.W.M. ON 0.006 MSQUEEN PLASTIC OR EQUAL VAPOR BARRIER, ON WELL TAMPED, TERMITE TREATED SAND FILL (VIBRO-COMPACTED).
- WELDED WIRE MESH SHALL COMPLY W/ ASTM A 185, UNLESS OTHERWISE SPECIFIED PLACE FABRIC 2" CLEAR FROM TOP OF THE SLAB IN SLAB ON GRADE.
- ALL REINFORCING STEEL SHALL BE GRADE 60.
- CONCRETE COVER FOR REINFORCING STEEL SHALL MEET LATEST ACI SPECIFICATION. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM A 185. LAP ALL BARS MIN. 48 BAR DIAMETERS UNLESS OTHERWISE NOTED ON DRAWINGS. LAP ALL WWF A MIN. OF 6" UNLESS OTHERWISE NOTED.
- ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE W/ THE LATEST AISC CODE. STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A 36. ALL STEEL TUBING SHALL CONFORM TO ASTM SPECIFICATION A 500 GRADE B(Fy=46 KSI). ALL STEEL TO HAVE SHOP & FIELD WELDING PERFORMED BY WELDERS QUALIFIED AS DESCRIBED IN AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE (ASWD1.1). ALL STEEL WELDING RODS SHALL BE E70XX ELECTRODES.
- GROUT SHALL BE A HIGH SLUMP MIX IN ACCORDANCE W/ ASTM SPECIFICATION C476 HAVING A MIN. COMPRESSIVE STRENGTH OF 3000 PSI.
- PARTITION WALLS TO BE METAL STUDS AT 24" O.C.
- ALL GUY GREY BOXES IN FIRE RATED WALLS TO BE MADE OF STEEL OR FRAMED ON REAR SIDE AND COVERED WITH 5/8" TYPE "X" GYP. BOARD.
- FIRE STOPS TO BE PROVIDED IN ALL FURRED SPACES @ 8'-0" O.C.
- ALL WINDOWS (GLASS BLOCK, FIXED GLASS & OPERABLE UNITS) AND DOORS & THEIR ASSEMBLIES SHALL MEET THE REQUIREMENTS SET FORTH CODE (E) OR BE PROVEN TO BE ACCEPTABLE BY SEPARATE ENGINEERING.
- ALL FIXED GLASS THICKNESS TO BE BY SEPARATE ENGINEERING.
- ALL EGRESS WINDOWS NOTED "E" SHALL MEET THE FOLLOWING REQUIREMENTS: CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH, 24" IN HT., & 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" A.F.F. "EGRESS" WINDOWS SHALL CONFORM TO CODE.
- SLIDING GLASS DOORS & FRENCH DOORS SHALL HAVE TEMPERED GLASS. ALL WINDOWS AND SLIDING DOORS TO HAVE INSECT SCREENS.
- FIRE STOPS REQUIRED AROUND: TOP, BOTTOM & SLIDING DOOR POCKETS.
- ALL EXTERIOR TYPE SWING DOORS TO HAVE A METAL THRESHOLD.
- ALL DETAILS, PRODUCT APPROVALS & NOTES SHOWING SHUTTER CONNECTIONS & ASSEMBLIES SHALL BE PROVIDED BY THE BUILDER/CLIENT. SHUTTERS ARE MANDATORY UNLESS SEPARATE ENGINEERING, PROVIDED BY THE SAME PARTY, ACCOMPANIES PLAN WITH PROOF OF OTHER METHODS DEEMED TO COMPLY WITH F.B.C.
- BATHROOM & TOILET ROOM FLOORS & BASE TO BE OF IMPERVIOUS MATERIALS.
- ALL GLASS IN BATHROOMS TO BE TEMP BELOW 60" A.F.F.
- ALL SHOWER ENCLOSURE GLASS TO BE SAFETY GLAZING PER CODE.
- ALL WINDOW FRAMES TO BE SET IN CAULK BEDS.
- SCREEN SPRINKLER, POOL, AND A/C EQUIPMENT FROM VIEW.
- ELEVATIONS ARE TAKEN FROM LOWEST LIVING AREA FIN.FLOOR SLAB WHICH SHALL BE 0'-0".
- PENETRATIONS OF RATED WALLS AND FLOORS SHALL BE SEALED W/ A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASSES WHEN SUBJECTED TO THE REQUIREMENTS OF THE TEST STANDARD SPECIFIC FOR FIRE STOPS .
- ALL WATER CLOSETS, LAVATORIES, SHOWER HEADS, URINALS AND SUCH SHALL COMPLY W/ CODE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ASCI S30.1/ ASCE 6/ TMS 602
- THE SUPPORTING STRUCTURE HAS BEEN DESIGNED FOR THE FORCES SHOWN ON THE APPROVED MANUFACTURER'S DRAWINGS FOR GARAGE DOORS.
- RATIONAL ANALYSIS WAS DONE BY OTHERS.

- THESE PRINTS ARE AN INSTRUMENT OF SERVICE ONLY. ALL IDEAS, DESIGN AND ARRANGEMENTS INDICATED ARE THE PROPERTY OF DESIGN ODYSSEY INC.
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.
- CONTRACTOR SHALL VISIT THE JOB SITE, VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE PROJECT. DESIGN ODYSSEY INC. MUST BE NOTIFIED BY THE CONTRACTOR OF ANY CONDITIONS NOT SHOWN ON THESE DRAWINGS.
- CONTRACTOR SHALL PROMPTLY NOTIFY DESIGN ODYSSEY IN WRITING OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT/ CONSTRUCTION DOCUMENTS AND/OR ORDINANCES OF REGULATORY AGENCIES. ERRORS, AMBIGUITIES AND/OR OMISSIONS. RETURN TO DESIGN ODYSSEY INC. FOR CORRECTION BEFORE ANY PART OF THE WORK IS STARTED.
- CONTRACTOR SHALL SUPPLY DETAILS OF WINDOWS, DOORS AND GARAGE DOORS AS PER CODE.
- THESE PLANS ,AS DRAWN AND NOTED,COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE F.B.C. CHAPTER 13 ENERGY EFFICIENCY.CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD SPECIALLY ADDRESSED ON THE PLANS AND NOTES.
- ALL CONSTRUCTION IN BROWARD AND DADE COUNTIES SHALL COMPLY WITH THE HIGH VELOCITY HURRICANE ZONE (HVHZ) SECTIONS OF THE F.B.C.

# GENERAL FBC NOTES

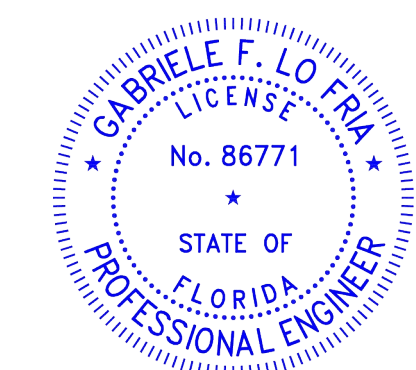
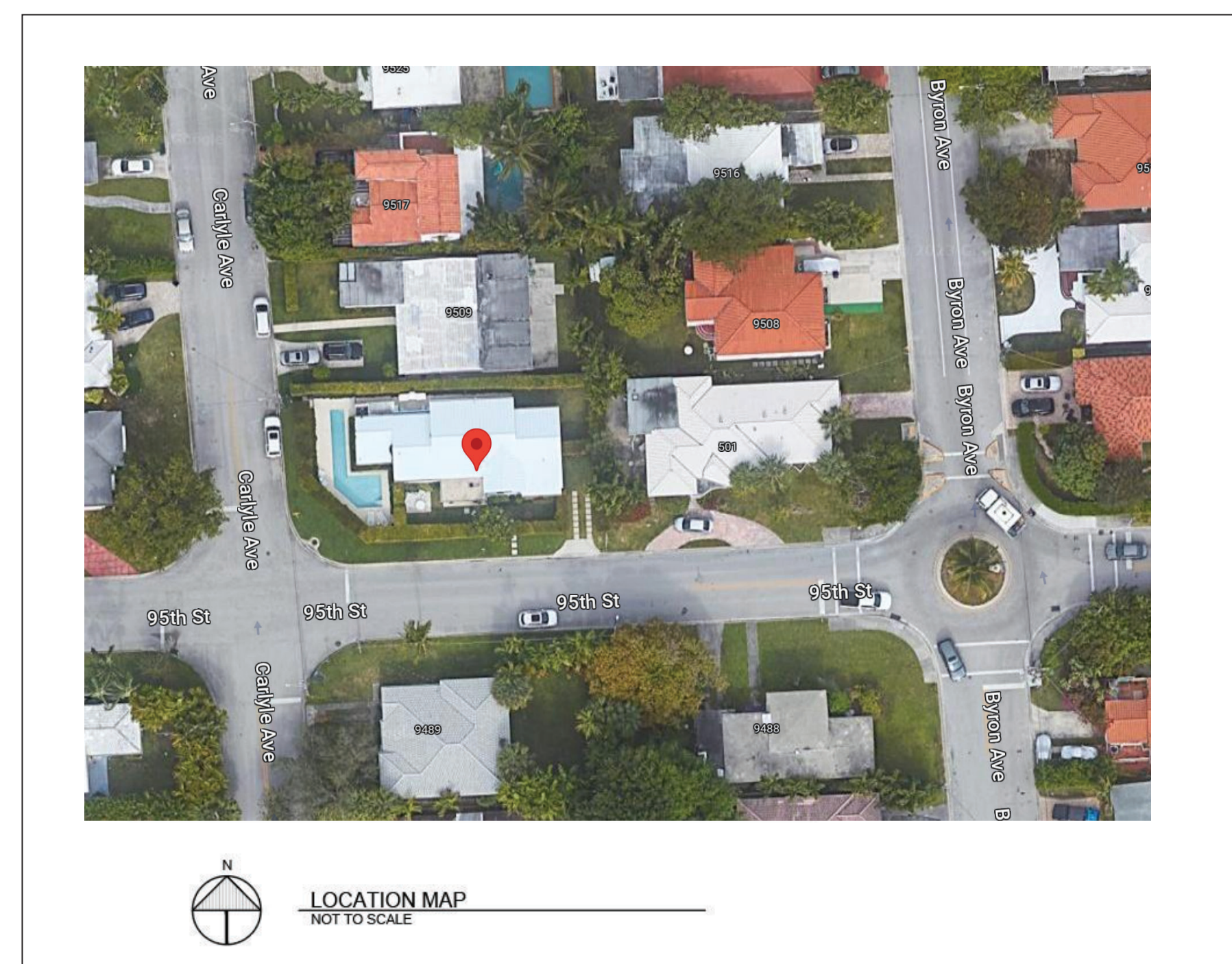
- R309.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors.
- R309.1.1 Duct penetration. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel, 1 inch (25 mm) minimum rigid nonmetallic Class 0 or Class 1 duct board, or other approved material and shall have no openings into the garage.
- R309.1.2 Other penetrations. Penetrations through the separation required in Section R309.2 shall be protected by filling the opening around the penetrating item with approved material to resist the free passage of flame and products of combustion.
- R309.2 Separation required. The garage shall be separated from the residence and its attic area by not less than 1/2-inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch (15.9 mm) Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent. Garages located less than 3 feet (914 mm) from a dwelling unit on the same lot shall be protected with not less than 1/2-inch (12.7 mm) gypsum board applied to the interior side of exterior walls that are within this area. Openings in these walls shall be regulated by Section R309.1. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.
- R309.3 Floor surface. Garage floor surfaces shall be of approved noncombustible material.
- The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.
- R308.4 Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing:
- Glazing in swinging doors except jalousies.
  - Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
  - Glazing in storm doors.
  - Glazing in all unframed swinging doors.
  - Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface.
  - Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch (610 mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524 mm) above the floor or walking surface.
  - Glazing in an individual fixed or operable panel, other than those locations described in Items 5 and 6 above, that meets all of the following conditions:
    - Exposed area of an individual pane larger than 9 square feet (0.836 m<sup>2</sup>).
    - Bottom edge less than 18 inches (457 mm) above the floor.
    - Top edge more than 36 inches (914 mm) above the floor.
    - One or more walking surfaces within 36 inches (914 mm) horizontally of the glazing.
- R4409.13.5 Termite protection. All buildings shall have a pre-construction treatment protection against subterranean termites. The rules and laws as established by the Florida Department of Agriculture and Consumer Services shall be deemed as approved with respect to preconstruction soil treatment for protection against subterranean termites. A certificate of compliance shall be issued to the building department by the licensed pest control company that contains the following statement: "The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services."
- R4407.5.3 The design of buildings and structures of reinforced unit masonry shall be by a professional engineer or registered architect.
- R4409.5.1.2 Studs joining masonry or reinforced concrete walls. Where stud walls or partitions join masonry or concrete walls, such studs shall be secured against lateral movement by bolting to the masonry or concrete with 1/2 inch (13 mm) diameter anchor bolts with oversized washer spaced not more than 4 feet (1219 mm) apart and embedded not less than 5 inches (127 mm) into a grout filled cell or into concrete or as designed by a registered professional engineer or registered architect proficient in structural design using rational analysis
- R311.4.1 Exit door required. Not less than one exit door conforming to this section shall be provided for each dwelling unit. The required exit door shall provide for direct access from the habitable portions of the dwelling to the exterior without requiring travel through a garage. Access to habitable levels not having an exit in accordance with this section shall be by a ramp in accordance with Section R311.6 or a stairway in accordance with Section R311.5.
- R4409.5.2.5 Stud partitions subject to frequent wetting shall be of pressure treated wood or shall be protected with 15-pound (7 kg) asphalt-saturated felt, or by other approved design methods. GARAGE CEILING.
- R312.1 Guards required. Porches, balconies or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads. Porches and decks which are enclosed with insect screening shall be provided with guards where the walking surface is located more than 30 inches (762 mm) above the floor or grade below.
- R4403.7.3 Safeguards. Safeguards shall be required in and around buildings and structures such as covers, railings, stair-railings, handrails or other safeguards as defined in the regulations of the Occupational Safety and Health Administration (OSHA) 29 CFR Part 1910 as applied to permanent structures and as specified herein.
- R4403.7.3.1 Open or glazed wall openings; open or glazed sides of balconies, landings and other walking surfaces; unenclosed floor and roof openings; roofs used for other than services for the building or structure and any other abrupt differences in level exceeding 30 inches (762 mm), including yard areas, shall be provided with safeguards not less than 42 inches (1067 mm) in height.
- R310.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one openable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor.
- R311.4.1 Exit door required. Not less than one exit door conforming to this section shall be provided for each dwelling unit. The required exit door shall provide for direct access from the habitable portions of the dwelling to the exterior without requiring travel through a garage. Access to habitable levels not having an exit in accordance with this section shall be by a ramp in accordance with Section R311.6 or a stairway in accordance with Section R311.5.

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH SECTION 109.3.6.4.4 AND 633 FLORIDA STATUTES.

SCOPE OF WORK: NEW DINING AREA ADDITION  
STRUCTURE FLAT ROOF WITH PIN PILING FOUNDATION  
WITH NEW SLIDING DOOR TO TERRACE.  
NEW ALUMINUM STRUCTURE PERGOLA WITH  
ELECTRICAL WORK SEPARATE PERMIT.

GENERAL NOTE:  
NEW SLIDING DOOR AND ALUMINUM PERGOLA UNDER  
SEPARATED PERMIT

WINDOW, GLASS & GLAZING NOTE: 1. THE GLAZING IN  
SLIDING, ROLLING OR SWINGING DOORS, RAILING,  
SHOWER ENCLOSURE, INCLUDING ANY GLAZING WITHIN  
60 INCHES OF THE FINISHED FLOOR AND SURFACE IN  
WALLS, SHALL BE SAFETY GLAZING CATEGORY II AS  
SET FORTH IN CHAPTER 24 GLASS AND GLAZING FBC  
2020



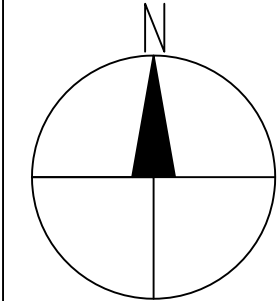
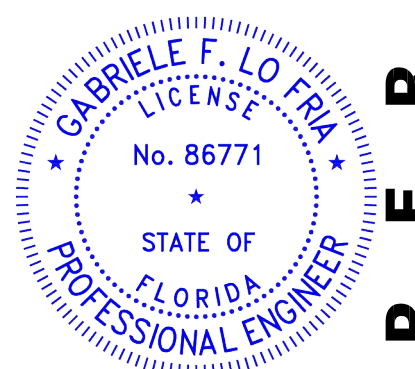
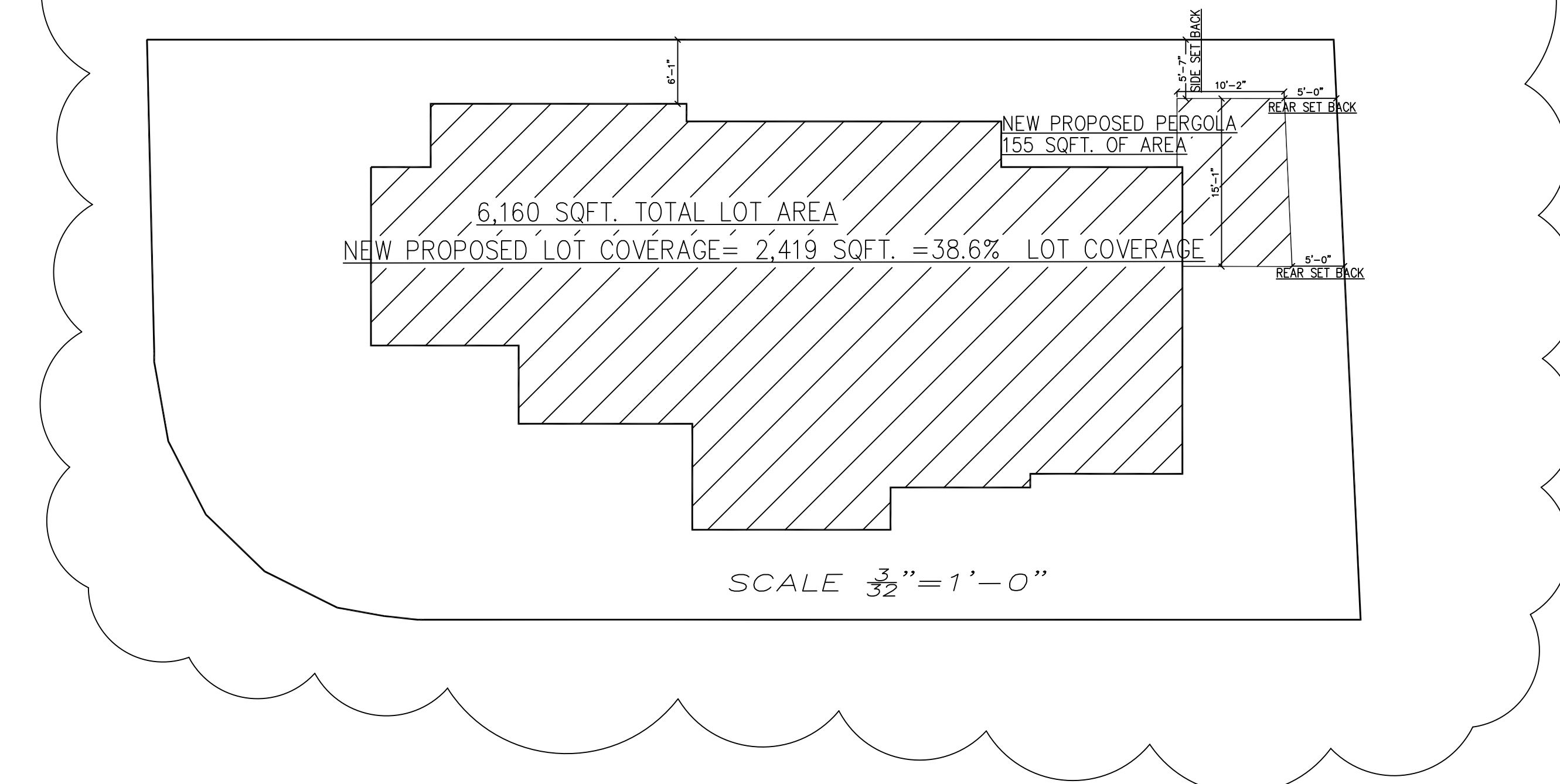
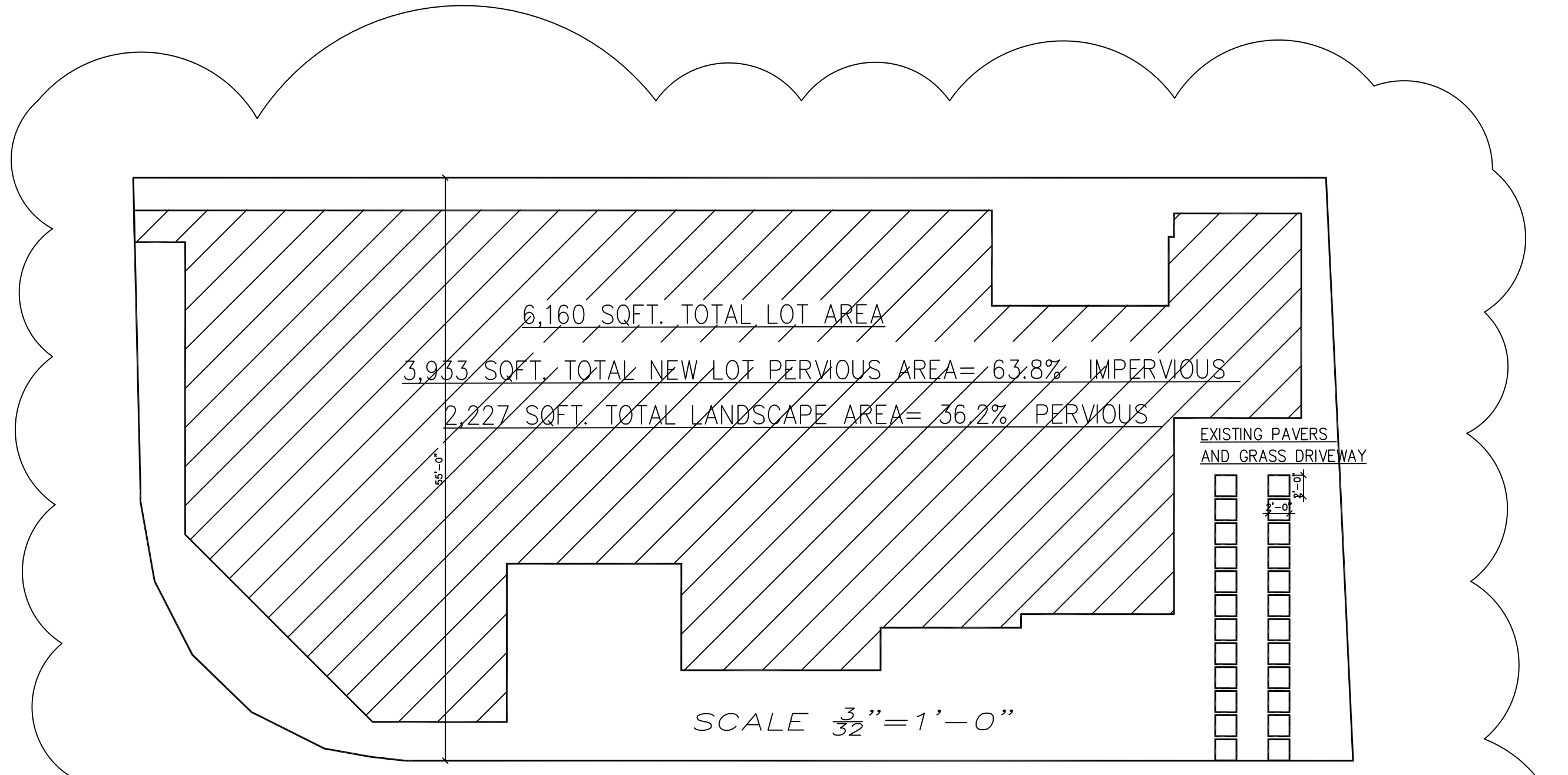
|  |   |  |   |    |
|--|---|--|---|----|
|  | <h2 style="margin: 0;">BERKOWITZ RESIDENCE DINING ROOM ADDITION &amp; PERGOLA PROJECT</h2> <p style="margin: 0;">525 95th STREET, SURFSIDE FL 33154</p> | <p style="margin: 0;">DRAWING BY:<br/>G.F.L.</p> <p style="margin: 0;">JULY 2023</p> | <p style="margin: 0;"><b>LO FRIA DESIGNS PLLC</b></p> <p style="margin: 0; font-size: small;">Articles of Organization No. L19000094159   Certificate of Authorization No. 33277<br/>T 561.843.4220   www.lofriadesigns.com/in/gabe-lofria/</p> <p style="margin: 0;">GENERAL CONTRACTOR:<br/>BRITE CONSTRUCTION AND DEVELOPMENT INC.</p> | A1 |
|--|---|--|---|----|

P E R M I T - N O T F O R C O N S T R U C T I O N

P E R M I T S E T - N O T F O R C O N S T R U C T I O N

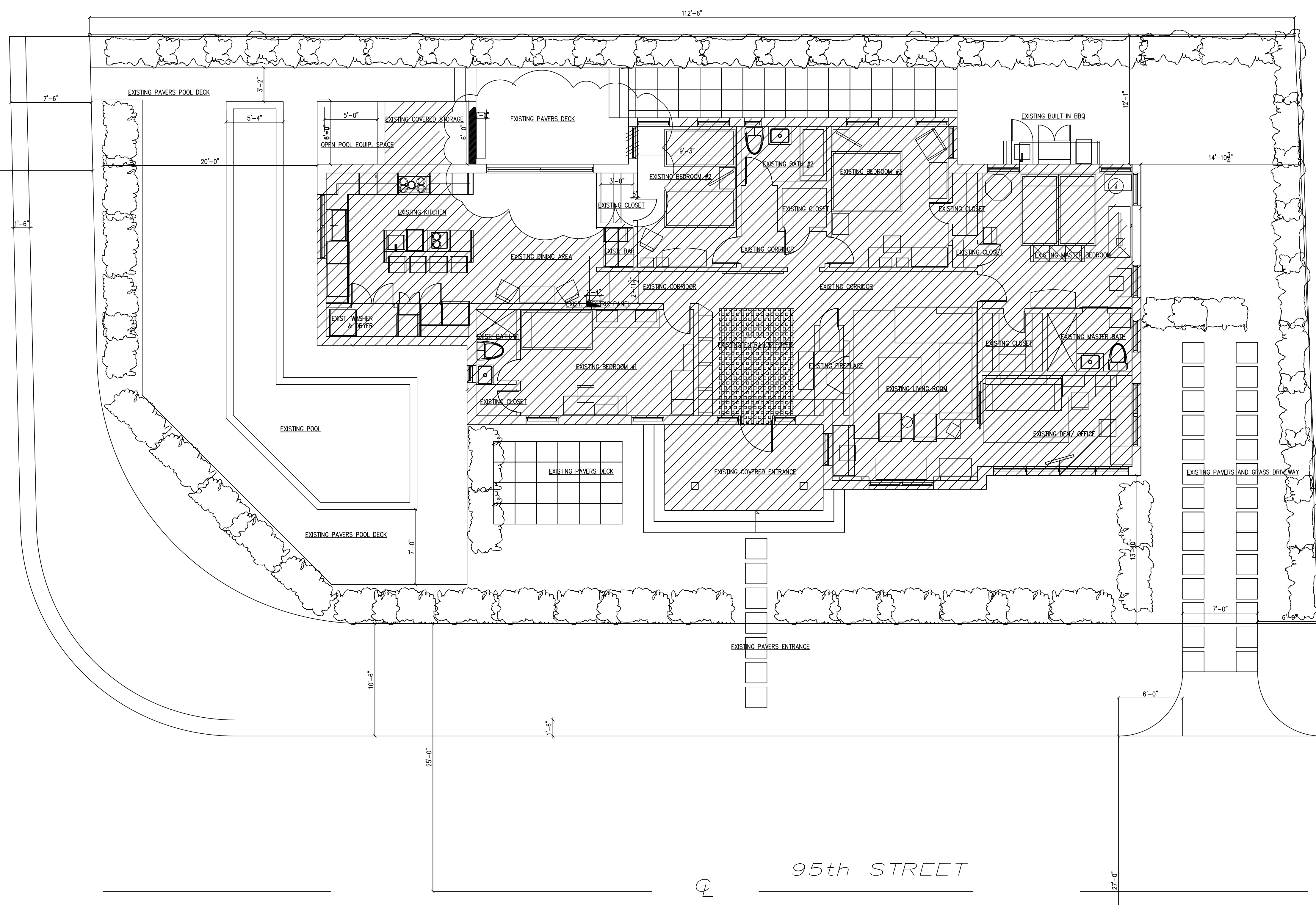
**ZONING REQUIREMENTS: H30B**  
 LOT SIZE: 6,160 SQFT.

| 1ST FLOOR BUILDING SET BACK                        | REQUIRED            | PROVIDED          |
|--|---------------------|-------------------|
| FRONT SET BACK=                                    | 20'-0"              | 20'-11"           |
| SIDE SET BACK=                                     | 5'-6"               | 6'-1"             |
| STREET SET BACK=                                   | 10'-0"              | 12'-6 1/2"        |
| REAR SET BACK=                                     | 20'-0"              | 14'-6"            |
| LOT COVERAGE 40% ONE STORY HOUSE OF THE TOTAL LOT= | 2,464 SQFT.         | 2,419 SQFT.       |
| MAX. HEIGHT FROM CROWN OF ROAD                     | 2 STORIES<br>30'-0" | 1 STORY<br>17'-6" |
| NEW ADDED ALUMINUM PERGOLA AREA= 155 SQFT.         |                     |                   |
| NEW ADDED ALUMINUM PERGOLA HEIGHT= 9 FEET.         |                     |                   |
| NEW ADDED ALUMINUM PERGOLA SIDE SET BACK= 5'-7"    |                     |                   |
| NEW ADDED ALUMINUM PERGOLA SIDE REAR BACK= 5'-0"   |                     |                   |



PERMIT SET - NOT FOR CONSTRUCTION

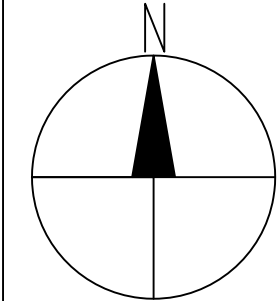
CARLYLE AVE.  $\curvearrowright$



BERKOWITZ RESIDENCE  
EXISTING FLOORPLAN AND DEMOLITION PLAN

EXISTING WALLS TO BE DEMOLISHED  
 EXISTING DOORS AND CABINETS TO BE DEMOLISHED

SCALE  $\frac{3}{16} = 1'-0"$



BERKOWITZ RESIDENCE DINING ROOM ADDITION & PERGOLA PROJECT

525 95th STREET, SURFSIDE FL 33154

JULY 2023

DRAWING BY:  
G.F.L.

SCALE  $\frac{3}{16} = 1'-0"$

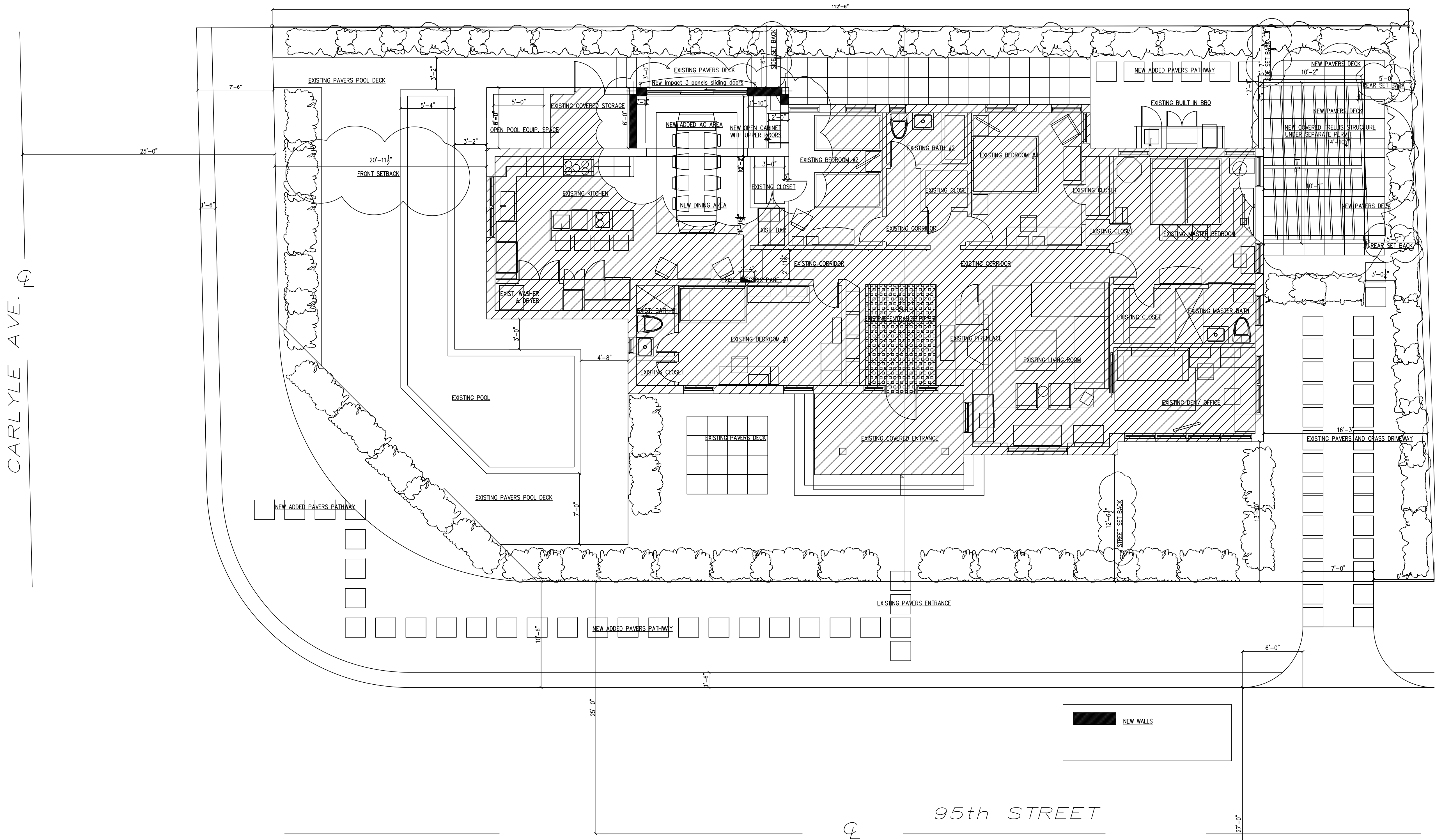
LO FRIA DESIGNS PLLC

Articles of Organization No. L1900094159 | Certificate of Authorization No. 33277  
T 561.843.4220 | www.linkedin.com/in/gabe-lofria/

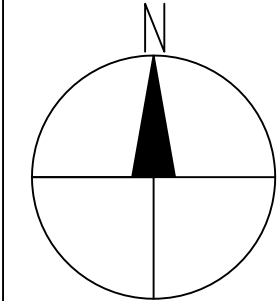
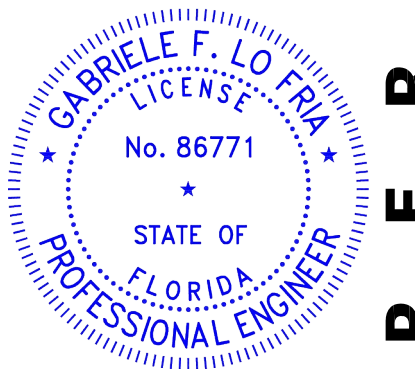
GENERAL CONTRACTOR:  
BRITE CONSTRUCTION AND DEVELOPMENT INC.

A3

PERMIT SET - NOT FOR CONSTRUCTION



BERKOWITZ RESIDENCE  
 NEW FLOORPLAN WITH DINING ROOM AND PERGOLA ADDITIONS  
 SCALE  $\frac{3}{16} = 1'-0''$



BERKOWITZ RESIDENCE DINING ROOM ADDITION & PERGOLA PROJECT

525 95th STREET, SURFSIDE FL 33154

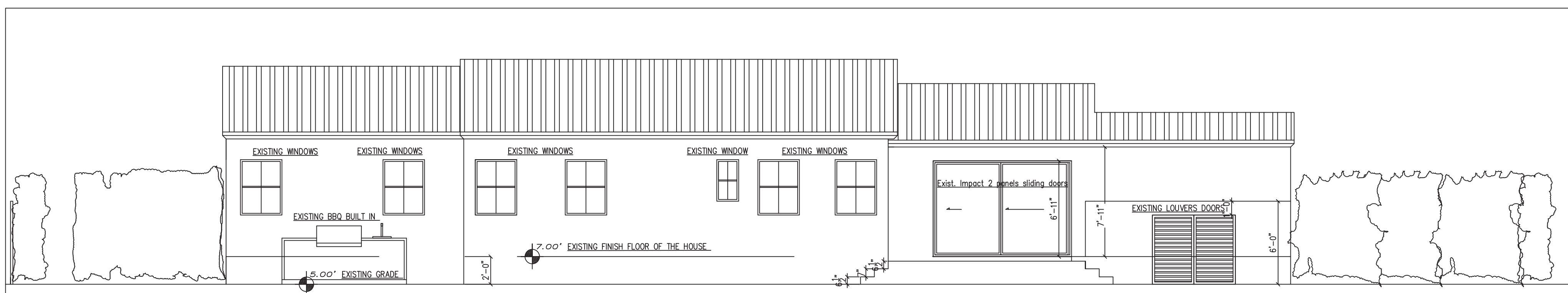
JULY 2023

DRAWING BY: G.F.L. SCALE  $\frac{3}{16} = 1'-0''$

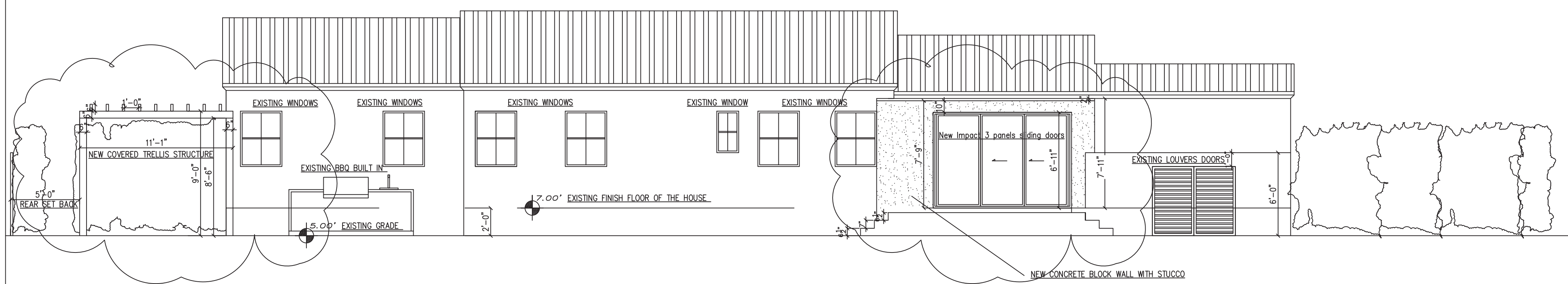
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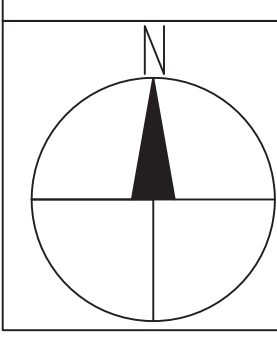
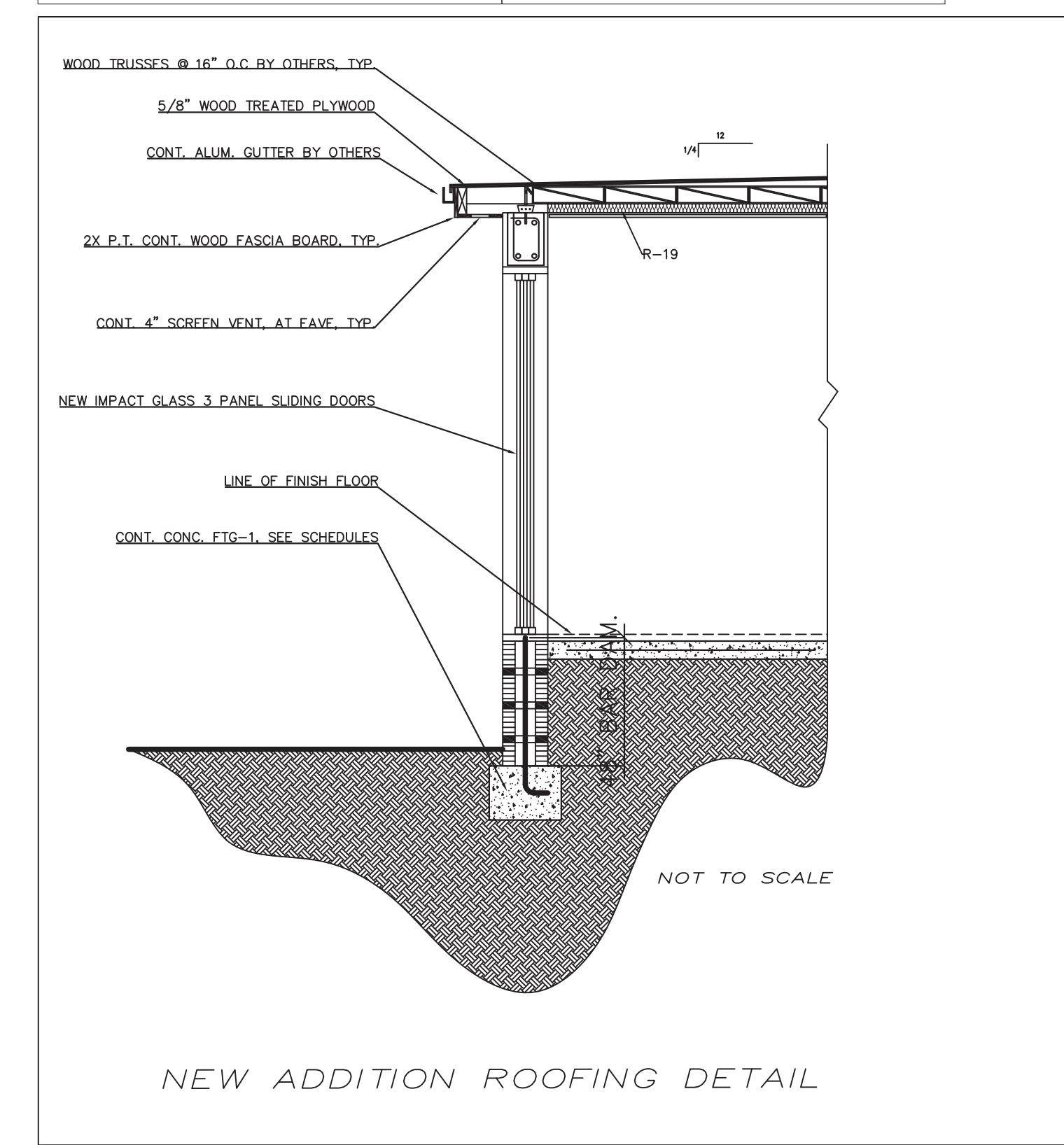
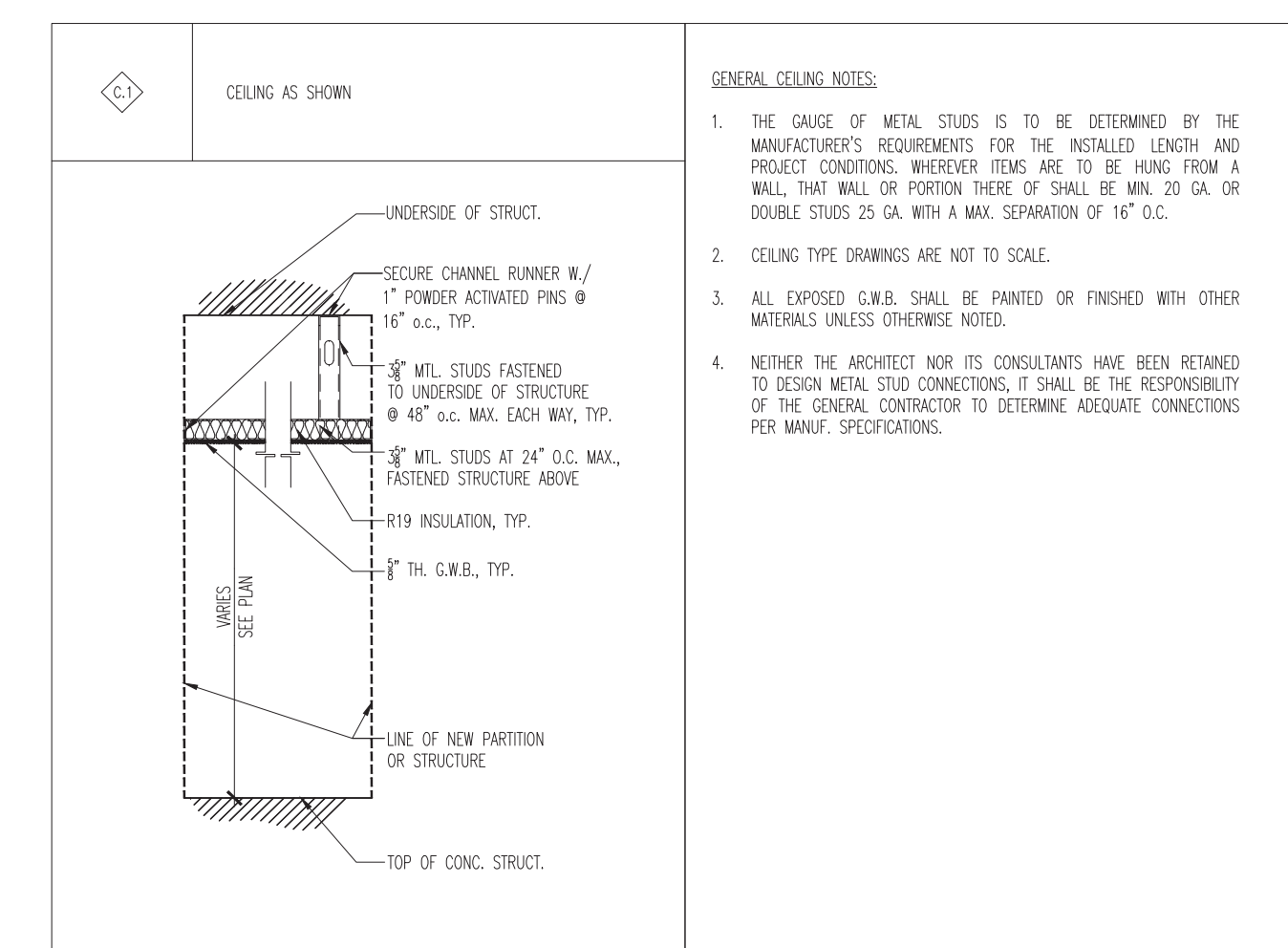
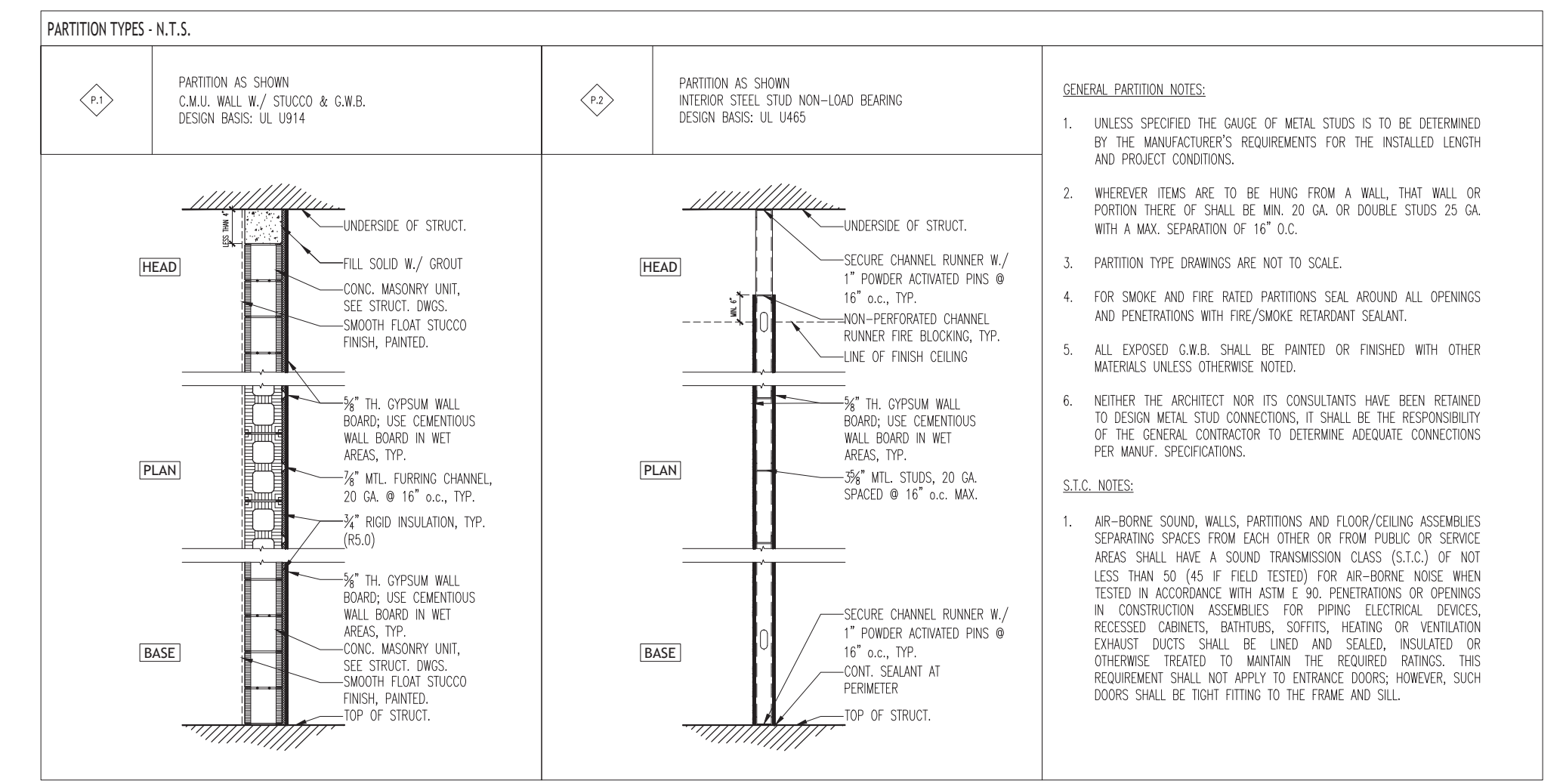
A4



BERKOWITZ RESIDENCE EXIST. BACK SIDE ELEVATION  
SCALE  $\frac{3}{16} = 1'-0''$



BERKOWITZ RESIDENCE NEW BACK SIDE ELEVATION  
SCALE  $\frac{3}{16} = 1'-0''$

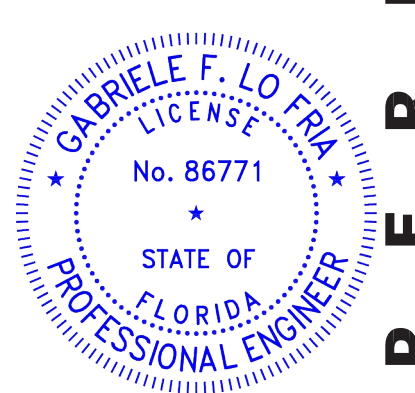


BERKOWITZ RESIDENCE DINING ROOM ADDITION & PERGOLA PROJECT  
525 95th STREET, SURFSIDE FL 33154  
JULY 2023

DRAWING BY: G.F.L.  
SCALE  $\frac{3}{16} = 1'-0''$

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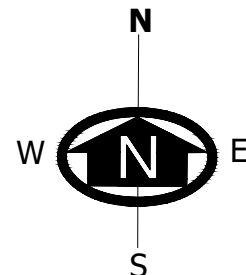
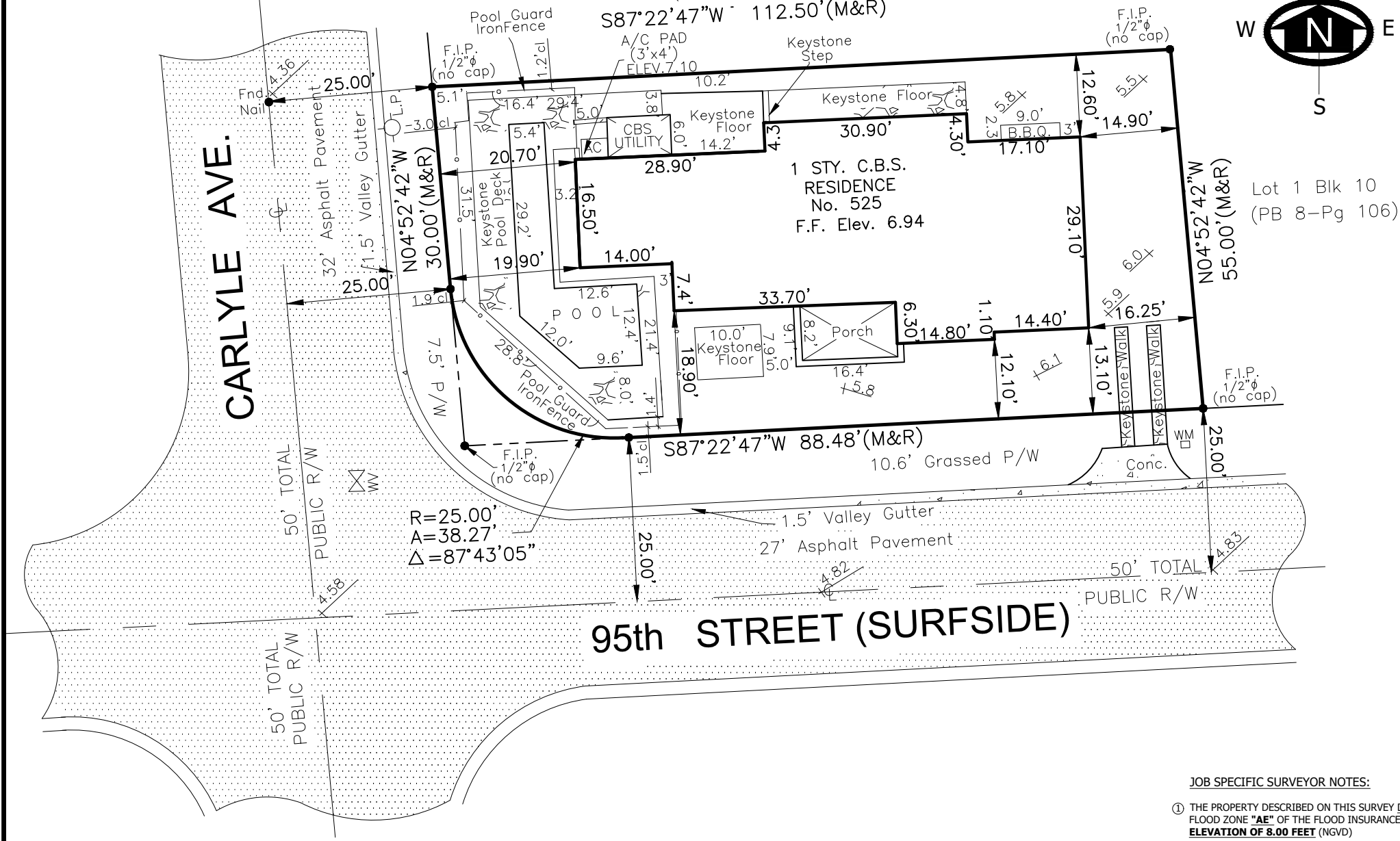
A5



# SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'

Lot 23 Blk 10  
(PB 8-Pg 106)

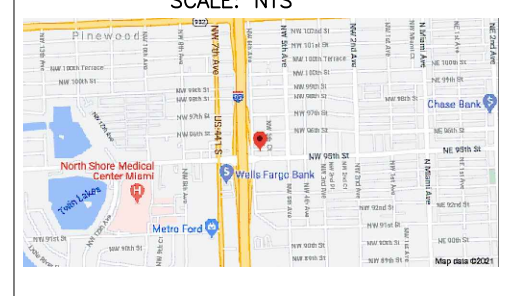


## SITE PICTURE



## LOCATION MAP

SCALE: NTS



**ABBREVIATION (IF ANY APPLIED)**

|                                   |                                       |
|-----------------------------------|---------------------------------------|
| A = CURVE                         | P/W = PARKWAY                         |
| A/C = AIR CONDITIONING UNIT       | P.O.B. = POINT OF BEGINNING           |
| ASPH. = ASPHALT                   | P.O.C. = POINT OF COMMENCEMENT        |
| B.M. = BENCH MARK                 | P.C. = POINT OF CURVATURE             |
| Blk/Cor. = BLOCK CORNER           | P.I. = POINT OF INTERSECTION          |
| CALC.(C) = CALCULATED             | P = PROPERTY LINE                     |
| CB = CATCH BASIN                  | P.P. = POWER POLE                     |
| C.B.S. = CONCRETE BLOCK STRUCTURE | P.R.M. = PERMANENT REFERENCE MONUMENT |
| CL = CLEAR                        | P.T. = POINT OF TANGENCY              |
| CONC. = CONCRETE                  | RAD. = RADIAL                         |
| D.M.E. = DRAINAGE MAINT. EASEMENT | REC. (R) = RECORDED                   |
| Ø = DIAMETER                      | RES. = RESIDENCE                      |
| EASMT. = EASEMENT                 | R/W = RIGHT OF WAY                    |
| ELEV. = ELEVATION                 | SEC. = SECTION                        |
| ENC. = ENCROACHMENT               | S.D/H = SET DRILL HOLE                |
| F.D/H = FOUND DRILL HOLE          | S.N/D = SET NAIL AND DISC             |
| F.H. = FIRE HYDRANT               | S.I.P. = SET IRON PIPE                |
| F.N/D = FOUND NAIL AND DISC       | S.R.B. = SET REBAR                    |
| F.I.P. = FOUND IRON PIPE          | STY = STORY                           |
| F.S. = FOUND SPIKE                | SWC. = SIDEWALK                       |
| L.P. = LIGHT POLE                 | T.O.P. = TOP OF BANK                  |
| MEAS.(M) = MEASURED               | U.E. = UTIL. EASEMENT                 |
| MH = MANHOLE                      | W.P. = WOODEN POLE                    |
| M = MONUMENT                      | WM = WATER METER                      |
| M = MONUMENT LINE                 | ⊕ = CONC. LIGHT POLE                  |
| NTS = NOT TO SCALE                |                                       |

**SURVEYOR'S LEGEND (IF ANY APPLIED)**

|                       |                  |
|-----------------------|------------------|
| BOUNDARY LINE         | CATCH BASIN      |
| STRUCTURE (BLDG.)     | MANHOLE          |
| CONCRETE BLOCK WALL   | OVERHEAD ELECT.  |
| METAL FENCE           | POWER POLE       |
| WOODEN FENCE          | LIGHT POLE       |
| CHAIN LINK FENCE      | HANDICAP SPACE   |
| WOOD DECK/DOCK        | FIRE HYDRANT     |
| ASPHALTED AREAS       | EASEMENT LINE    |
| CONCRETE              | WATER VALVE      |
| BRICKS OR PAVERS      | TV-CABLE BOX     |
| ROOFED AREAS          | WM WATER METER   |
| WATER (EDGE OF WATER) | CONC. LIGHT POLE |

**CERTIFIED TO :**  
MARIO BERKOWITZ AND LILIAN BERKOWITZ  
GPR 2 LLC, A FLORIDA LIMITED LIABILITY COMPANY  
LAW OFFICES OF ISAAC BENMERGUI, P.A.

SITE ADDRESS: 525 95th ST, SURFSIDE, FL. 33154  
JOB NUMBER: 21-220  
DATE OF SURVEY: FEBRUARY 27, 2021/ AUGUST 17, 2022 (UPDATE)  
FOLIO NUMBER: 14-2235-007-1970

**GENERAL SURVEYOR NOTES:**

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.  
SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.  
UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.  
THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.  
PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.  
THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.  
THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.  
THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.  
THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.  
THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.  
ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

**JOB SPECIFIC SURVEYOR NOTES:**

- 1 THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120659-0144L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- 2 LAND AREA OF SUBJECT PROPERTY: **6,160 SF (+/-)**
- 3 ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. S-243**, WITH AN ELEVATION OF **11.77 FEET**.
- 4 BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.04°54'42"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF CARLYLE AVE., AS SHOWN ON PLAT BOOK 8 AT PAGE 106 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

**LEGAL DESCRIPTION:**  
LOT 24, BLOCK 10, OF ALTO MAR No 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**ENCROACHMENTS AND OTHER POINTS OF INTEREST:**  
-THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY  
-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)  
-THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

**American Services of Miami, Corp.**  
Consulting Engineers . Planners . Surveyors  
3195 PONCE DE LEON BLVD, SUITE 200  
CORAL GABLES, FL 33134  
PHONE: (305)598-5101 FAX: (305)598-8627  
ASOMIAMI.COM

Professional Land Surveyor and Mapper  
Ed Pino  
No. 6771  
DATE: AUGUST 19, 2022



## MEMORANDUM

ITEM NO. 5.B

**To:** Planning & Zoning Board

**From:** Judith Frankel AICP, Town Planner

**Date:** September 28, 2023

**Subject:** **8850 Hawthorne Avenue - One-Story Addition**

---

**Staff recommendation:** Staff finds this application for a storage structure addition generally meets the zoning code. The Planning and Zoning Board should determine whether the new addition is “consistent with and in conformance with the design guidelines set forth in the Town Code”. If the proposed addition is determined to be consistent, staff recommends approval with the following condition:

- Code section 90-49 requires lots in the H30A zoning district to provide a minimum of 35% pervious/landscaped area. Applicant must provide calculations demonstrating that the required 35% pervious space is present.
- Code section 90-45 requires a minimum front setback of 20 feet.

**Background:** The subject property is located in the H30A zoning district. The applicant is seeking to add a small addition to the storage structure (utility building) located at the front of the property. This addition adds 109 SF to the storage structure and to the lot coverage of the home. The provided site plan demonstrates that with the proposed addition the home only occupies 22% of the lot, which is below the 50% maximum for one-story homes. The addition is setback 5.5 feet from the north property line as required for a 55-foot-wide lot. The existing storage structure is setback 19 feet and 11 inches from the front property line. The addition is proposed to also be setback 19 feet 11 inches where 20 feet is the minimum. Calculations demonstrating the required pervious lot area of 35% were not provided as part of the submitted plans. Based on the property survey there seems to be sufficient pervious area, but that calculation must be provided prior to permitting.

The new space will be built to match the existing look of the home with white stucco and a grey barrel tile roof. See **Attachment A: Existing Conditions and Zoning Tables** for more information.

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

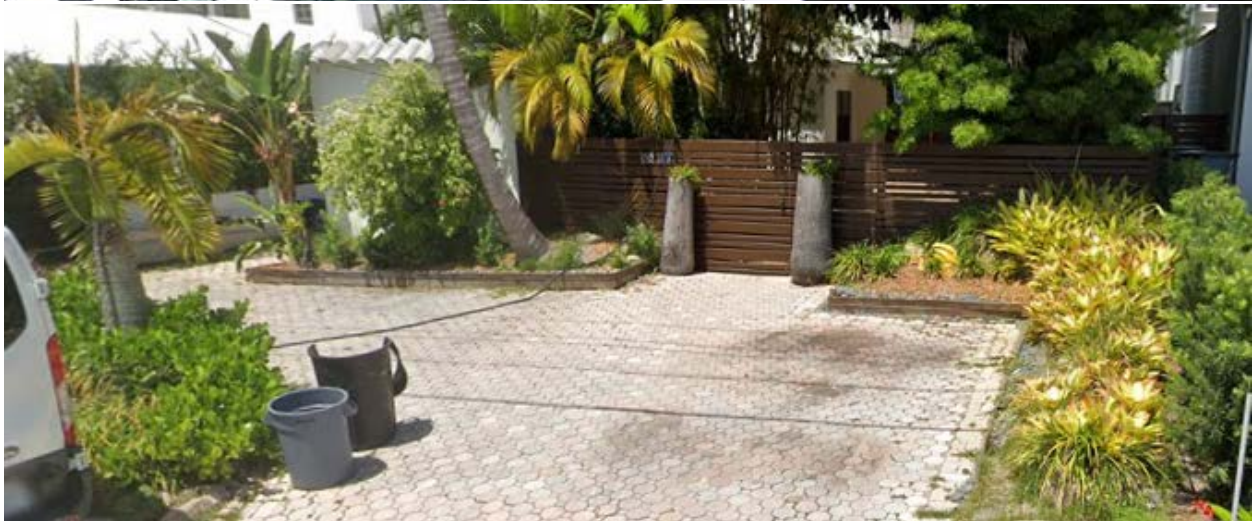






# Town of Surfside, Florida Development Review

## Existing Conditions





## Town of Surfside, Florida Development Review

### Zoning Code Tables

#### Sec. 90.43 Maximum Building Heights

| Zoned Height | Maximum                  | Proposed Addition         |
|--------------|--------------------------|---------------------------|
| H30B         | 30 ft from Crown of Road | 11 FT 9 inches from grade |

#### Sec. 90-45 Setbacks

| Setbacks         | Required        | Proposed Addition |
|------------------|-----------------|-------------------|
| Primary Frontage | Minimum 20 feet | 19 feet 11 inches |
| Interior Side    | 5.5 feet        | 5.5 feet          |
| Interior Side    | 5.5 feet        | 32 feet 9 inches  |

#### Sec. 90.49 Lot Standards

| Lot Standards for H30 A | Required | Proposed            |
|-------------------------|----------|---------------------|
| Minimum Lot Width       | 50 ft    | 55 FT               |
| Minimum Lot Area        | 8,000 SF | 8,802 SF            |
| Maximum Lot Coverage    | 40%      | 1,958 SF (22.2%)    |
| Total Pervious Area     | 35%      | <b>Not provided</b> |

### Town of Surfside Adopted Residential Design Guidelines

| Design Element              | Required   | Proposed  |
|-----------------------------|--|---|
| Building Massing            | Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses   | N/A   |
| Decorative Features         | Decorative features should be stylistically consistent throughout the entire building.   | Consistent  |
| Overall Architectural Style | The overall style of each house should be consistent on all sides of the building, as well as among all portions of the rood.              | Consistent  |
| Wall Material and Finishes  | The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style. | Consistent; white stucco                                |
| Roof Types                  | Roof types and slopes should be generally the same over all parts of a single building   | The new roof is grey barrel tile to match the existing. |



## Town of Surfside, Florida Development Review

|                       |   |            |
|-----------------------|---|------------|
| Window Style          | Window styles should always be consistent among all elevations of a building    | Consistent |
| Frame Materials       | Frame Materials should never vary on a single building                          | Consistent |
| Window, Door and Eave | Window, door and eave trim should be consistent on all elevations of the house. | Consistent |



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

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

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

**PROJECT INFORMATION** ALL INFORMATION IS REQUIRED

PROPERTY ADDRESS: 8850 Hawthorne Avenue

OWNER'S NAME: Carraval Paul

PHONE: 786-488-2054 Email: FIFTH STREET PRO @ADL

AGENT'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ Email: \_\_\_\_\_

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

DESCRIPTION OF PROPOSED WORK: addition to cottage / for storage

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

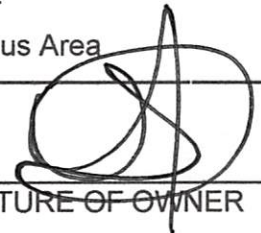
**INTERNAL USE ONLY**

Date Submitted \_\_\_\_\_ Project Number 23-4535

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

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

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

 Sept. 2023

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





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

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

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

**SUBMITTAL REQUIREMENTS FOR REVIEW:**

- Pre-Application Meeting
- Completed "Single-Family and Two-Family Site Plan Application" form
- Application fee: \$ \_\_\_\_\_ made out to "Town of Surfside"
- Ownership Affidavit
- Survey less than one (1) year old. A survey over one (1) year is sufficient as long as the property has not changed ownership and the owner provides an affidavit that no changes have occurred since the date of the survey.
- Recent photographs, as visible from the street, of the subject property and of the adjacent two (2) homes on each side of the subject property on the same side of street. If the adjacent lot(s) are vacant then the next adjacent home(s) shall be utilized.
- Site Plan (Minimum scale of 1" = 20').  
*Please show / provide the following:*
  - Tabulations of total square footage, lot coverage, setbacks and acreage
  - Entire parcel(s) with dimensions and lot size in square feet
  - Existing and proposed buildings with square footage
  - Buildings to be removed
  - Setbacks for all floors. If there is a 2nd floor average side setback must be shown.
  - Dimensions and locations of all existing and proposed right-of-ways, easements and street frontage, including sidewalks, curb and gutter and planting strips
  - All existing and proposed site improvements, including, but not limited to, all utilities, retaining walls, fences, decks and patios, driveways and sidewalks, signs, parking areas, erosion control features, pools and accessory buildings
  - Locations and dimensions of parking spaces and driveways and lot layout
  - Driveway entrance width and setbacks from property line
  - Mechanical equipment (A/C; pool) must be identified on site plan with dimension to the nearest house
- Architectural Elevations (Minimum scale of 1/8" = 1');  
*Please show / provide the following:*
  - Provide color elevations, showing all material finishes, textures and landscaping for all elevations of the proposed building(s). They should include, at a minimum:
  - All exterior materials, colors and finishes, keyed to samples provided
  - Roof plan including mechanical equipment and screening if applicable

Cont.



- Roof slopes with materials and color
  - Detail of doors, windows, garage doors
  - Lighting locations and details
  - Dimensions of structure(s) – height, width, and length
    - Building Height as measured from the Crown of the Road
    - Finished Floor Elevation in NGVD
  - Deck, railing, stair details including materials, colors, finishes, and decorative details
  - Exposed foundation treatment
  - Gutters and eaves
  - Abutting structure heights
- Landscape Plan (Minimum scale of 1" = 20').  
Please show / provide the following:
- Tabulations of total property pervious square footage, Front Yard pervious, Rear Yard pervious
  - Tabulations of the required number and location of lot trees, streets trees and shrubs
  - Size of Trees and Shrubs
  - Tabulations of the required Florida Friendly landscaping
  - Location of all existing and proposed trees, vegetation, palms and note tree species
- Provide descriptions and images of colors and/or materials to be used
- Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan

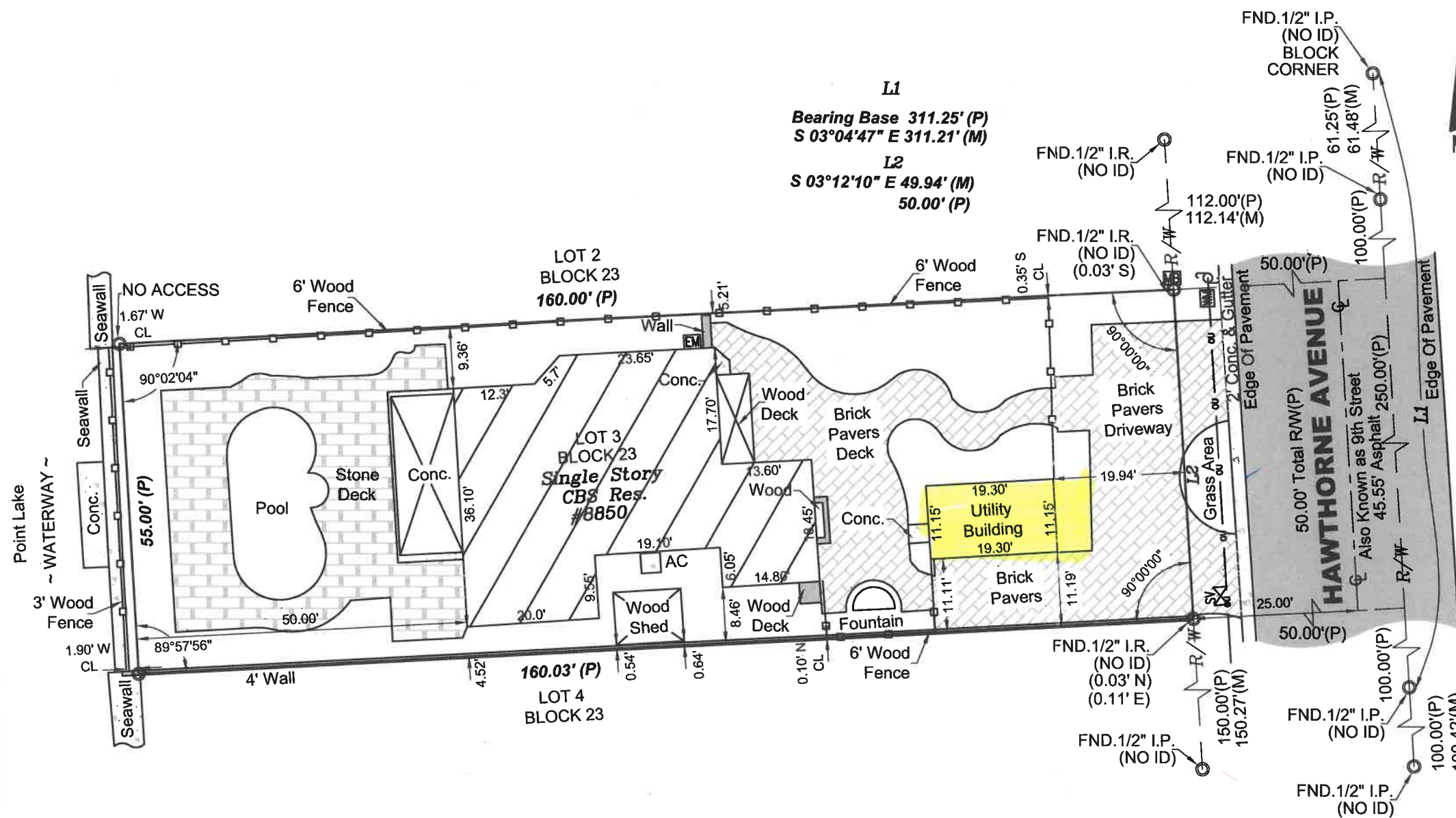
**All above documents must be provided in the following format after the pre-application meeting:**

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

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

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

# BOUNDARY SURVEY



- LEGENDS:**
- A/C = Air Conditioner
  - C = Calculated
  - CL = Clear
  - CL = Center Line
  - CONC. = Concrete
  - DE = Drainage Easement
  - D = Deed
  - Δ = Delta
  - EL = Elevation
  - ENC. = Encroachment
  - FF. = Finished Floor
  - F.I.P. = Found Iron Pipe
  - F.N. = Found Nail
  - F.I.R. = Found Iron Rod
  - F.N.D. = Found Nail & Disc
  - I.D. = Identification
  - L = Length
  - M = Measured
  - N/A = Not applicable
  - TYP = Typical
  - D/L = On Line
  - (P) = Plat
  - P.B. = Plat Book
  - PG. = Page
  - R = Radius
  - R/W = Right-of way
  - CR = Record
  - UE = Utility Easement
  - S.B.L. = Building Setback Line
  - C/P = Covered Porch
  - P/E = Pool Equipment
  - W/H = Water Heater

- SYMBOLS:**
- UTILITY POLE
  - ✉ MAIL BOX
  - ⊕ ELECTRIC METER
  - ⊕ WATER METER
  - ⊕ SEWER VALVE
  - OH — OVERHEAD LINES
  - WOOD FENCE

**LEGAL DESCRIPTION:**

LOT 3, BLOCK 23, SECOND AMENDED PLAT OF NORMANDY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.  
PROPERTY ID : 14-2235-005-3541

**BASIS OF BEARINGS**

S 03°04'47" E (ALONG THE EASTERLY RIGHT OF WAY LINE OF HAWTHORNE AVENUE)

**GENERAL SURVEYOR'S NOTES:**

- 1)-This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2)-The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- 3)-This Survey does not reflect or determine ownership.
- 4)-Legal Description subject to any dedications, limitations, retractions reservations or easements of record.
- 5)-Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
- 6)-No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.

- 7)-This Survey has been prepared for the exclusive use the entitles named hereon only and certifications hereon do not extend to any unnamed parties.
- 8)-This Survey was prepared for an Acquisition purpose only; not to be used for design and/or construction purposes without the consent of this office.
- 9)-Utility facilities within Utility Easements not noted as violations.
- 10)-Driveways or portions thereof within Roadways not noted as violations or encroachments.
- 11)-Foundations and/or footings underneath the ground surface that may cross beyond the boundary lines of the herein described parcel are not shown.
- 12)-Fence ownership determines by visual means only (If any); Legal ownership not determined.
- 13)-No search records was made by this firm beside the record plat; therefore we do not imply or accept responsibility for any Easement, Dedication or Limitation for which information was not furnished.
- 14)-Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
- 15)-In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines, in all cases dimensions shall control the location of the improvements over scaled positions.
- 16)-The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.
- 17)-Obstructed corners are witnessed by improvements.

**NOTES**

This Survey Declaration is made on the Field Date indicated, to the Owner(s) listed. It is not transferable to additional institutions or subsequent Owners. The intended use of this survey is for an Acquisition purposes only, any other use is not valid without the write consent of the signing Professional Surveyor and Mapper.

**SURVEYOR NOTES:**

The property shown hereon lies within flood Zone AE, Based Flood Elevation 8', As shown in flood insurance rate map number 12086C 0307 L, Community number 120659, Town of Surfside, Miami Dade County, Florida. Map revised date: September 11, 2009.

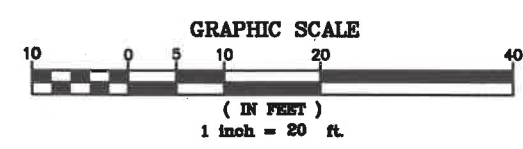
**CERTIFIED TO:**

PAUL CARVAJAL, DIANA ARANHA CARVAJAL

**SURVEYOR'S CERTIFICATE:**

HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

FIELD DATE: June 14, 2023



*Guillermo A. Guerrero*  
Professional Surveyor & Mapper No. 6453  
State of Florida  
CORE Action Group, LLC. L.B. 8464

www.coreactiongroup.com  
Ymichuli@coreactiongroup.com  
954-743-9363

FIELD DATE: 06/14/2023

CLIENT NAME  
PAUL CARVAJAL, DIANA ARANHA CARVAJAL

BOUNDARY SURVEY  
SECOND AMD PLAT OF NORMANDY BEACH  
SECTION 34, TOWNSHIP 52 SOUTH, RANGE 42 EAST

PROPERTY ADDRESS  
8850 HAWTHORNE AVENUE, SURFSIDE,  
FLORIDA 33154

NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

| REVISIONS: | DATE |
|------------|------|
| 0          |      |

SCALE:  
1" = 20'

JOB NO:  
CAG-317257

SHEET NO:  
1 of 1



### VERIFICATION NOTE

GENERAL NOTE: FLOOR PLANS, ELEVATIONS & BUILDING SECTIONS HAVE BEEN DRAWN TO APPROXIMATION AND SHALL BE FIELD-VERIFIED BY THE CONTRACTOR BEFORE ANY WORK BEGINS AND BEFORE ORDERING ANY CONSTRUCTION MATERIALS OR FIXTURES. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THESE INACCURACIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT UPON FINDING ANY INACCURACY RELATING TO THE PLANS AND THE ACTUAL PROJECT SITE CONDITIONS. IT SHALL ADDITIONALLY BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE W/ THE OWNER BEFORE ORDERING ANY MATERIALS OR FIXTURES AS SHOWN IN THESE PLANS.

### CODE INFORMATION

THESE CONSTRUCTION DOCUMENTS WERE PREPARED USING THE 2020 FLORIDA RESIDENTIAL BUILDING CODE 7TH ED., HIGH VELOCITY HURRICANE ZONE, IN ADDITION TO OTHER CHAPTERS WHICH THE HVHZ DID NOT COVER. WINDOWS & DOORS SHALL BE IMPACT RATED & HAVE A CURRENT NOA APPROVAL NUMBER & SHOP DRAWING AS SUPPLIED FOR WEATHERIZATION & IMPACT RATING APPROVAL. ADJUSTED WALL SEGMENTS HAVE BEEN DESIGNED FOR COMPLIANCE W/ SHEAR RESISTANCE PER THE ASCE-7 CODE IN COMBINATION W/ ACI-530, TMS 402-13 AND IN ACCORDANCE WITH ASCE 5, WHERE APPLICABLE, THE ENERGY CONSERVATION CALCULATIONS WERE PREPARED USING THE IECC CODE.

CURRENT CODES IN AFFECT INCLUDE THE 2020 FLORIDA BUILDING CODE RESIDENTIAL, 2020 FLORIDA BUILDING CODE EXISTING BUILDING, 2020 FLORIDA BUILDING CODE ENERGY CONSERVATION, 2020 FLORIDA BUILDING CODE FUEL GAS, 2020 FLORIDA BUILDING CODE PLUMBING, 2020 FLORIDA BUILDING CODE MECHANICAL, 2020 FLORIDA BUILDING CODE TEST PROTOCOLS, 2012 FLORIDA ACCESSIBILITY CODE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ADHERE TO ALL BUILDING CODES PERTAINING TO THE SCOPE OF WORK INCLUDED IN THESE DRAWINGS.

### FINISH NOTES

- 1 - SPACES NOTED WITHIN AREA OF WORK SHALL RECEIVE (1) LAYER OF 5/8" GYPSUM BD TO MATCH ADJACENT WALL SURFACES AS REQ. FOR REPAIR, PRIMER W/ (2) COATS MIN. OF INTERIOR LATEX PAINT BY BENJAMIN MOORE OR APPROVED EQUAL.
- 2 - ALL CEILINGS THAT RECEIVE NEW INSULATION, 1/2" TYPE X GYP. BD. & SHALL BE ADDITIONALLY FINISHED W/ (1) COAT OF PRIMER AND (2) COATS OF BENJAMIN MOORE INTERIOR LATEX PAINT, COLOR TO BE "CEILING WHITE".
- 3 - CONTRACTOR SHALL PROVIDE & INSTALL ALL INTERIOR WINDOW CASINGS AND MOLDINGS AS REQUIRED & COORDINATED W/ OWNER.
- 4 - COORDINATE PAINT FINISHES OR STAINS TO BE APPLIED TO ALL NEW & REFINISHED DOORS WITH OWNER.
- 5 - THE STYLE AND FINISH OF ALL NEW DOOR HARDWARE SHALL BE COORDINATED WITH OWNER AND OF THE LEVER HANDLE TYPE. BASE PRICE SHALL INCLUDE SCHLAGE SATIN NICKEL FINISH OR APPROVED EQUAL. WHERE A SLIDING DOOR OR BARN DOOR IS INDICATED IN THESE DRAWINGS, USE HARDWARE BY HAFELE OR APPROVED EQUAL.

### BUILDING PLAN REVIEW NOTE:

BUILDING PLANS EXAMINER SHALL REVIEW THE ENCLOSED DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE AHJ & STATE OF FLORIDA AS SPECIFIED IN THE BUILDING CODE. THIS REVIEW HOWEVER DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THE SEAL AND SIGNATURE OF THE DESIGN PROFESSIONAL HAS BEEN INTERPRETED AS AN ATTESTATION THAT, TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THIS DOCUMENT:

- IS ACCURATE.
- CONFORMS WITH GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION.
- CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH VIEW TO THE SAFEGUARDING OF LIFE, HEALTH, PROPERTY AND PUBLIC WELFARE.
- IS THE RESPONSIBILITY OF THE LICENSEE.

### WINDOW & DOOR NOTES

1. WINDOWS AND DOORS UNDER SEPARATE PERMIT.
2. ALL WINDOWS SHALL BE INSTALLED WITH CASINGS, & EXTENSION JAMBS (WHERE REQUIRED). FINISH TO BE COORDINATED WITH OWNER. ENSURE ALL WINDOWS ARE INSTALLED PER MANUFACTURER'S SPECIFICATIONS & FLORIDA PRODUCT APPROVAL SHOP DRAWINGS.
3. ALL WINDOWS SHALL INCLUDE WHITE EXTERIOR FINISH W/ BROWN INTERIOR FINISH AND NO GRILLE INSERTS (VERIFY FINISH W/ OWNER).
4. ALL INTERIOR SWING DOORS THAT ARE SEPARATING CONDITIONED SPACES OR OTHER UNHEATED AREAS SHALL BE ALUMINUM/INSULATED.
5. HEIGHT AND WIDTHS AS INDICATED IN PLANS.
6. ALL DOORS SHALL HAVE ADA COMPLIANT LEVER HANDLES IN BRUSHED STEEL FINISH & MOUNTED @ THE PROPER HEIGHT.
7. ADJOINING WINDOWS/MULLIONS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS TO COMPLY WITH MIN. 175MPH WIND ZONE.
8. SEE PLANS & ELEVATIONS FOR OPENING FUNCTION OR HINGE.

### SCOPE OF WORK

THIS PROJECT CONSIST OF

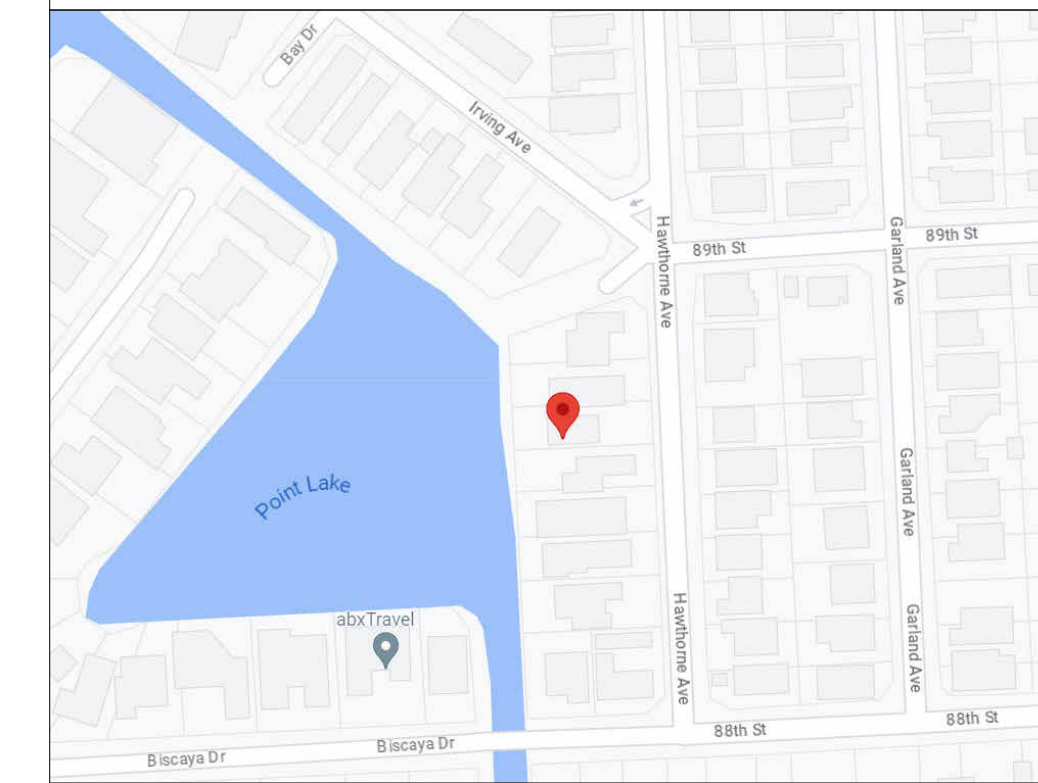
- EXTENSION OF UTILITY BUILDING
- NEW DOORS AND WINDOWS.

MECHANICAL:  
REFER MECHANICAL PLAN FOR SCOPE OF WORK.

ELECTRICAL:  
REFER ELECTRICAL PLAN FOR SCOPE OF WORK

PLUMBING:  
NO SCOPE OF WORK IN PLUMBING

### LOCATION MAP



### CODE REFERENCES

- FLORIDA BUILDING CODE, 7th EDITION (2020)
- FLORIDA EXISTING CODE, 7th EDITION (2020)
- FLORIDA RESIDENTIAL CODE, 7th EDITION (2020)
- NATIONAL ELECTRIC CODE 5th EDITION (2017)

### BUILDING CODE SUMMARY

OCCUPANCY TYPE: R-3  
CONSTRUCTION TYPE: TYPE III-B  
CLASSIFICATION OF WORK: LEVEL 2 ALTERATION

### FLOOD ZONE INFORMATION:

FLOOD MAP: 12086C0307L  
FLOOD ZONE: AE  
BASE FLOOD ELEVATION: +8'  
EXISTING AND NEW FIRST FLOOR ELEVATION: -

LOTAREA 8802 SQFT

### ZONING DATA

| ZONE                             | H30B     |          |          |
|----------------------------------|----------|----------|----------|
|                                  | REQUIRED | EXISTING | PROPOSED |
| SETBACKS OF ACCESSORY BUILDINGS: |          |          |          |
| FRONT                            | 20'      | 19'-11"  | 19'-11"  |
| SIDE (SOUTH)                     | 5'-6"    | 11'-1"   | 5'-6"    |
| SIDE (NORTH)                     | 5'-6"    | 32'-9"   | 32'-9"   |
| REAR                             | 20'      | 120'-9"  | 120'-9"  |
| BUILDING HEIGHT                  | 12'      | 10'-0"   | 10'-0"   |

LOT COVERAGE  
REQUIRED 40% = 3540 SQFT  
EXISTING SINGLE FAMILY HOME = 1634 SQFT  
EXISTING UTILITY BUILDING = 215 SQFT  
EXISTING TOTAL = 1849 SQFT (21 %)  
EXISTING SINGLE FAMILY HOME = 1634 SQFT  
PROPOSED UTILITY BUILDING = 324 SQFT  
PROPOSED TOTAL = 1958 SQFT (22 %)

### CLASSIFICATION OF WORK: RENOVATION & MODIFICATION

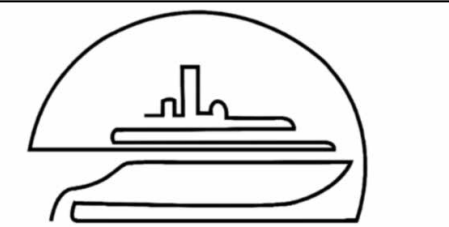
EXISTING:  
TOTAL: 176 SQ FT  
CONDITIONED: 176 SQ FT (EXISTING CONDITIONED SPACE)  
PROPOSED:  
TOTAL: 277 SQ. FT.  
CONDITIONED: 277 SQ. FT.

### LEGAL DESCRIPTION

35 52 42 PB 16-44  
NORMANDY BEACH 2ND AMD PL  
LOT 3 BLK 23  
LOT SIZE 50.000 X 160  
OR 20970-0934 08 2001 4

### DRAWING INDEX

|        |                                 |
|--------|---------------------------------|
| A-0.0  | COVER SHEET                     |
| A-0.1  | NOTES AND ABBREVIATIONS         |
| SP-1.0 | EXISTING AND PROPOSED SITE PLAN |
| D-1.0  | DEMOLITION PLAN                 |
| A-1.0  | PROPOSED FLOOR PLAN             |
| A-3.0  | PROPOSED ELEVATIONS             |
| A-4.0  | WALL SECTIONS                   |



BLUE HORIZON ENGINEERING  
443 SW 2nd Ave, Fort Lauderdale, FL 33301  
P: 954-420-8225  
E: projects@bluehorzonengineering.com

### ENGINEER:

KYLE MAILLOUX, P.E.  
Licence Number: 87103  
443 SW 2nd Ave, Fort Lauderdale, FL 33301  
P: 954-420-8225  
E: Kyle@bluehorzonengineering.com

PROJECT NAME

Expand Existing Storage Room

PROJECT ADDRESS

8850 Hawthorne Ave, Surfside, FL

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
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CLIENT: Paul Carvajal

Drawn by Author  
Designed by Designer  
Checked by Checker

PROJECT NUMBER:  
230513

**A-0.0**

SHEET NUMBER





BLUE HORIZON ENGINEERING  
 443 SW 2nd Ave, Fort Lauderdale  
 FL 33301  
 P: 954-420-8225  
 E: projects@bluehorizonengineering.com

ENGINEER:  
 KYLE MAILLOUX, P.E.  
 License Number: 87103  
 443 SW 2nd Ave, Fort Lauderdale  
 FL 33301  
 P: 954-420-8225  
 E: Kyle@bluehorizonengineering.com

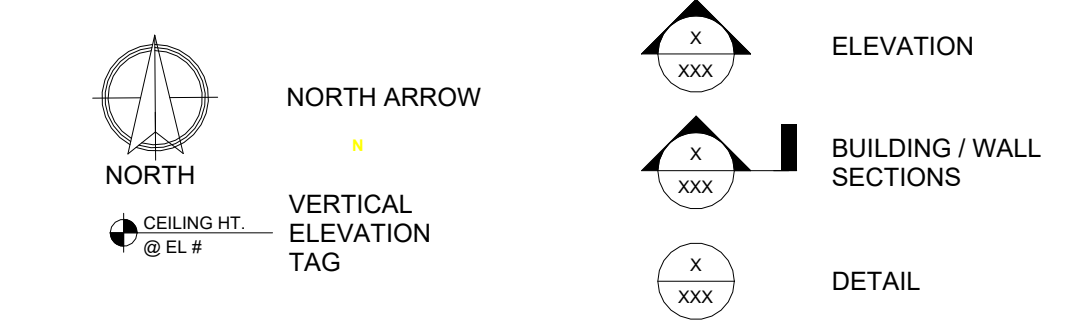
PROJECT NAME: **Expand Existing Storage Room**

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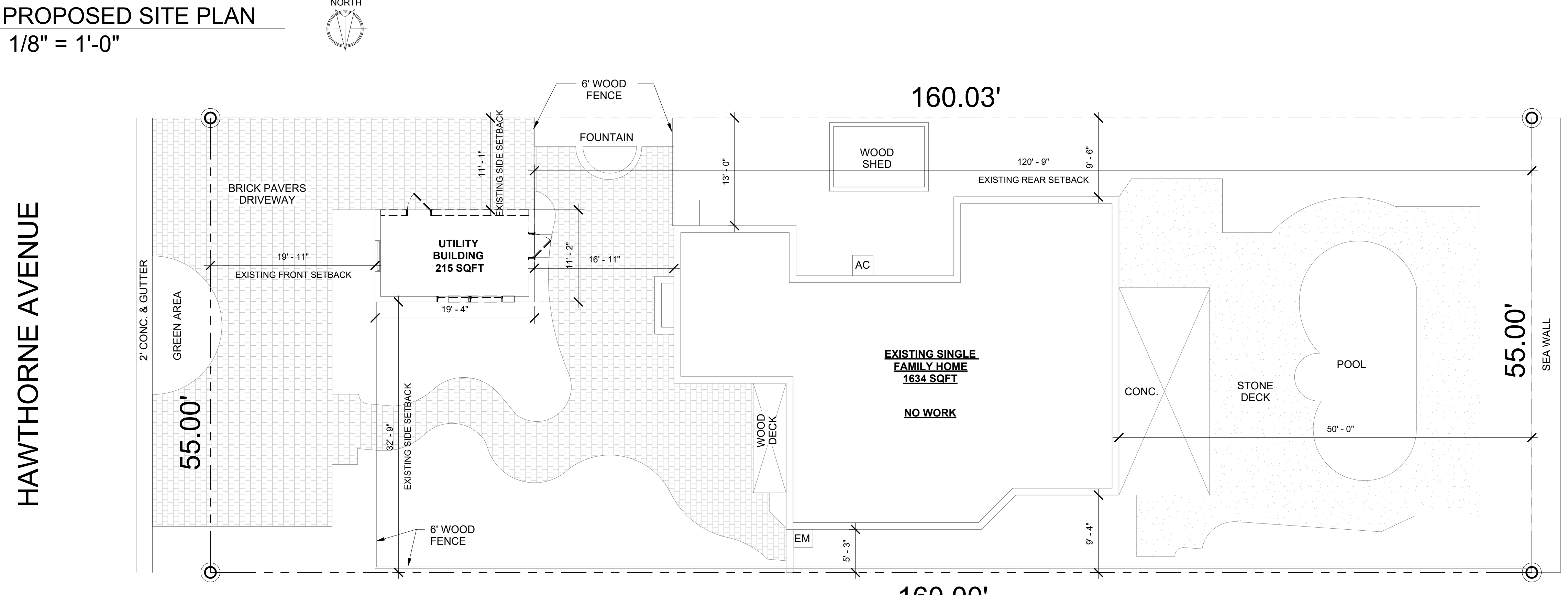
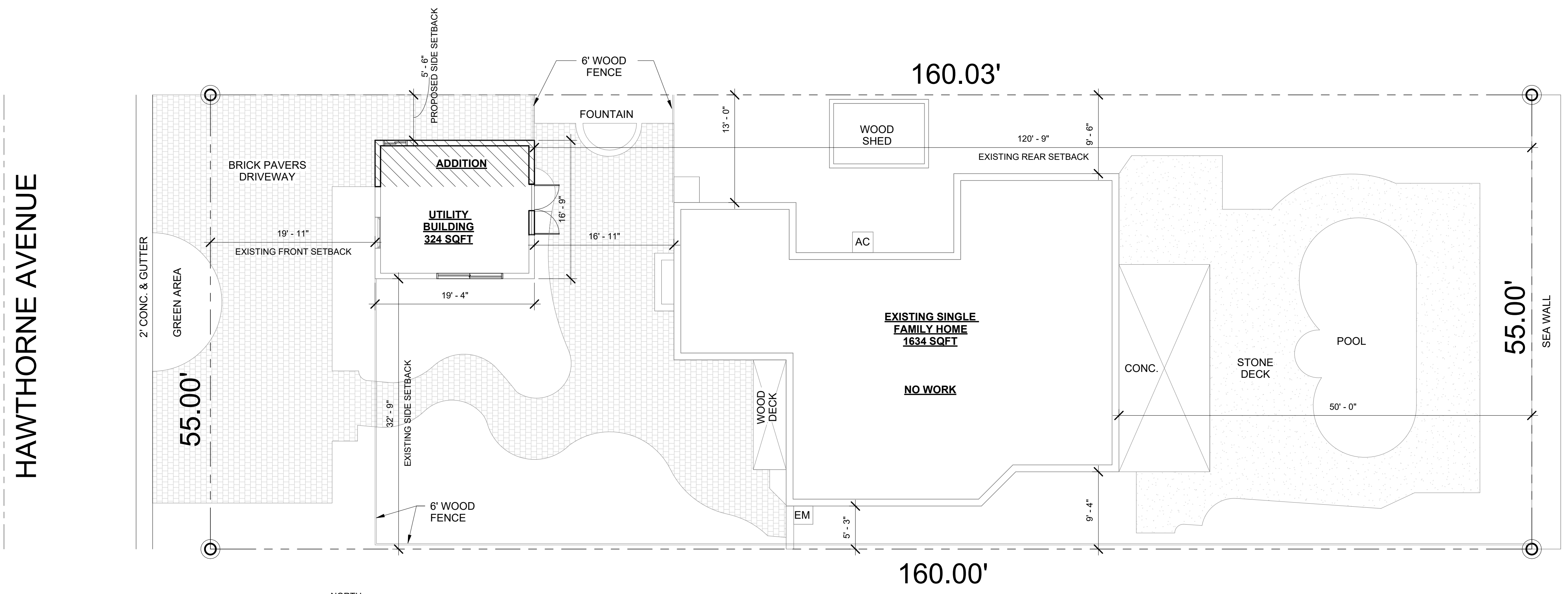
CLIENT: Paul Carva

Drawn by  
 Designed by  
 Checked by  
 PROJECT NUMBER:  
 230513

**SP-1**  
 SHEET NUMBER



DRAWING TITLE: **TITLE**  
 SCALE FACTOR: **SCALE**  
 SCALE: NTS  
 DRAWING NUMBER: **1**  
 SHEET NUMBER: **A-1**  
 DTL - 000 **3**



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

ENGINEER:  
KYLE MAILLOUX, P.E.  
Licence Number: 87103  
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P: 954-420-8225  
E: Kyle@bluehorzonengineering.com

THIS PROJECT CONSIST OF

- EXTENSION OF UTILITY BUILDING
- NEW DOORS AND WINDOWS.

MECHANICAL:  
REFER MECHANICAL PLAN FOR SCOPE OF WORK.

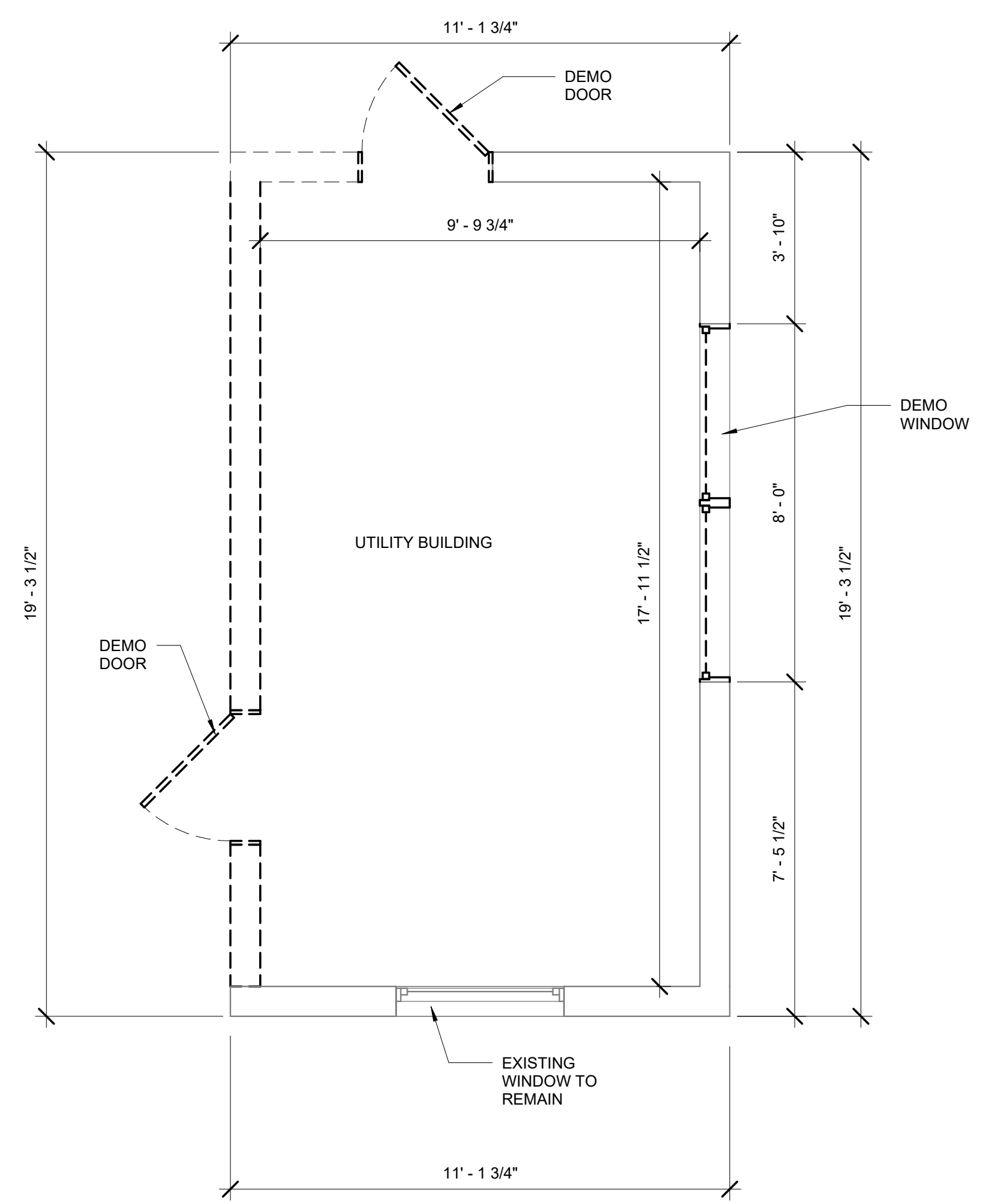
ELECTRICAL:  
REFER ELECTRICAL PLAN FOR SCOPE OF WORK

PLUMBING:

## SCOPE OF WORK

SCALE: NTS DTL - 000



1. THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IT IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE WORK. NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR PREFORMING A WALK THROUGH OF THE PROJECT TO IDENTIFY POSSIBLE CRITICAL ITEMS NOT OR INCORRECTLY ADDRESSED, WHICH REQUIRE REMOVAL/RELOCATION PRIOR TO SUBMITTING A BID TO THE OWNER.
- 2.
3. CUT, REMOVE, PATCH, AND REFINISH EXISTING CONSTRUCTION AS REQUIRED TO LEAVE WORK COMPLETE AND IN SATISFACTORY CONDITION.
4. CONTRACTOR IS TO PROTECT ALL CONCEALED UTILITIES, ASSURE PROPER IDENTIFICATION OF ALL UTILITIES AND CAP AS REQUIRED.
5. DEMOLITION & REPAIR WORK MAY ENTAIL INTERVENTIONS IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK IN VARIOUS AREAS WITHIN THE SCOPE. IT MAY REQUIRE WORK INVOLVING REMOTE UTILITY LINES (ELECTRICAL, COMMUNICATION, DATA, ETC.) ANY WORK IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK SHALL BE ALL-INCLUSIVE, PROVIDING ALL UTILITIES, FINISHES AND EQUIPMENT REQUIRED TO RETORE THE AREA TO FULLY OPERATIONAL CONDITIONS.
6. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AS REQUIRED, TO MATCH ADJACENT SURFACES.
7. COORDINATE WITH OWNER PRIOR TO DEMOLITION FOR ALL ITEMS WHICH WILL REQUIRE RELOCATION, STORAGE OR TURN OVER TO OWNER FOR ALL MATERIAL REMOVED FROM EXISTING CONSTRUCTION.
8. PLANS SHALL BE SUBMITTED BY THE CONTRACTOR PRIOR TO COMMENCING WORK FOR ALL PHASING, STAGING, CONSTRUCTION AREAS AND MAINTENANCE OR REQUIRED CLEARANCES FOR OPERATIONS, EXITING AND ACCESS AT THE EXITING SITE IN ACCORDANCE WITH ALL APPLICABLE CODES. PRIOR TO START OF WORK, CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS, CONFIRM ALL UTILITIES, SHOULD ANY PROBLEMS BE EVIDENT, NOTIFY THE OWNER AND ARCHITECT FOR DIRECTION. THE FIRE ALARM AND COVERAGE FOR THE SURROUNDING AREAS SHALL REMAIN IN OPERATION AT ALL TIMES.
- 9.
10. DO NOT SCALE DRAWINGS.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO FIELD CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY THE OWNER AND ARCHITECT IF ANY DISCREPANCIES ARE FOUND.
12. ALL AREAS OF DEMOLITION OPERATIONS SHALL BE PROPERLY POSTED WITH SIGNS WARNING OF DANGER. SUFFICIENT WATCH PERSONS SHALL BE PROVIDED TO WARN WORKERS OF IMPENDING DANGERS, AND ALL UNAUTHORIZED PERSONS SHALL BE EXCLUDED FROM PLACES WHERE DEMOLITION IS IN PROGRESS.
13. ALL TREES & STUMPS DESIGNED FOR RELOCATION OR REMOVAL TO REMOVE ENITE ROOT STRUCTURE AND SHALL BE EXCAVATED AS REQUIRED.
14. TREE STUMPS SHALL BE REMOVED TO THEIR FULL DEPTH. ROOTS 3" AND LARGER SHALL BE REMOVED TO A DEPTH OF 2 ft BELOW FINISHED GRADE. STUMPS SHALL BE LEGALLY DISPOSED OF OFF SITE.
15. CONTRACTOR TO MAINTAIN SAFE INGRESS AND EGRESS TO THE SITE AT ALL TIMES. COORDINATE WITH THE OWNER FOR PHASING.
16. CONTRACTOR SHALL COORDINATE WITH OWNER FOR RELOCATION OF ANY EXISTING UTILITIES. REMOVE ALL FOUNDATIONS AND UNDERGROUND UTILITIES. CAP AND TERMINATE AS REQUIRED.
17. CONTRACTOR TO COORDINATE SUEVEY, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION DRAWINGS FOR UTILITY CONNECTIONS, TRENCHING, AND REQUIRED DEMOLITION. COORDINATE WITH OWNER FOR ALL TIE-INS AND SYSTEMS CONNECTIONS.
18. CONTRACTOR TO COORDINATE AND PROVIDE MAINTENANCE OF TRAFFIC OPERATIONS PLANS (WITH ALL APPLICABLE MUNICIPAL APPROVALS) FOR ALL TEMPORARY SIDEWALK/ROADWAY UTILITES WORK TO MAINTAIN EGRESS AND ACCESS FOR THE SITE DURING CONSTRUCTION AND COORDINATE REPLACEMENT OF TEMPORARY SIDEWALK PRIOR TO COMPLETION OF CONSTRUCTION. SEE CIVIL DRAWINGS.
19. CONTRACTOR TO REVIEW ALL EXISTING PARTIALLY BUILT WALL AND LOOK FOR DETERIORATION OF REINFORCED STEEL, CONCRETE & MASONRY. CHANGE ALL RUCTED REBARS TIES.
20. REMOVE ALL DEBRIS FROM CMU CELLS AND REMOVE RUST OF STEEL DOWELS. ANY EXISTING DOWEL TO BE REUSED SHALL HAVE MIN. 94% OF THE ORIGINAL SECTION AREA & MIN. 96% OF THE DIAMETER OTHERWISE REPLACE DRILLING & SETTING IN EPOXY. A NEW ONE PER STRUCTURE DRAWINGS INSTRUCTIONS.
21. CUT ALL EXISTING DOWLS THAT WILL NOT BE USED, GRIND BELOW SURFACE. CLEAN AND COVER WITH EPOXY MORTAR.
22. EXISTING FOOTS MAY REMAIN AND BE CONNETED TO NEW PER STRUCTURAL DRAWINGS.



1 DEMO FIRST FLOOR PLAN  
3/8" = 1'-0"

## DEMOLITION NOTES

SCALE: NTS DTL - 000

- EXISTING EXTERIOR 8" CMU WALLS TO DEMOLISH. (SEE PARTITION DETAILS TYPES FOR ADDITIONAL INFORMATION)
- EXISTING INTERIOR PARTITION WALLS TO BE DEMOLISHED. (SEE NEW PARTITION DETAILS TYPES FOR ADDITIONAL INFORMATION)
-  EXISTING DOORS TO BE DEMOLISHED. (SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION)
-  EXISTING WINDOWS TO BE DEMOLISHED/ REPLACED/ BLOCKED. (SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION)

## LEGENDS

SCALE: NTS DTL - 000

PROJECT NAME: **Expand Existing Storage Room**  
PROJECT ADDRESS: **8850 Hawthorne Ave, Surfside, FL**

| No. | Description | Date |
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CLIENT: **Paul Carvajal**

Drawn by **AG**  
Designed by **KM**  
Checked by **KM**

PROJECT NUMBER: **230513**

**D-1.0**

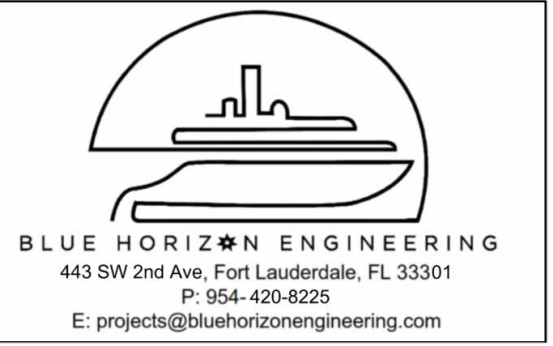
SHEET NUMBER

| # | Width   | Height  | Description | Manufacturer | Model   | NOA #          | Design Pressure |
|---|---------|---------|-------------|--------------|---------|----------------|-----------------|
| 1 | 6' - 0" | 6' - 8" | FRENCH DOOR | ES WINDOW    | ES-3000 | FL# 21-0113.10 | +90/-70 PSF     |

**NOTES:**  
1. JAMB DEPTH SHALL BE VERIFIED IN FIELD.  
2. NOT USED.  
3. ALL DOORS TO EXTERIOR SHALL HAVE WEATHERSTIPPING, THRESHOLD AND SCREENS.  
4. ALL GLAZING IN HAZARDOUS LOCATIONS DEFINED IN F.B.C. CHAPTER 24, SECTION 2406 SAFETY GLAZING INCLUDING SHOWER ENCLOSURES, WINDOWS, ETC, SHALL COMPLY WITH REQUIREMENTS OF THE SECTION.  
5. ALL NEW EXTERIOR DOOR SHALL BE IMPACT RESISTANT.  
6. WINDOW AND DOOR PERMIT UNDER SEPARATE PERMIT. CONTRACTOR TO PROVIDE NOAS AND WIND LOAD PRESSURES.

| # | Width    | Height  | Description       | Manufacturer | Model    | NOA #     | Design Pressure |
|---|----------|---------|-------------------|--------------|----------|-----------|-----------------|
| 1 | 8' - 0"  | 5' - 7" | HORIZONTAL ROLLER | ES WINDOWS   | ES-EL200 | FL# 21557 | +80/-75 PSF     |
| 2 | 2' - 11" | 3' - 0" | HORIZONTAL ROLLER | ES WINDOWS   | ES-EL200 | -         | -               |

**NOTES:**  
1. ALL GLAZING IN HAZARDOUS LOCATIONS DEFINED IN F.B.C. CHAPTER 24, SECTION 2406 SAFETY GLAZING INCLUDING SHOWER ENCLOSURES, WINDOWS, ETC, SHALL COMPLY WITH THE REQUIREMENTS OF THE SECTION.  
2. NOT USED.  
3. ALL NEW WINDOWS SHALL BE IMPACT RESISTANT.  
4. CONTRACTOR SHALL VERIFY ALL WINDOW SIZES AND JAMB THICKNESS PRIOR TO ORDERING.  
5. ALL OPERABLE WINDOWS SHALL HAVE SCREENS.  
6. ALL WINDOWS DESIGNATED AS EGRESS SHALL MEET THE REQUIREMENTS OF F.B.C. PER SECTION R310.  
7. WINDOW AND DOOR PERMIT UNDER SEPARATE PERMIT. CONTRACTOR TO PROVIDE NOAS AND WIND LOAD PRESSURES



**ENGINEER:**  
KYLE MAULOUX, P.E.  
Licence Number: 87103  
443 SW 2nd Ave, Fort Lauderdale, FL 33301  
P: 954-420-8225  
E: Kyle@bluehorizonengineering.com

THIS PROJECT CONSIST OF  
- EXTENSION OF UTILITY BUILDING  
- NEW DOORS AND WINDOWS.

**MECHANICAL:**  
REFER MECHANICAL PLAN FOR SCOPE OF WORK.

**ELECTRICAL:**  
REFER ELECTRICAL PLAN FOR SCOPE OF WORK

**PLUMBING:**  
NO SCOPE OF WORK IN PLUMBING

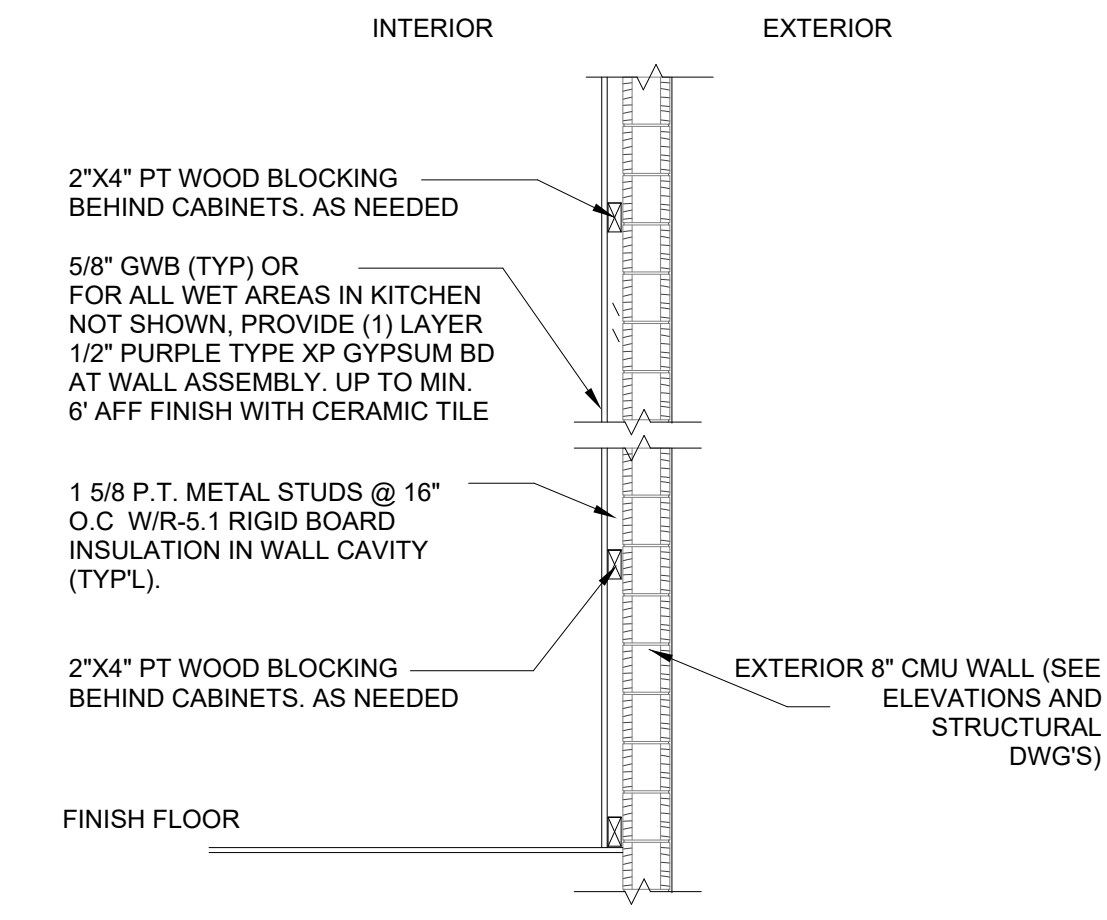
### SCOPE OF WORK

SCALE: NTS DTL - 000

- EXISTING CMU WALL
- NEW CMU BLOCK
- EXISTING INTERIOR WALL
- NEW INTERIOR WALL

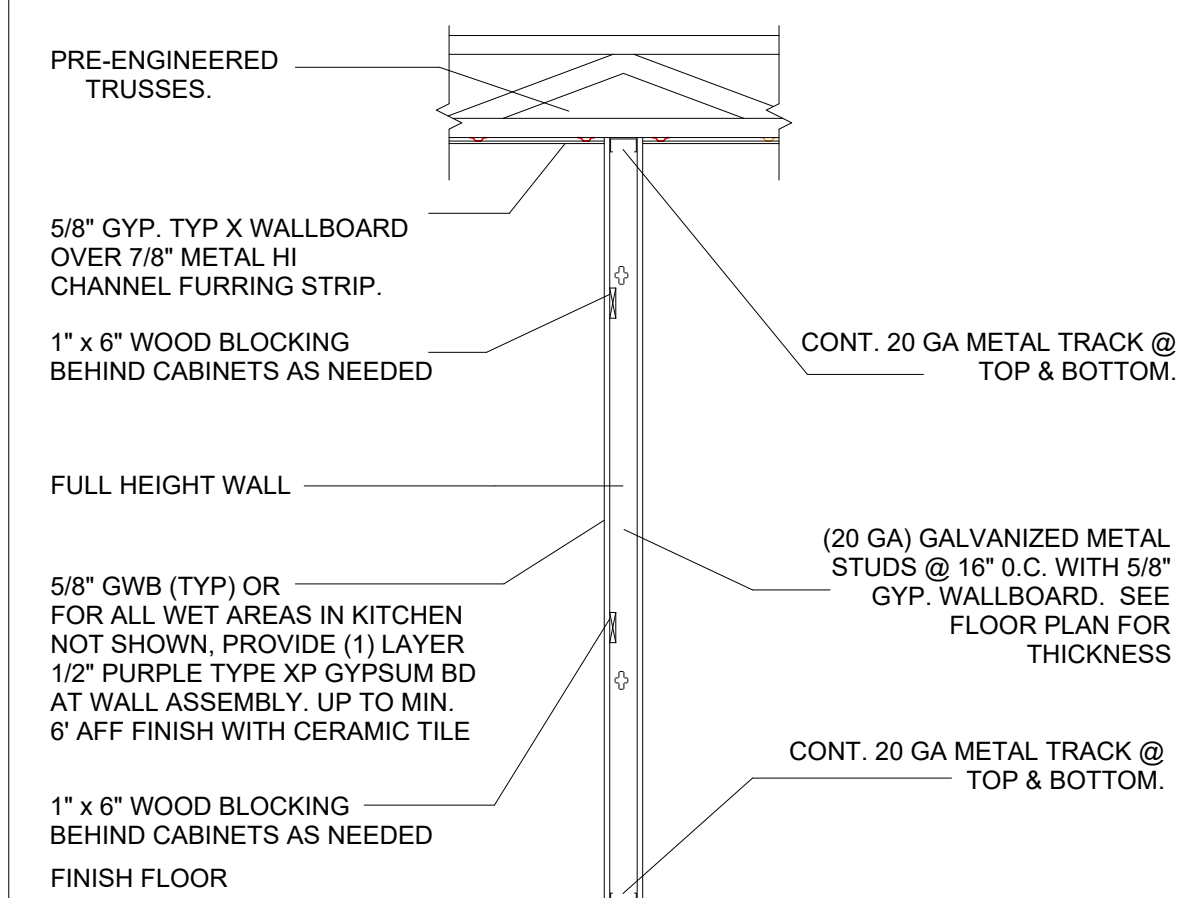
### PARTITION LEGEND

SCALE: NTS DTL - 000



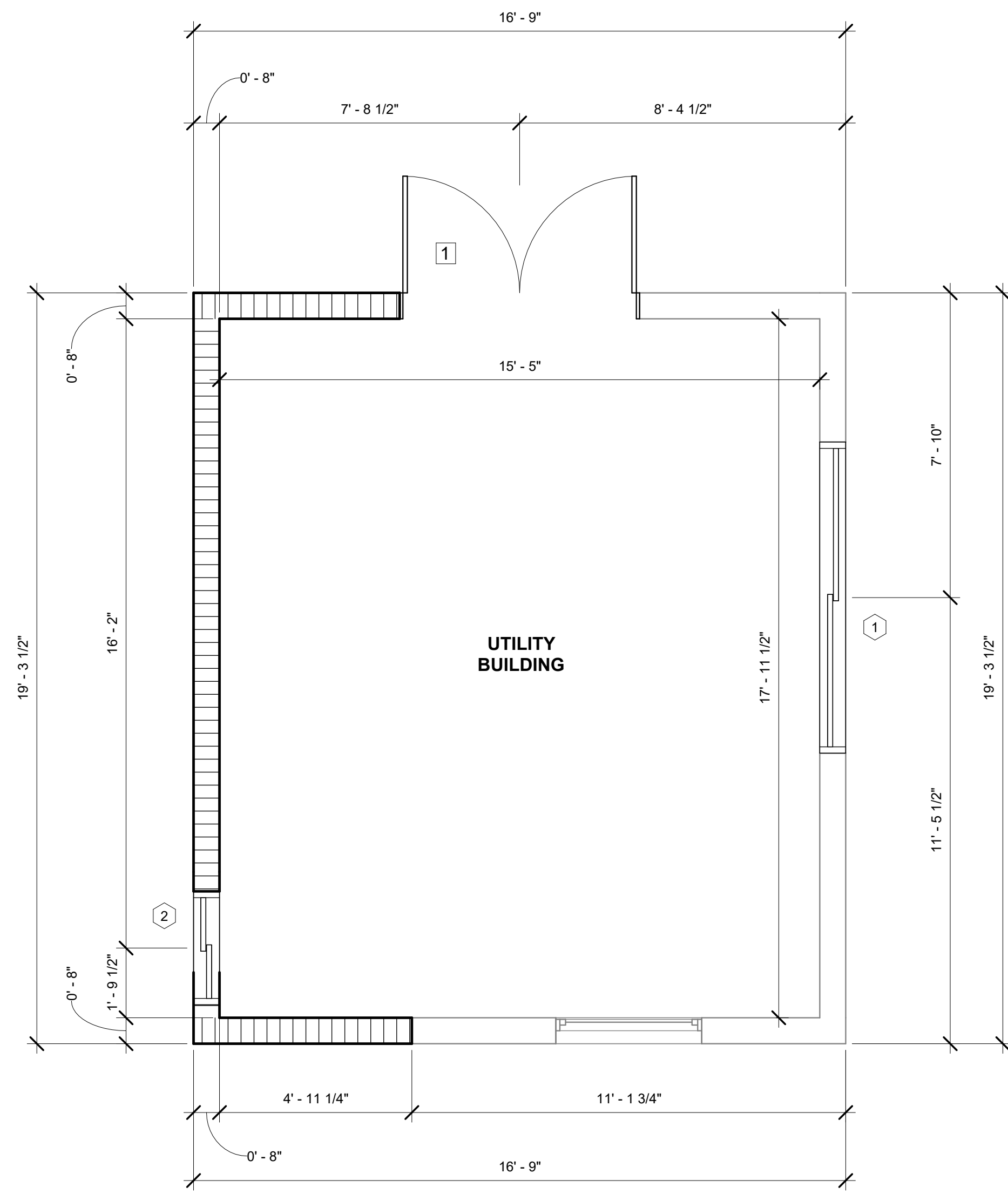
### GY. WALLBOARD FURRING

SCALE: NTS DTL - 000

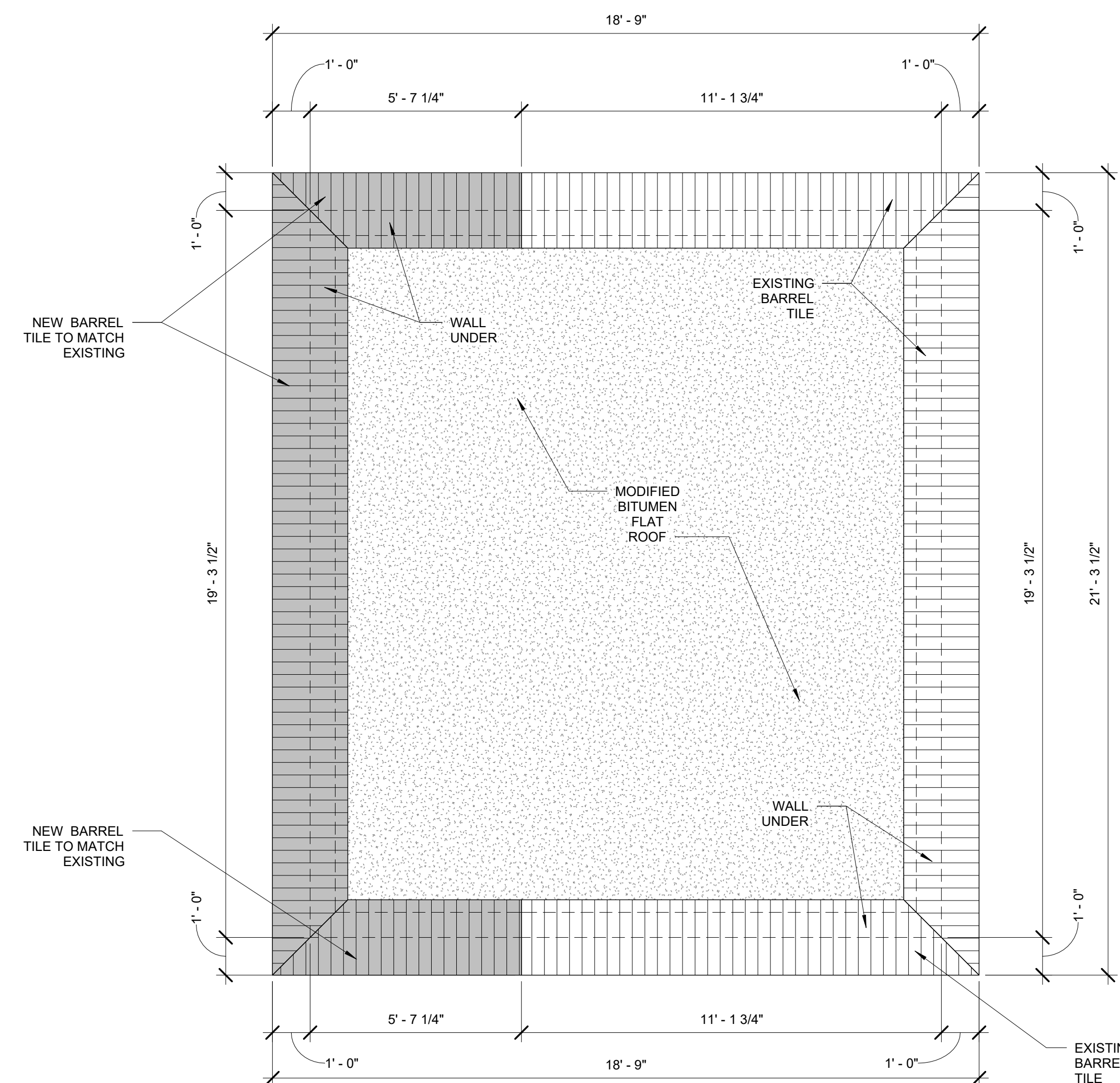
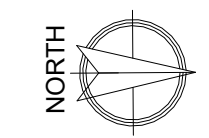


### INTERIOR PARTITION (TYP)

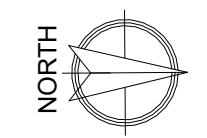
SCALE: NTS DTL - 000



**1** PROPOSED FIRST FLOOR PLAN  
3/8" = 1'-0"



**2** PROPOSED ROOF PLAN  
3/8" = 1'-0"



Expand Existing Storage Room

PROJECT ADDRESS  
8850 Hawthorne Ave, Surfside, FL

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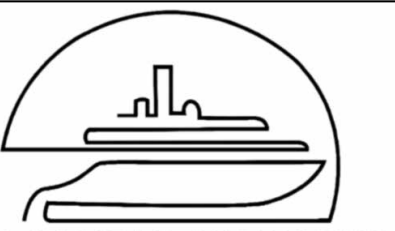
**CLIENT:** Paul Carvajal

Drawn by: AG  
Designed by: KM  
Checked by: KM

PROJECT NUMBER:  
230513

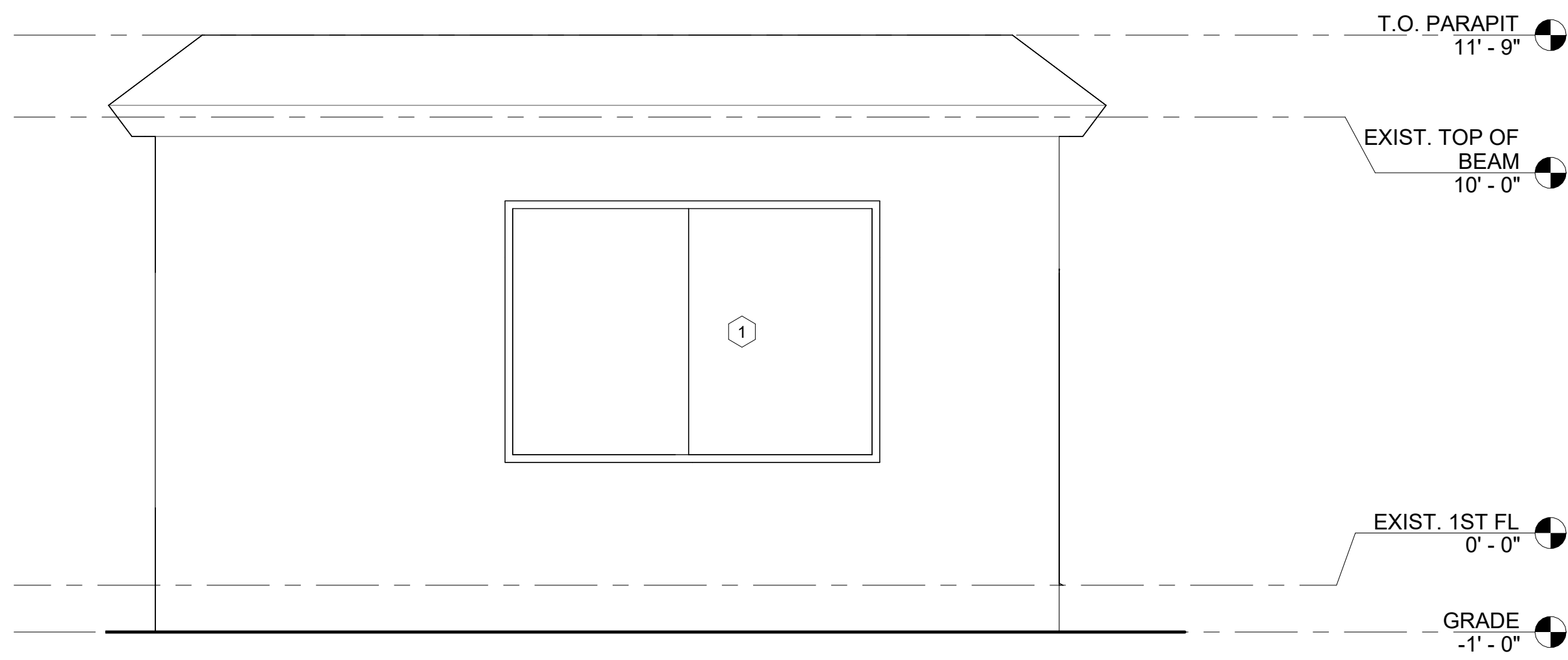
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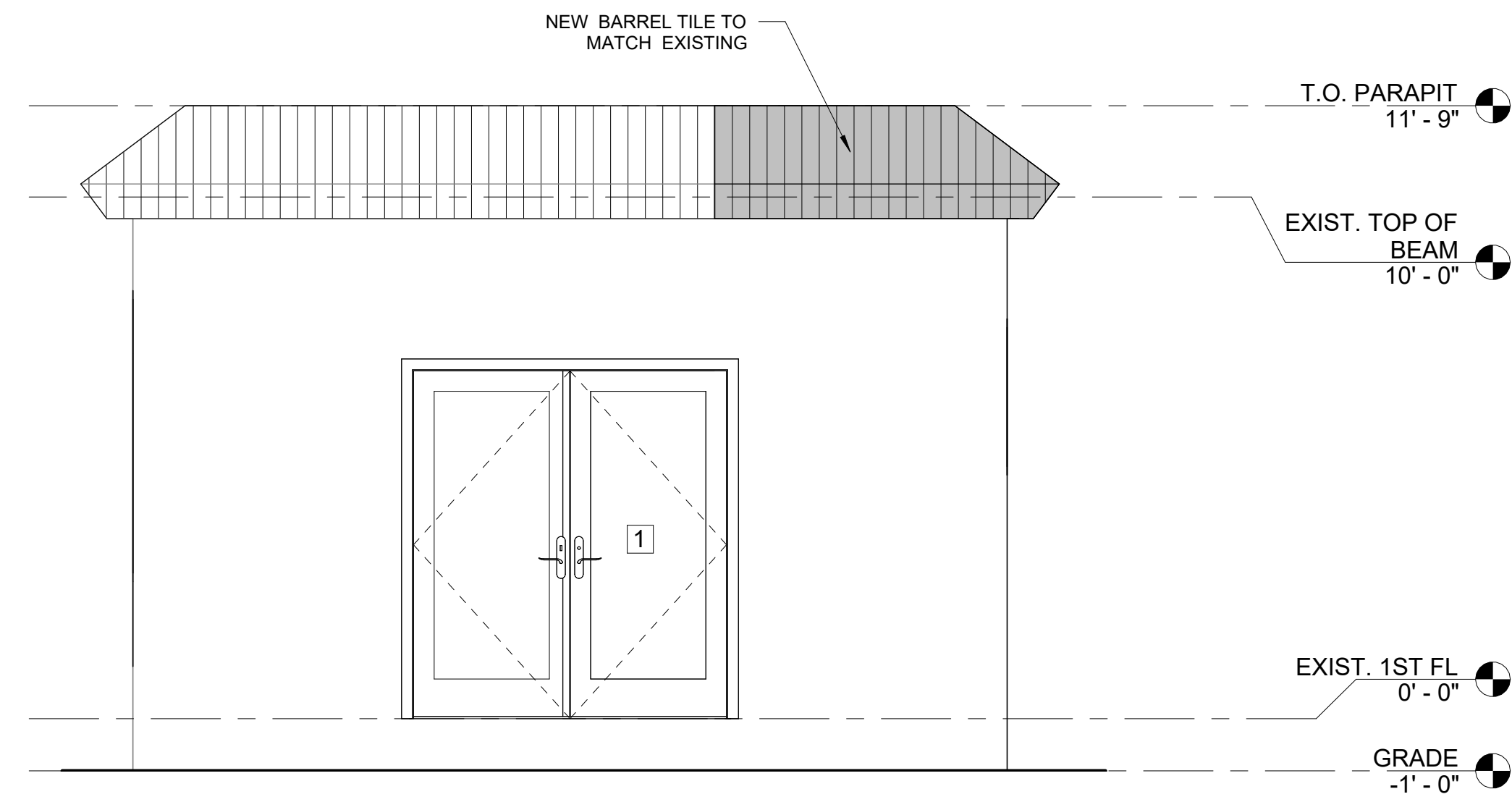


BLUE HORIZON ENGINEERING  
 443 SW 2nd Ave, Fort Lauderdale, FL 33301  
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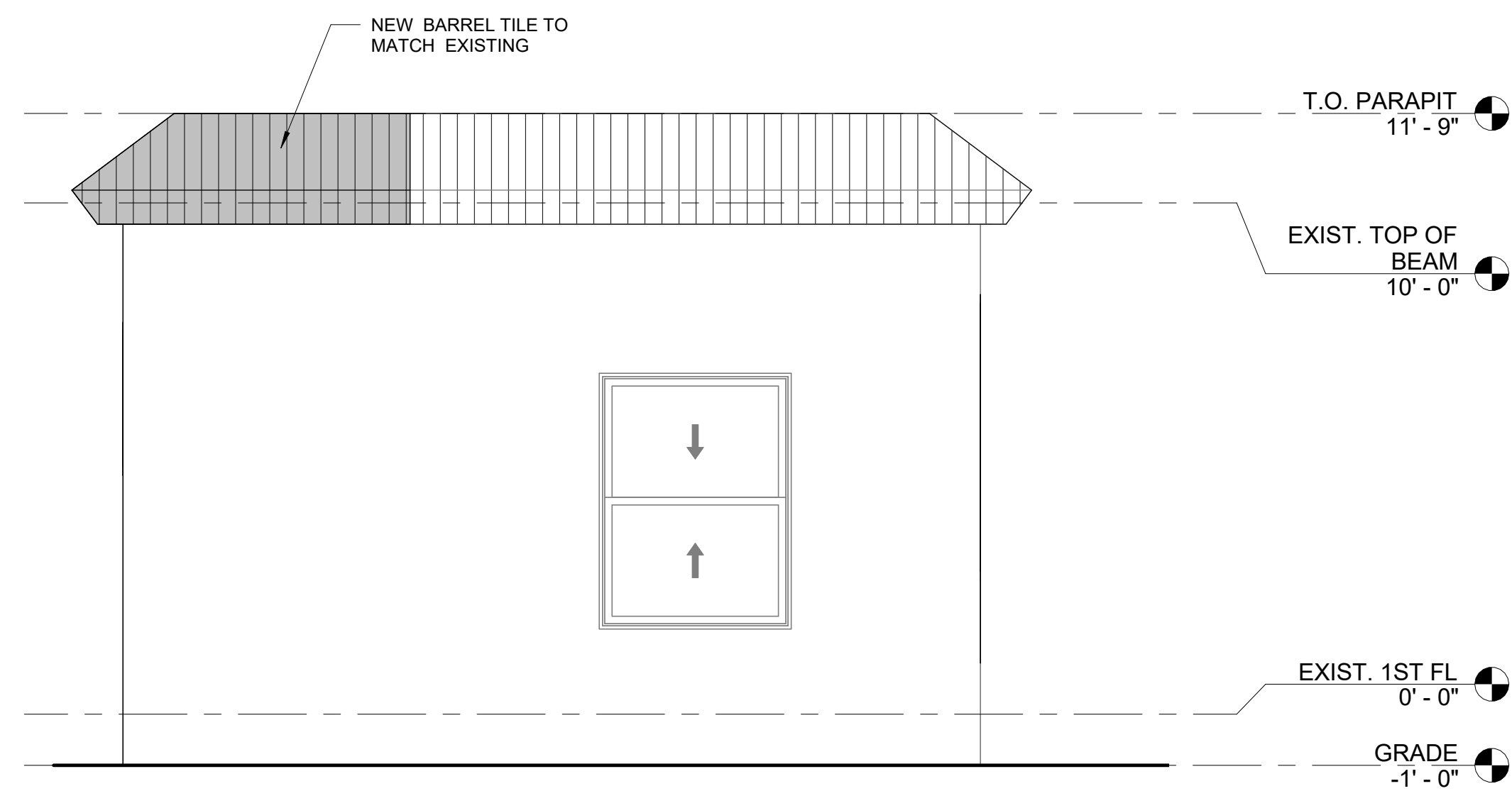
ENGINEER:  
 KYLE MAILLOUX, P.E.  
 Licence Number: 87103  
 443 SW 2nd Ave, Fort Lauderdale, FL 33301  
 P: 954-420-8225  
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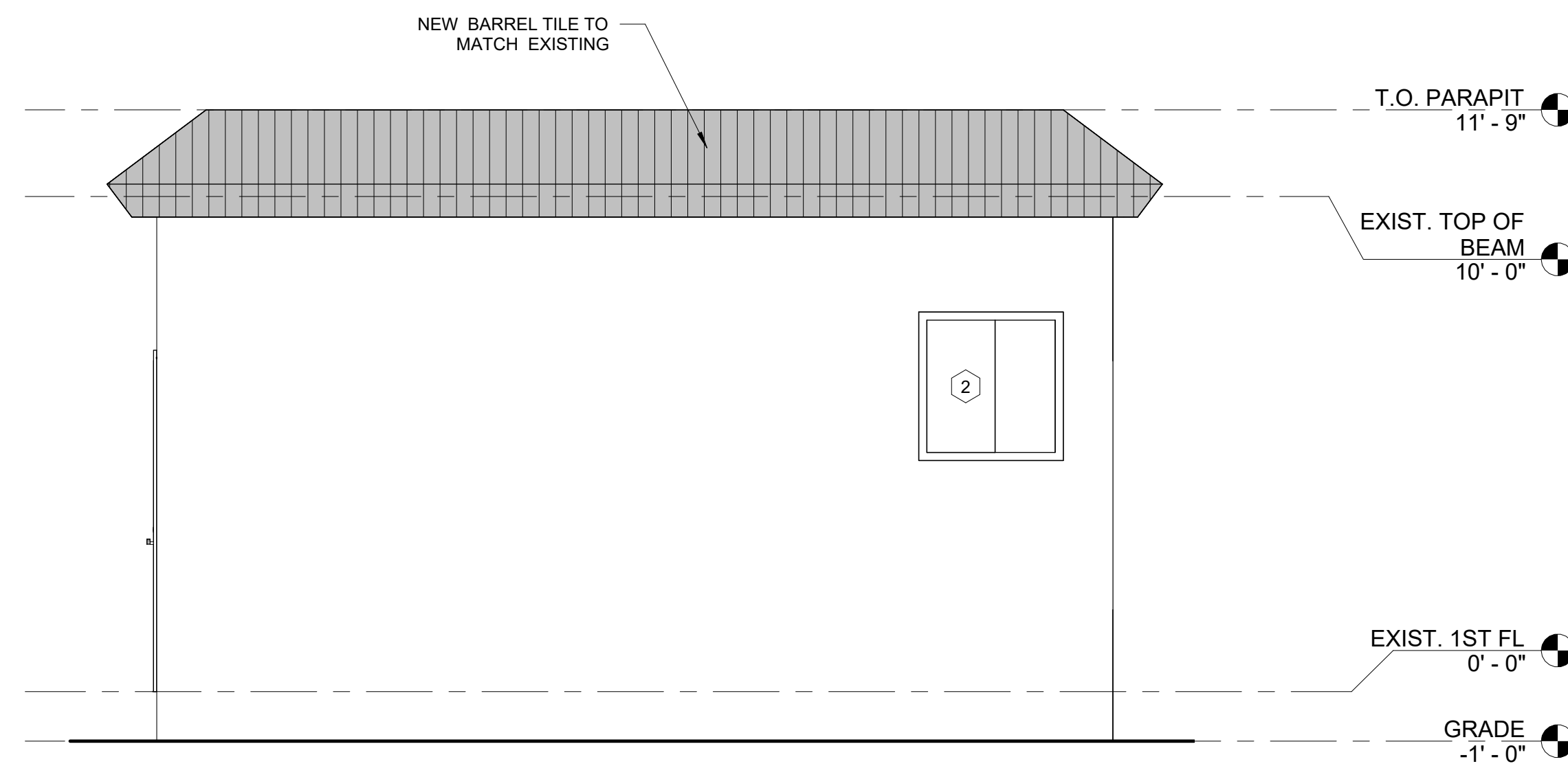
1 PROPOSED NORTH ELEVATION  
 3/8" = 1'-0"



2 PROPOSED WEST ELEVATION  
 3/8" = 1'-0"



3 PROPOSED EAST ELEVATION  
 3/8" = 1'-0"



4 PROPOSED SOUTH ELEVATION  
 3/8" = 1'-0"

PROJECT NAME: **Expand Existing Storage Room**  
 PROJECT ADDRESS: **8850 Hawthorne Ave, Surfside, FL**

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CLIENT: **Paul Carvajal**

Drawn by \_\_\_\_\_ Author  
 Designed by \_\_\_\_\_ Designer  
 Checked by \_\_\_\_\_ Checker

PROJECT NUMBER:  
**230513**

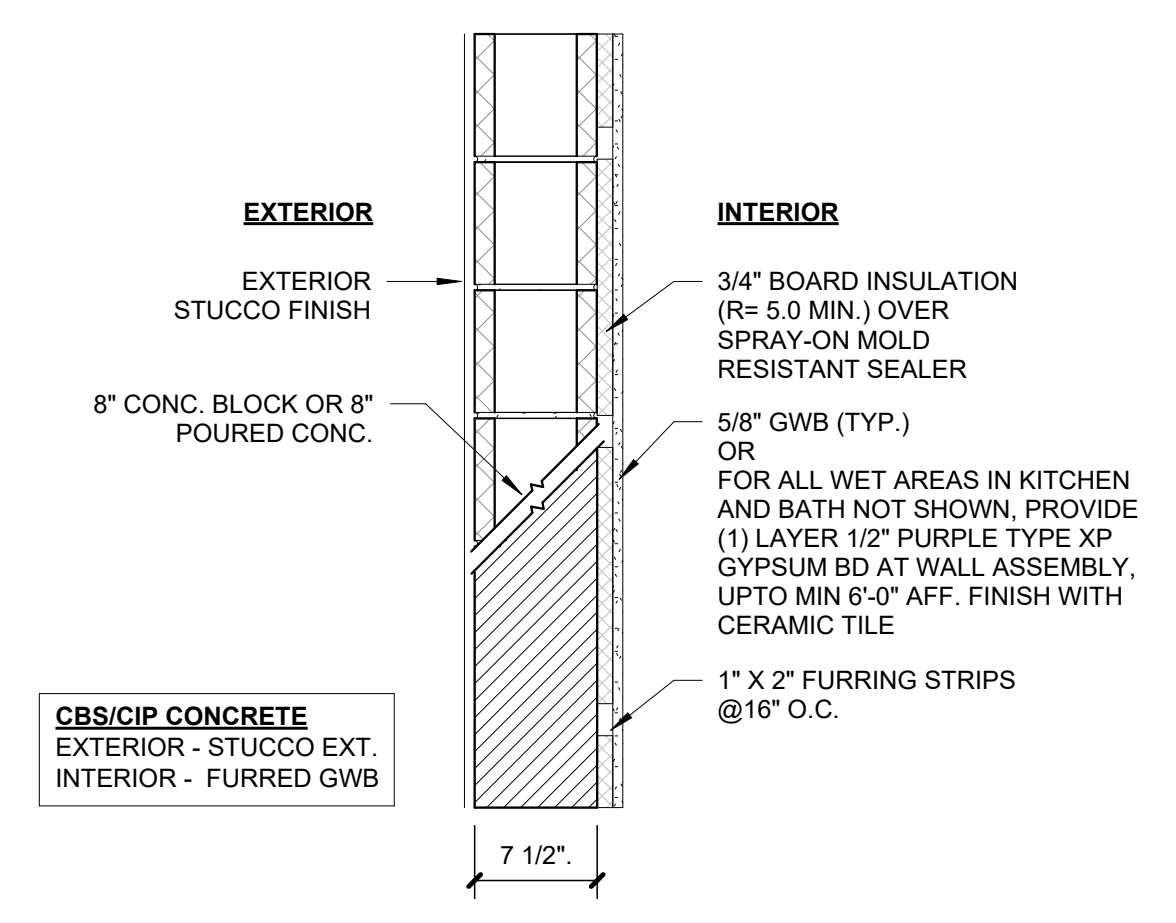
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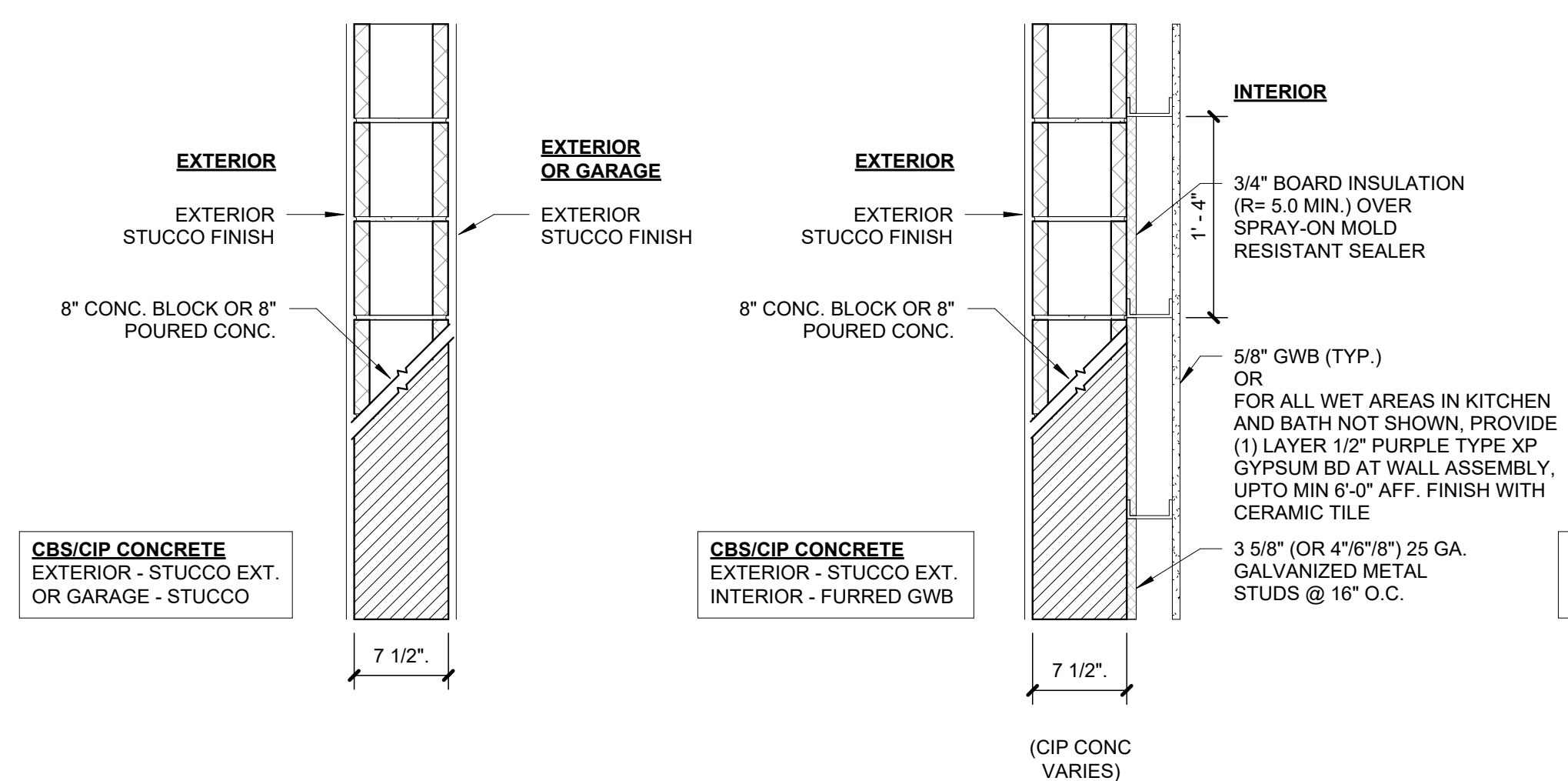
Expand Existing Storage Room

PROJECT ADDRESS

8850 Hawthorne Ave, Surfside, FL

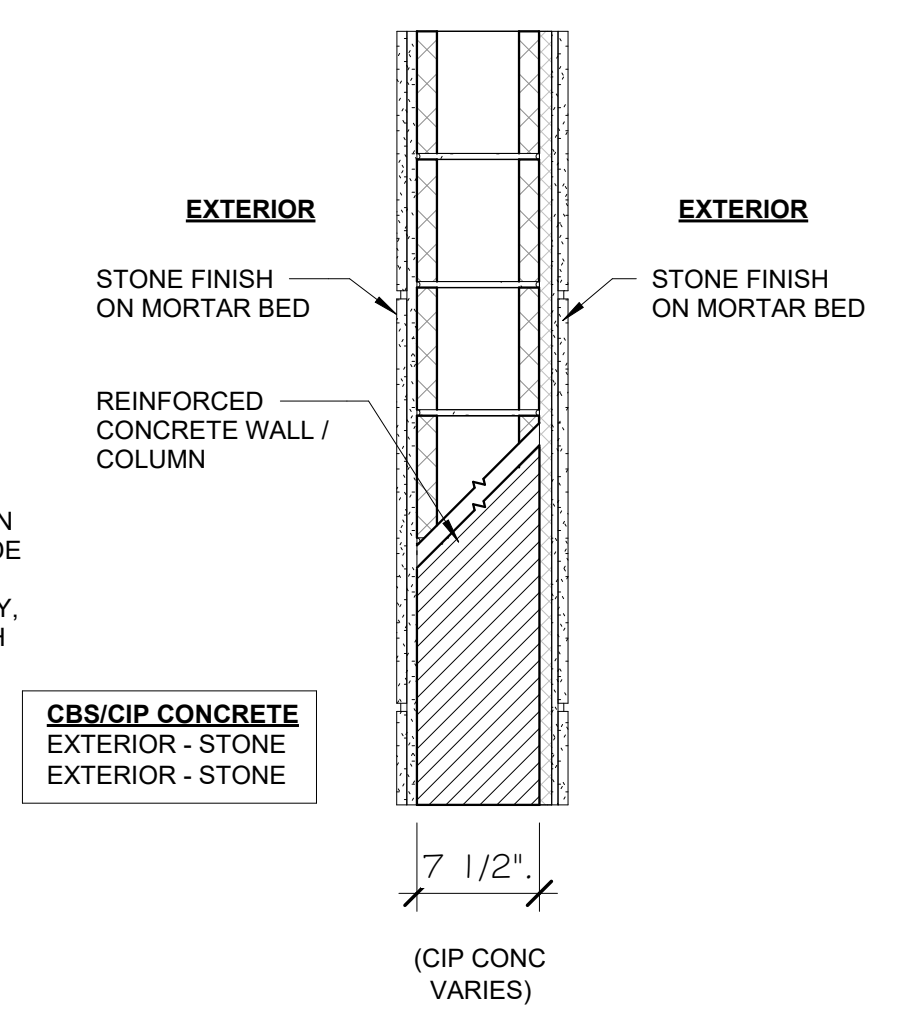


**M.1**  
**BLOCK WALL DETAIL**  
 SCALE: 1" = 1'-0"

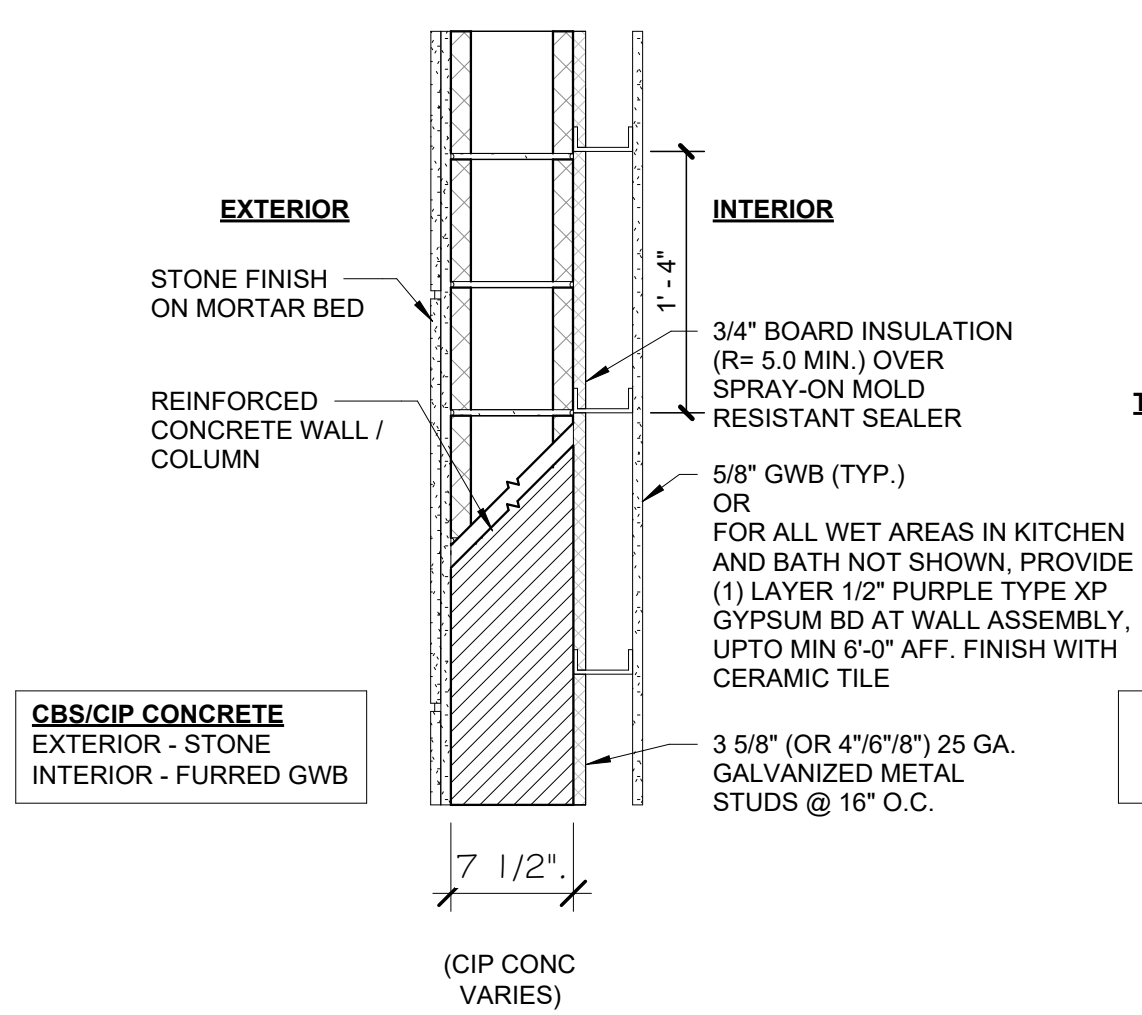


**M.2**  
**BLOCK WALL DETAIL**  
 SCALE: 1" = 1'-0"

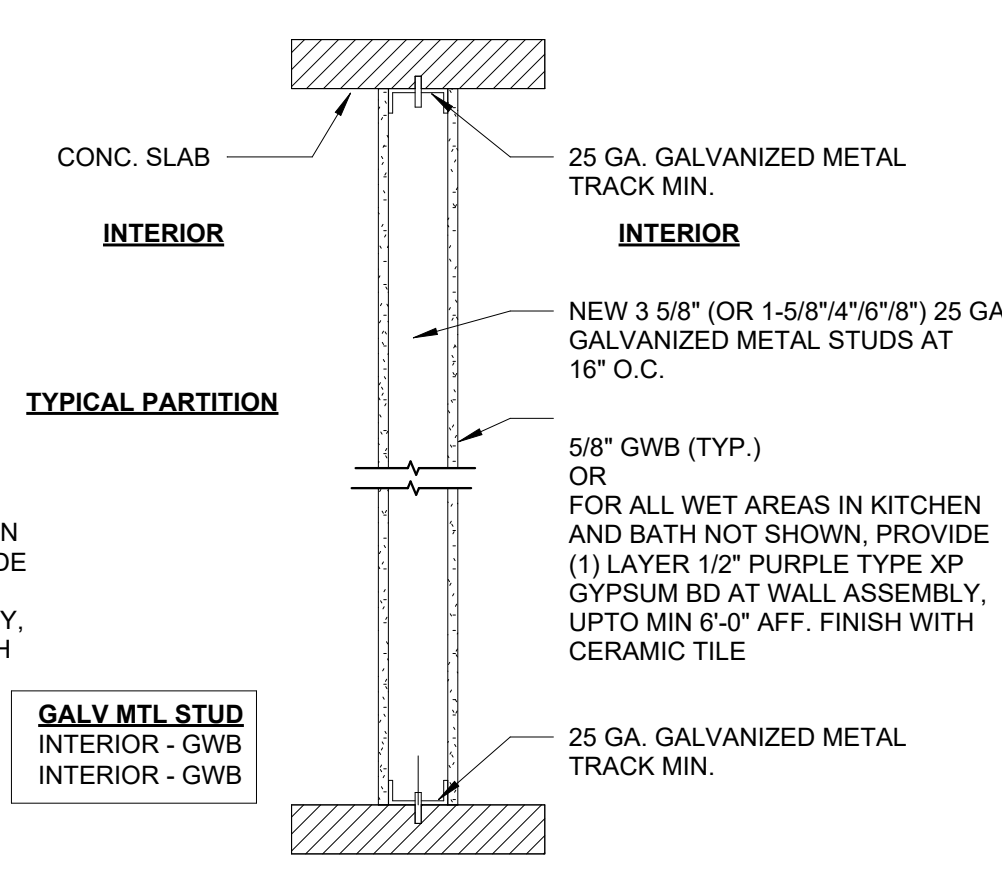
**M.3**  
**BLOCK WALL DETAIL**  
 SCALE: 1" = 1'-0"



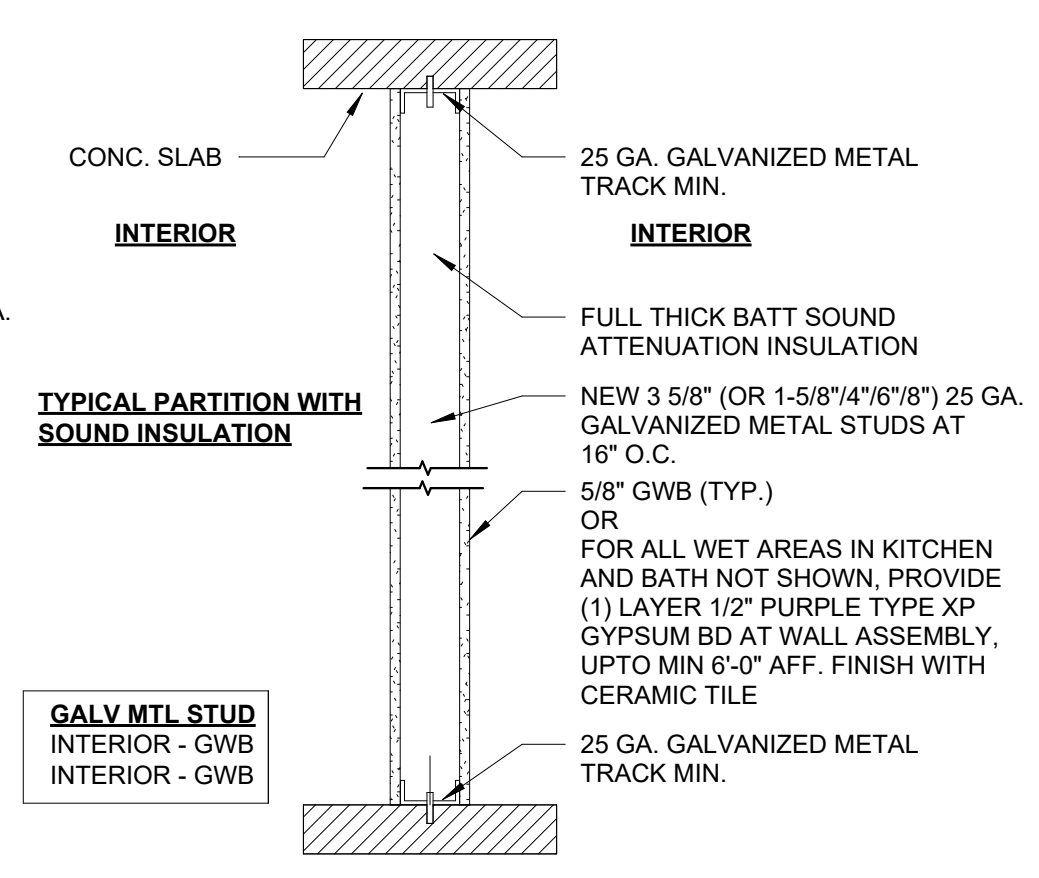
**M.4**  
**STONE WALL DETAIL**  
 SCALE: 1" = 1'-0"



**M.5**  
**STONE WALL DETAIL**  
 SCALE: 1" = 1'-0"



**P.1**  
**PARTITION WALL DETAIL**  
 SCALE: 1" = 1'-0"



**P.2**  
**PARTITION WALL DETAIL**  
 SCALE: 1" = 1'-0"

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CLIENT: **Paul Carvajal**

Drawn by \_\_\_\_\_ Author  
 Designed by \_\_\_\_\_ Designer  
 Checked by \_\_\_\_\_ Checker

PROJECT NUMBER: 230513

**A-4.0**

SHEET NUMBER

**GENERAL NOTES:**

- CONTRACTOR IS RESPONSIBLE FOR AND SHALL VERIFY AND COORDINATE ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER/ARCHITECT.
- CONTRACTOR SHALL FULLY BRACE AND OTHERWISE PROTECT ALL WORK IN PROGRESS UNTIL THE BUILDING IS COMPLETED.
- NOTIFY ENGINEER OR ARCHITECT OF ANY DISCREPANCIES ON DRAWINGS.
- CONTRACTOR TO NOTIFY ENGINEER OF ANY SUBSTITUTIONS OF ANY STRUCTURAL ITEMS OR MATERIALS NOTED ON THESE CONSTRUCTION DOCUMENTS. ENGINEER TO PROVIDE WRITTEN APPROVAL FOR SUBSTITUTED ITEMS PRIOR TO BEGINNING ANY WORK.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DEVIATIONS FROM THESE CONSTRUCTION DOCUMENTS AND SHALL ONLY PROCEED ONCE WRITTEN APPROVAL IS PROVIDED BY THE ENGINEER.

**DESIGN AND LOADING**

- THE INTENDED DESIGN STANDARDS (LATEST EDITION) AND/OR CRITERIA ARE AS FOLLOWS:
  - FLORIDA BUILDING CODE - BUILDING, SEVENTH EDITION
  - (FBC - 2020)
  - FLORIDA BUILDING CODE - RESIDENTIAL, SEVENTH EDITION (FRC - 2020)
  - NSD - 2018: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
  - ASCE 7-16: MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES
  - WOOD TRUSSES: TPI

**2. DESIGN LOADS**

- A. LIVE LOADS:**  
ROOF = 20 PSF  
DWELLING= 40 PSF (LIVING)

- B. DEAD LOADS:**  
ROOF = 20 PSF

- C. WIND VEL. (3 SEC GUST) = 170 MPH, ULT. 132 MPH ASD, EXPOSURE C, RISK CATEGORY 2**

**CONCRETE AND REINFORCING:**

- ALL CONCRETE WORK SHALL CONFORM TO THE LATEST ACI "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI-318".
- ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH, F'C = 3000 PSI (NORMAL WEIGHT)
- ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE, NEW BILLET STEEL, DEFORMED BARS, CONFORMING TO ASTM A-615, GRADE 60. ALL BARS SHALL BE SECURELY SUPPORTED AND WIRED IN PLACE.
- ALL WELDED WIRE FABRIC (W.W.F.) IN FLAT SHEETS ONLY AND SHALL CONFORM TO ASTM A-185.
- DETAIL REINFORCEMENT IN ACCORDANCE WITH ACI 315
- CONCRETE COVERAGE:
  - CONCRETE CAST AGAINST EARTH = 3"
  - CONCRETE EXPOSED TO WEATHER = #6 OR GREATER 2", #5 OR LESS 1"
  - CONCRETE NOT EXPOSED TO WEATHER OR CONTACT WITH GROUND
  - SLABS, WALLS, AND JOISTS = #11 OR SMALLER
  - BEAMS AND COLUMNS = 1"

7. LAP SPLICE SHALL BE: #5 BAR = 25", #4 BAR = 20", #3 BAR 15"

**STEEL REINFORCING**

SHALL BE ASTM #615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS.

**EPOXY:**

ANCHORING ADHESIVE SHALL BE A TWO COMPONENT 100% SOLIDS EPOXY BASED SYSTEM SUPPLIED IN MANUFACTURERS STANDARD CARTRIDGE AND DISPENSE THROUGH A STATIC-MIXING NOZZLE SUPPLIED BY THE MANUFACTURER. EPOXY SHALL MEET THE MINIMUM REQUIREMENTS OF ASTM C-881 SPECIFICATIONS FOR TYPE I, II, IV AND V, GRADE 3, CLASS B AND C AND MUST DEVELOP A MINIMUM 12650 PSI COMPRESSIVE YIELD STRENGTH AFTER 7 DAYS CURE. EPOXY MUST HAVE A HEAT DEFLECTION TEMPERATURE OF A MINIMUM 136F (68 C)

- SIMPSON "SET-XP" HIGH STRENGTH EPOXY OR EQUIVALENT
- DRILL HOLE 1/8" DIAMETER OVER REBAR SIZE TO DEPTHS SHOWN PER DRAWINGS.
- REMOVE DUST FROM HOLE WITH OIL-FREE COMPRESSED AIR. CLEAN WITH NYLON BRUSH AND BLOW OUT REMAINING DUST.
- FILL HOLE 1/2 - 2/3 FULL, STARTING FROM THE BOTTOM OF THE HOLE TO PREVENT AIR POCKETS. WITHDRAW NOZZLE AS HOLE FILLS UP.
- REBAR TO BE CLEAN AND OIL FREE. INSERT REBAR, TURNING SLOWLY UNTIL REBAR CONTACTS BOTTOM OF HOLE, DO NOT DISTURB DURING CURE TIME.
- REFER TO MANUFACTURERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.

**MASONRY WALLS:**

MASONRY UNITS SHALL MEET ASTM C-90 FOR HOLLOW LOAD BEARING TYPE MASONRY WITH UNIT STRENGTH OF 1900 PSI ON THE NEAT AREA (FM=1500 PSI), COURSING SHALL BE RUNNING BOND, UNO MORTAR SHALL BE TYPE "M" OR "S" AND MEET ASTM C-270 WITH MINIMUM COMPRESSION STRENGTH OF THE 1800 PSI FOR TYPE "S" OR 2500 PSI FOR TYPE "M". GROUT SHALL BE 2500 PSI MINIMUM COMPRESSIVE STRENGTH AND MEET ASTM C-1019. LAP SHALL BE 48 BAR DIAMETERS U.N.O.

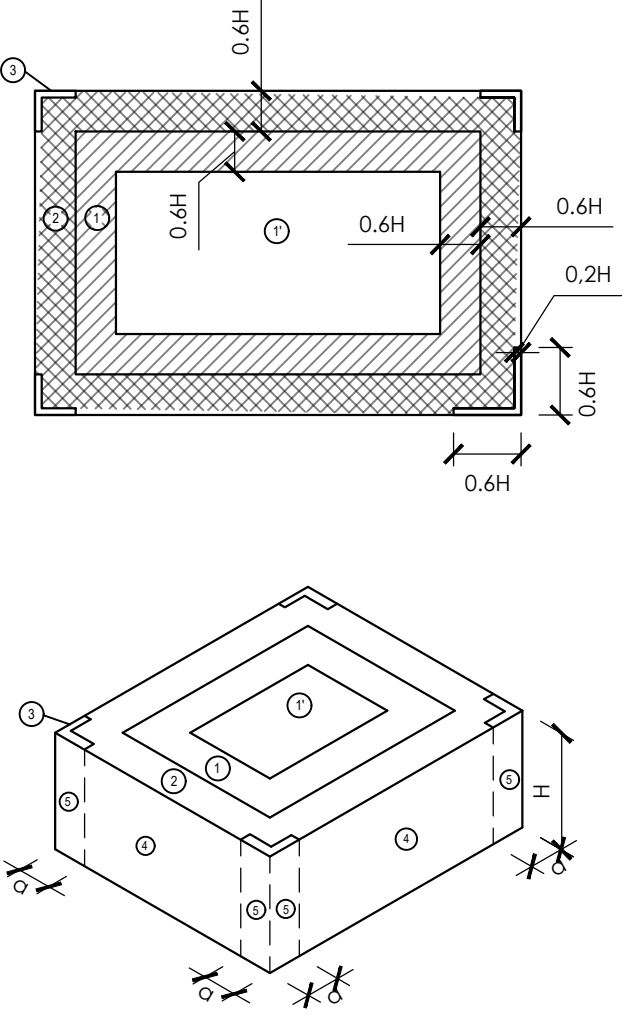
**WOOD:**

- PERFORM WORK IN ACCORDANCE WITH THE FOLLOWING AGENCIES: LUMBER GRADING AGENCY (CERTIFIED BY ALS) AND PLYWOOD GRADING AGENCY (CERTIFIED BY APA).
- ALL LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
- WOOD FRAMING STRUCTURAL MEMBERS TO BE #2 SOUTHERN YELLOW PINE (UNLESS NOTED OTHERWISE ON THESE DOCUMENTS). (DOES NOT INCLUDE NON BEARING INTERIOR STUD WALLS).
- ALL WOOD EXPOSED TO WEATHER OR IN CONTACT WITH EARTH TO BE PRESSURE TREATED.
- ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR STEEL SHALL BE PRESSURE TREATED OR SEAT PLATE/BARRIER SHALL BE PROVIDED BETWEEN WOOD AND NOTED MATERIALS.
- WALL SHEATHING TO BE 1/2" APA RATED EXPOSURE I CDX PLYWOOD U.O.N.
- ROOF SHEATHING TO BE 5/8" CDX PLYWOOD (U.O.N.). VERIFY WITH ROOF COVERING MANUFACTURER.
- INSTALL WOOD BLOCKING AS REQUIRED AT PLYWOOD SHEATHING PANEL EDGES.
- ALL CONNECTORS ARE SPECIFIED AS PER SIMPSON OR USP CATALOGS, LATEST EDITIONS. INSTALL AS PER MANUFACTURERS SPECIFICATIONS
- ALL CONNECTION HARDWARE IS TO BE FULLY FASTENED PER MANUFACTURERS REQUIREMENTS.
- SEE PLAN FOR ALL REQUIRED CONNECTION DETAILS AT WALLS, CORNERS, INTERSECTIONS, OPENINGS, ETC.
- ALL STRUCTURAL FRAMING JOISTS, STUDS, RAFTERS, ETC. TO BE SPACED AS NOTED ON PLANS.
- ALL WOOD FRAMING MATERIAL SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALL FRAMING LUMBER SHALL BE NO. 2 SYP OR BETTER.
- ALL LOAD BEARING PARTITIONS SHALL RECEIVE A DOUBLE 2X TOP PLATE AND LAPPED AT CORNERS.
- ALL PARTITIONS SHALL BE BRACED ON THE TOP AT INTERVALS NOT EXCEEDING 6 FEET ON CENTER
- ALL MULTIPLE GIRDERS, BEAMS AND JOISTS SHALL BE GANG NAILED
- ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS, AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY "SIMPSON STRONG TIE" OR APPROVED EQUAL
- PREFABRICATED LVL'S, GLULAMS, AND PSL HEADERS AND BEAMS SHALL BE MANUFACTURED BY "TRUS JOIST MacMILLAN CORP." OR APPROVED EQUAL. MINIMUM BENDING STRESSES SHALL BE AS FOLLOWS:
  - 19.0.1. LVL'S = 2,600 PSI
  - 19.0.2. PSL'S = 2,900 PSI
  - 19.0.3. GLULAMS = 2,400 PSI
- THE CONTRACTOR SHALL INSURE THAT ALL LOADS AND REACTIONS FROM BEAMS, BEARINGS WALLS, COLUMNS, ETC. ARE CONTINUOUSLY SUPPORTED TO THE FOUNDATION.
- TAPERED END CUTS SHALL MEET MANUFACTURERS REQUIREMENTS.

**ABBREVIATIONS**

U.N.O. UNLESS NOTED OTHERWISE  
V.I.F. VERIFY IN FIELD  
V.I.G.

**WIND PRESSURE CHART**



**DESIGN CRITERIA:**

THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH ALL PROVISIONS OF THE FLORIDA BUILDING CODE 2020, 7TH ED. INCLUSIVE OF ASCE7-16 WIND PROVISIONS FOR AN ULTIMATE DESIGN 3 SECOND GUST OF 170 MPH (132 MPH, NOMINAL WIND DESIGN), AS DEFINED IN SECTION 1609.2. DEFINITION (2), THIS STRUCTURE MEETS THE REQUIREMENTS OF AN ENCLOSED BUILDING AND HAS BEEN DESIGNED WITH AN INTERNAL PRESSURE COEFFICIENT OF +.18 AND -.18. COMPLIES WITH WIND SPEED MAPS AS ADOPTED BY COUNTY JURISDICTION.

RISK CATEGORY: II  
WIND EXPOSURE: C (FOR ALL DIRECTIONS)  
h = 15 FT  
IMPACT RATING REQUIRED: YES

ROUND UP TO THE HIGHER PRESSURE  
PRESSURES ARE NET PRESSURES

| ROOF UPLIFT SCHEDULE C&C |                |                  |        |       |       |        |
|--------------------------|----------------|------------------|--------|-------|-------|--------|
| TYPE                     | TRIBUTARY AREA | ZONE             |        |       |       |        |
|                          |                | (+) 1', 1, 2 & 3 | (-) 1' | (-) 1 | (-) 2 | (-) 3  |
| PRESSURE IN PSF          | 10             | +15.4            | -34.6  | -60.3 | -70.5 | -108.4 |
| POSITIVE = DOWN-FORCE    | 20             | +13.8            | -34.6  | -57.1 | -74.7 | -98.8  |
| NEGATIVE = UPLIFT        | 50             | +12.8            | -34.6  | -50.7 | -66.7 | -86.0  |
|                          | 100            | +12.2            | -34.6  | -47.5 | -63.5 | -74.7  |

| WIND PRESSURE SCHEDULE C&C |                |           |       |       |
|----------------------------|----------------|-----------|-------|-------|
| TYPE                       | TRIBUTARY AREA | ZONE      |       |       |
|                            |                | (+) 4 & 5 | (-) 4 | (-) 5 |
| WINDOWS / DOORS            | 10             | +37.8     | -41.1 | -50.7 |
| PRESSURES IN PSF           | 20             | +36.2     | -39.4 | -47.5 |
|                            | 50             | +33.0     | -36.2 | -42.7 |
|                            | 100            | +31.4     | -34.6 | -39.4 |

a = LESSER OF 10% OF LEAST HORIZONTAL DIM. OR .4h BUT NOT < EITHER 4% OF LEAST HORIZONTAL DIMEN. OR 3FT.  
h = MEAN ROOF HEIGHT (FT), EXCEPT THAT THE EAVE HEIGHT SHALL BE USED FOR ROOF ANGLES < 10 DEGREES.

**CONTRACTORS**

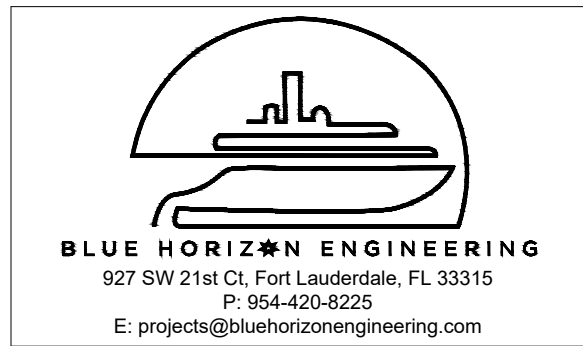
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING AND/OR ADJACENT STRUCTURES, STREETS, AND SIDEWALKS DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. SHOULD A DISCREPANCY BE FOUND STOP WORK IMMEDIATELY AND NOTIFY ENGINEER.
- CONTRACTOR SHALL WORK THE STRUCTURAL PLANS IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
- EXISTING STRUCTURE: CONTRACTOR SHALL REVIEW THE ORIGINAL CONSTRUCTION DRAWINGS OF THE EXISTING BUILDING PRIOR TO BIDDING AND DURING CONSTRUCTION TO VERIFY THE EXISTING MEMBERS AFFECTED BY THE NEW CONSTRUCTION.
- THE USE OF SCALE TO OBTAIN DIMENSIONS NOT SHOWN ON THESE PLANS IS STRICTLY FORBIDDEN. THE ENGINEER WILL NO BE RESPONSIBLE FOR ERRORS RESULTING FROM SUCH ACTION.
- IN CASE OF DISCREPANCIES BETWEEN THE ARCHITECTURAL AND STRUCTURAL PLANS, THE ARCHITECTURAL PLANS SHALL GOVERN UNLESS STRENGTH IS AFFECTED.
- ALL SPECIFIED MATERIALS AND CONNECTORS CAN BE SUBSTITUTED WITH EQUAL OR BETTER, WITH THE APPROVAL OF ENGINEER OF RECORD.
- CONTRACTOR SHALL BE THE ONLY PARTY RESPONSIBLE OF THE DESIGN, INSTALLATION AND DISMANTLING OF TEMPORARY SHORING.

**TERMITE PROTECTION STATEMENT**

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICEDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES" IN COMPLIANCE WITH FBC 2020 R318.

**DRAWING INDEX**

|       |                                     |
|-------|-------------------------------------|
| S-0.0 | NOTES AND LEGENDS                   |
| S-1.0 | FOUNDATION PLAN & ROOF FRAMING PLAN |
| S-2.0 | SECTIONS AND DETAILS                |



**ENGINEER:**  
**KYLE MAILLOUX, P.E.**  
Licence Number: 87103  
927 SW 21st Ct, Fort Lauderdale, FL 33315  
P: 954-420-8209  
E: Kyle@bluehorizonengineering.com

PROJECT NAME  
**EXPAND EXISTING STORAGE ROOM**

PROJECT ADDRESS  
**8850 HAWTHORNE AVE, SURFSIDE, FL**

| Rev | Description | Date       |
|-----|-------------|------------|
| REV | DESCRIPTION | xxxx/xx/xx |
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**CLIENT:**  
**PAUL CARVAJAL**

Drawn by: AG  
Designed by: KM  
Checked by: KM  
Project Number:  
230513

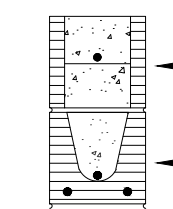
**S-0.0**

SHEET NUMBER

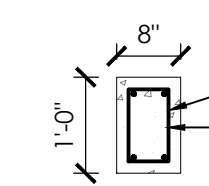


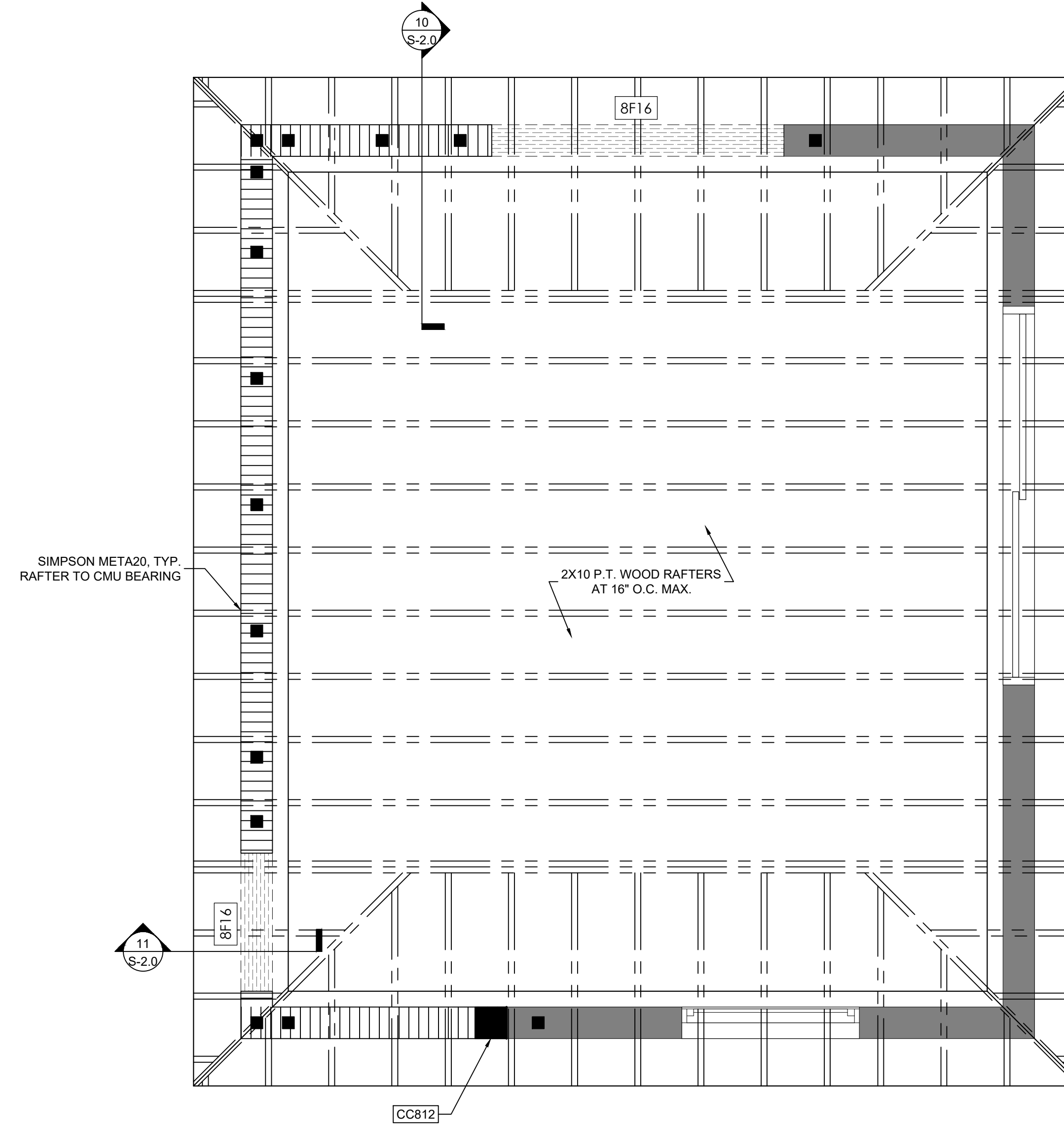
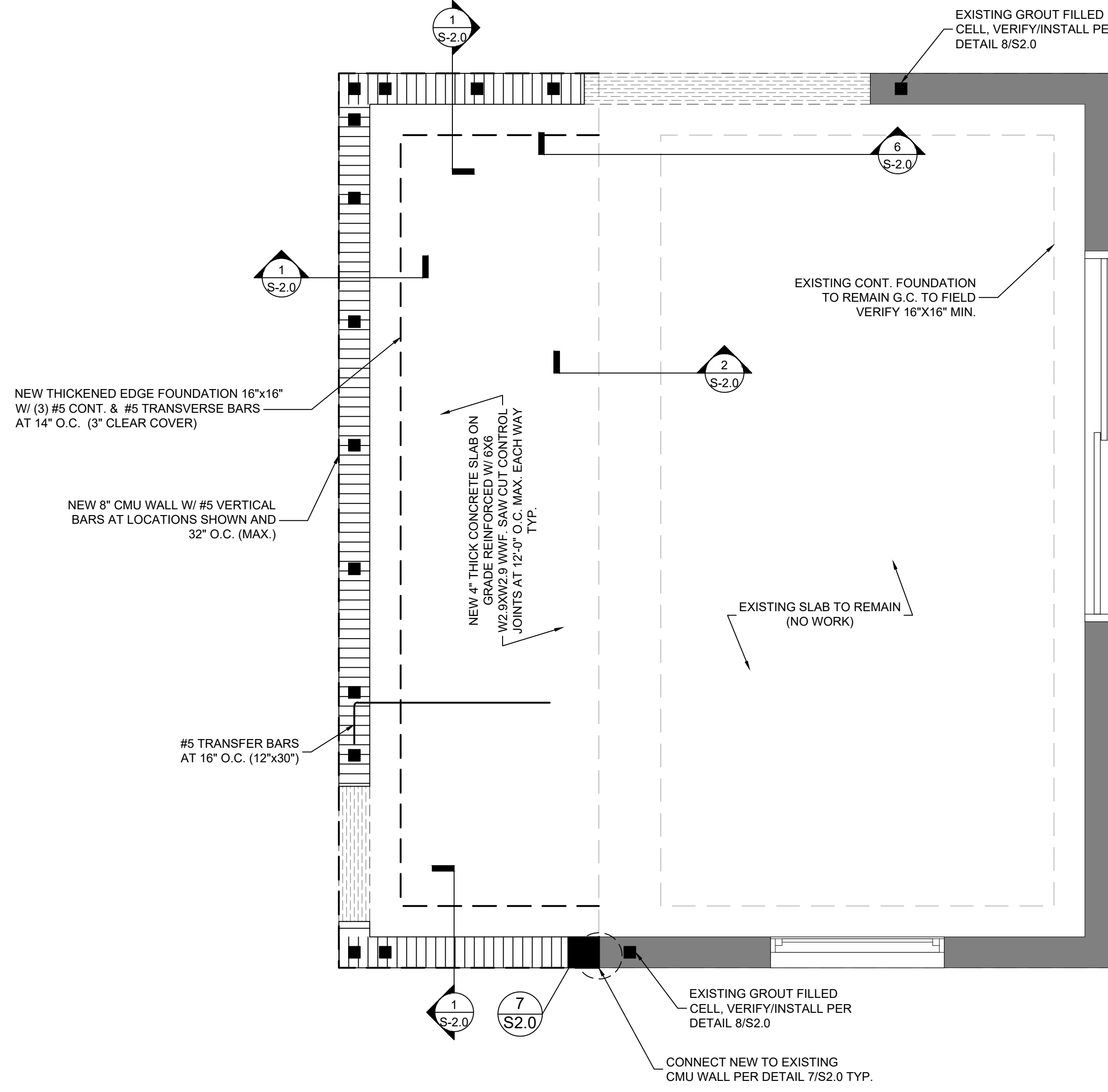
- NOTE:**
1. ALL EXISTING FRAMING CONDITIONS ARE ASSUMED. CONTRACTOR TO VERIFY ALL EXISTING STRUCTURAL CONDITIONS AND REPORT FINDINGS TO ENGINEER. ENGINEER TO REVIEW AND PROVIDE FURTHER INSTRUCTION PRIOR TO PROCEEDING WITH ADDITIONAL WORK. CONTRACTOR TO CONTACT ENGINEER OF ANY DISCREPANCIES ON PLANS AND WAIT FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING WITH ANY WORK.
  2. CONTRACTOR TO REMOVE ALL FINISHES TO EXPOSE FRAMING. CONTACT ENGINEER OF RECORD PRIOR TO DEMO OF ANY STRUCTURAL COMPONENTS AND WAIT FOR REVIEW/APPROVAL PRIOR TO DEMO START. NOTE THAT STRUCTURAL SPECIFICATIONS MAY CHANGE OR ADDITIONAL WORK MAY BE REQUIRED THAT WOULD RESULT IN CHANGE ORDER AND/OR ADDITIONAL FEES.
  3. CONTRACTOR TO PROVIDE ALL TEMPORARY SHORING (ENGINEERED BY OTHERS).

### PRE-CAST LINTEL SCHEDULE

|             |   |   |
|-------------|---|---|
| <b>8F16</b> |  | 8"X8" CMU SOLID GROUTED BOND BEAM W/ (1)#5 CONT.  |
|             |   | 8"X8" PRE-CAST LINTEL BY CAST-CRETE OR APPROVED EQUAL GROUTED SOLID W/ (1) #5 CONT. BAR |

### CONCRETE COLUMN SCHEDULE

| TAG          | TYPE  | REINFORCEMENT                         |
|--------------|---|---------------------------------------|
| <b>CC812</b> |  | #3 TIE BARS AT 8" O.C.<br>(4) #5 BARS |



PROJECT NAME  
**EXPAND EXISTING STORAGE ROOM**



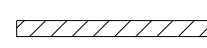

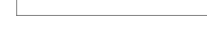
PROJECT ADDRESS  
**8850 HAWTHORNE AVE, SURFSIDE, FL**

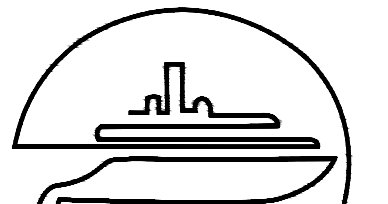
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CLIENT:  
**PAUL CARVAJAL**

Drawn by: AG  
 Designed by: KM  
 Checked by: KM  
 Project Number: 230513

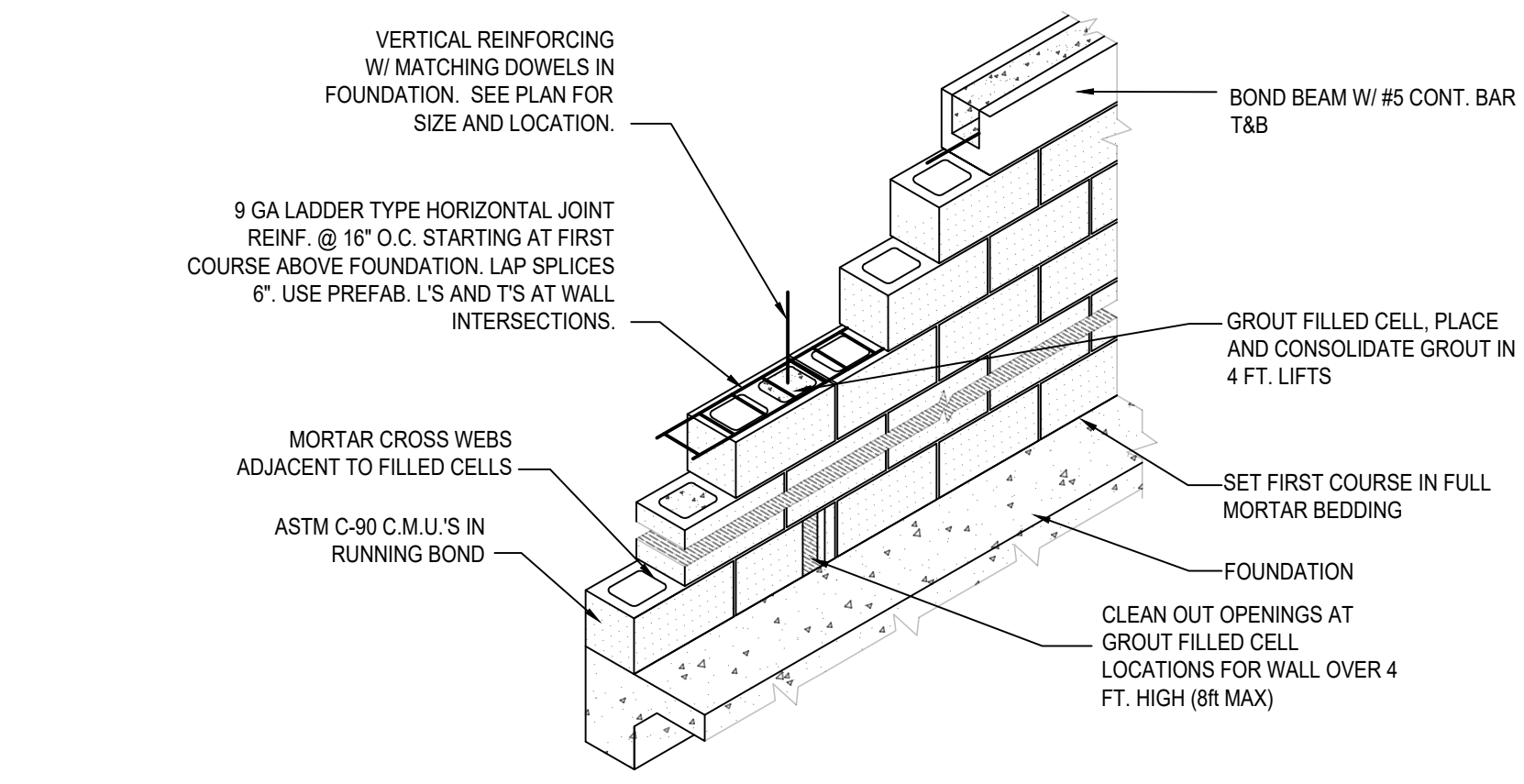
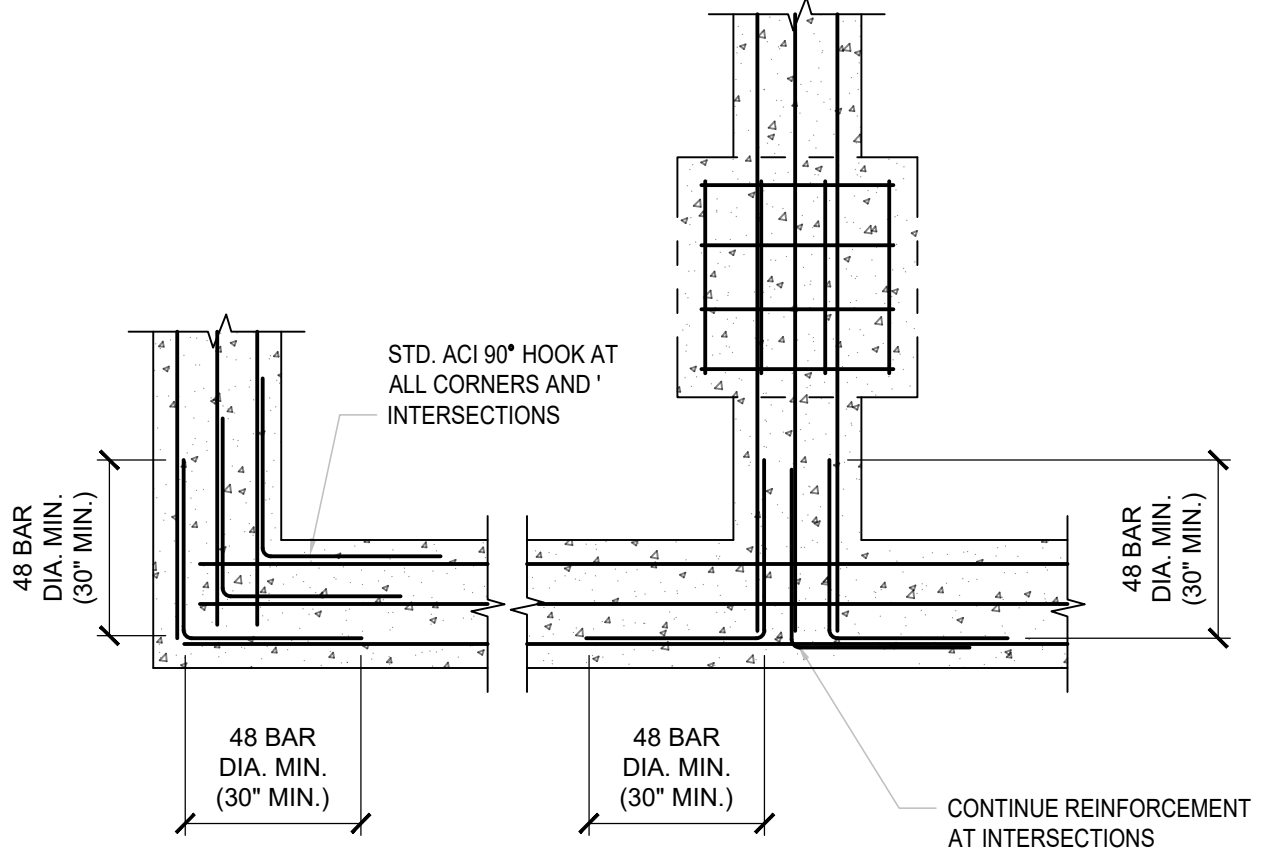
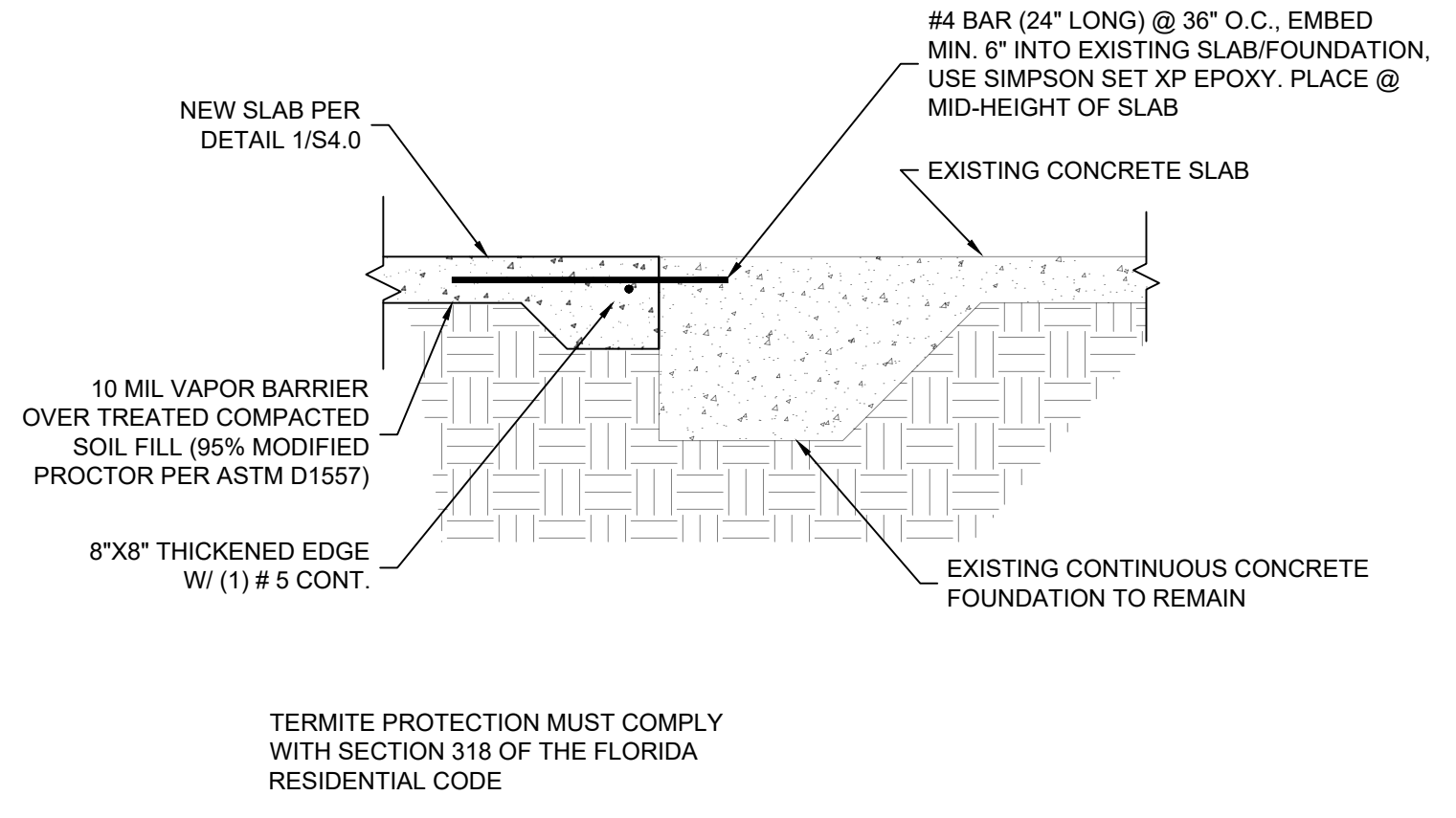
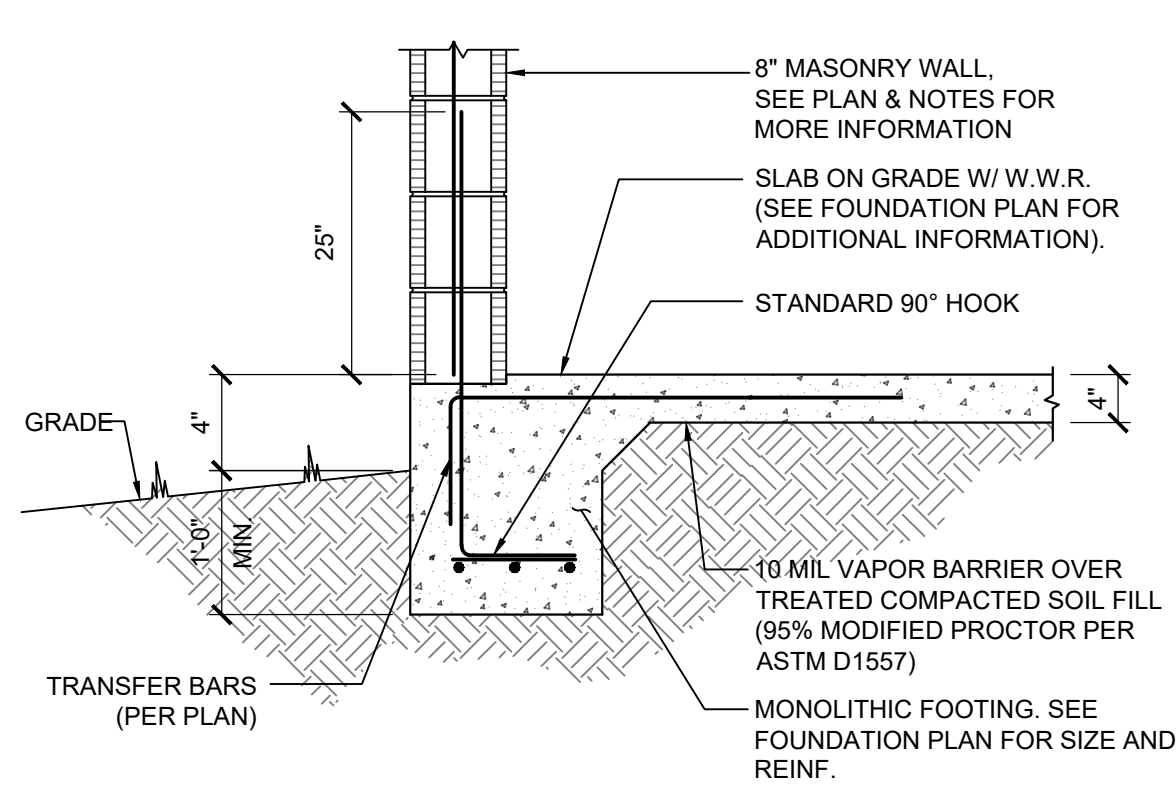
**S-1.0**  
 SHEET NUMBER

- WALL LEGEND**
-  NEW 8" CMU WALL W/ (1) #5 VERTICAL BAR IN GROUT FILLED CELL AT LOCATION SHOWN AND 32" O.C. MAX.
  -  NEW PRE-CAST LINTEL BY CAST-CRETE OR APPROVED EQUAL
  -  NEW NON-LOAD BEARING PARTITION WALL TO REMAIN
  -  EXISTING 8" CMU WALL TO REMAIN (VERIFY)
  -  EXISTING NON-LOAD BEARING PARTITION WALL TO REMAIN (FIELD VERIFY)



**BLUE HORIZON ENGINEERING**  
927 SW 21st Ct, Fort Lauderdale, FL 33315  
P: 954-420-8225  
E: projects@bluehorizonengineering.com

ENGINEER:  
**KYLE MAILLOUX, P.E.**  
Licence Number: 87103  
927 SW 21st Ct, Fort Lauderdale, FL 33315  
P: 954-420-8209  
E: Kyle@bluehorizonengineering.com

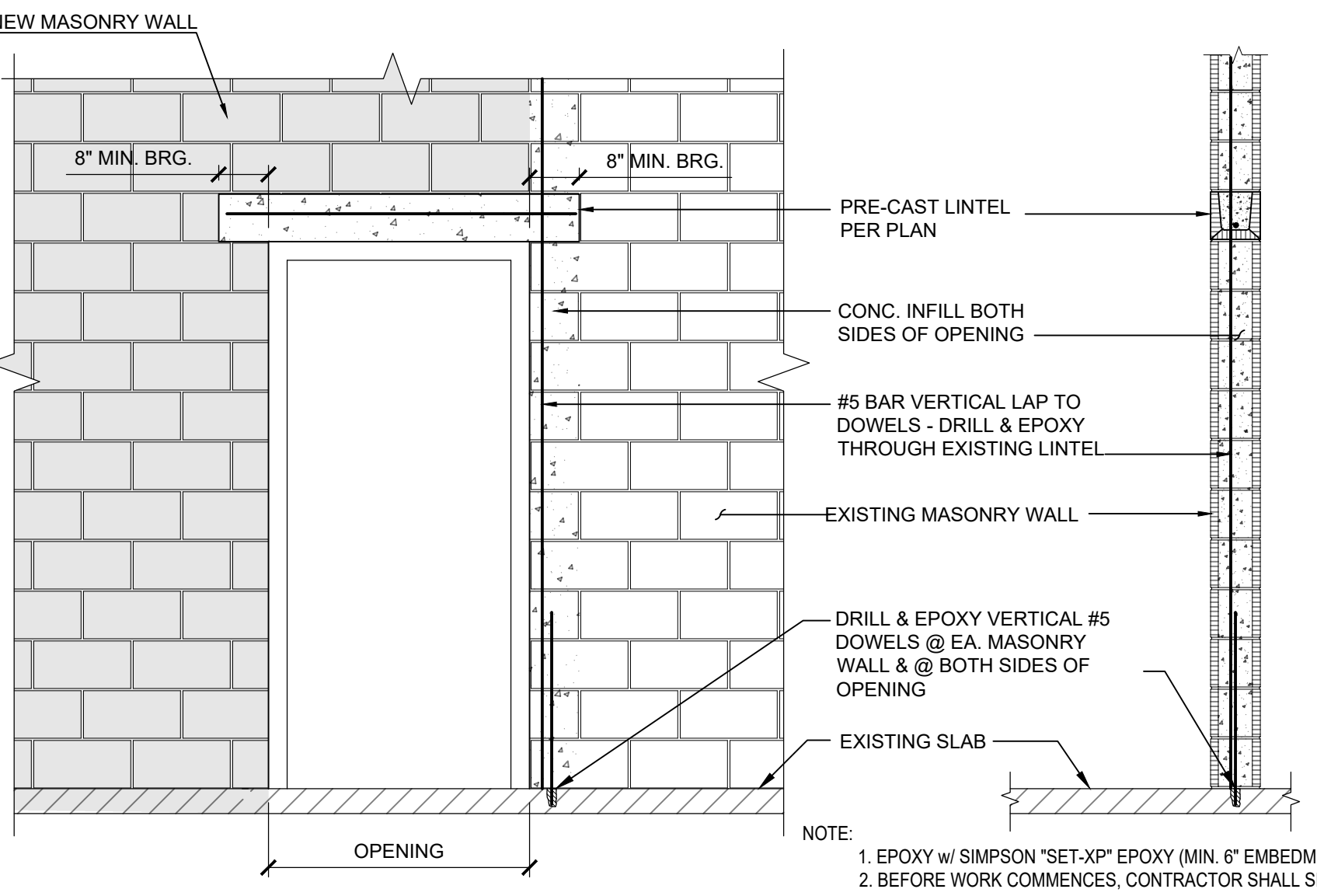
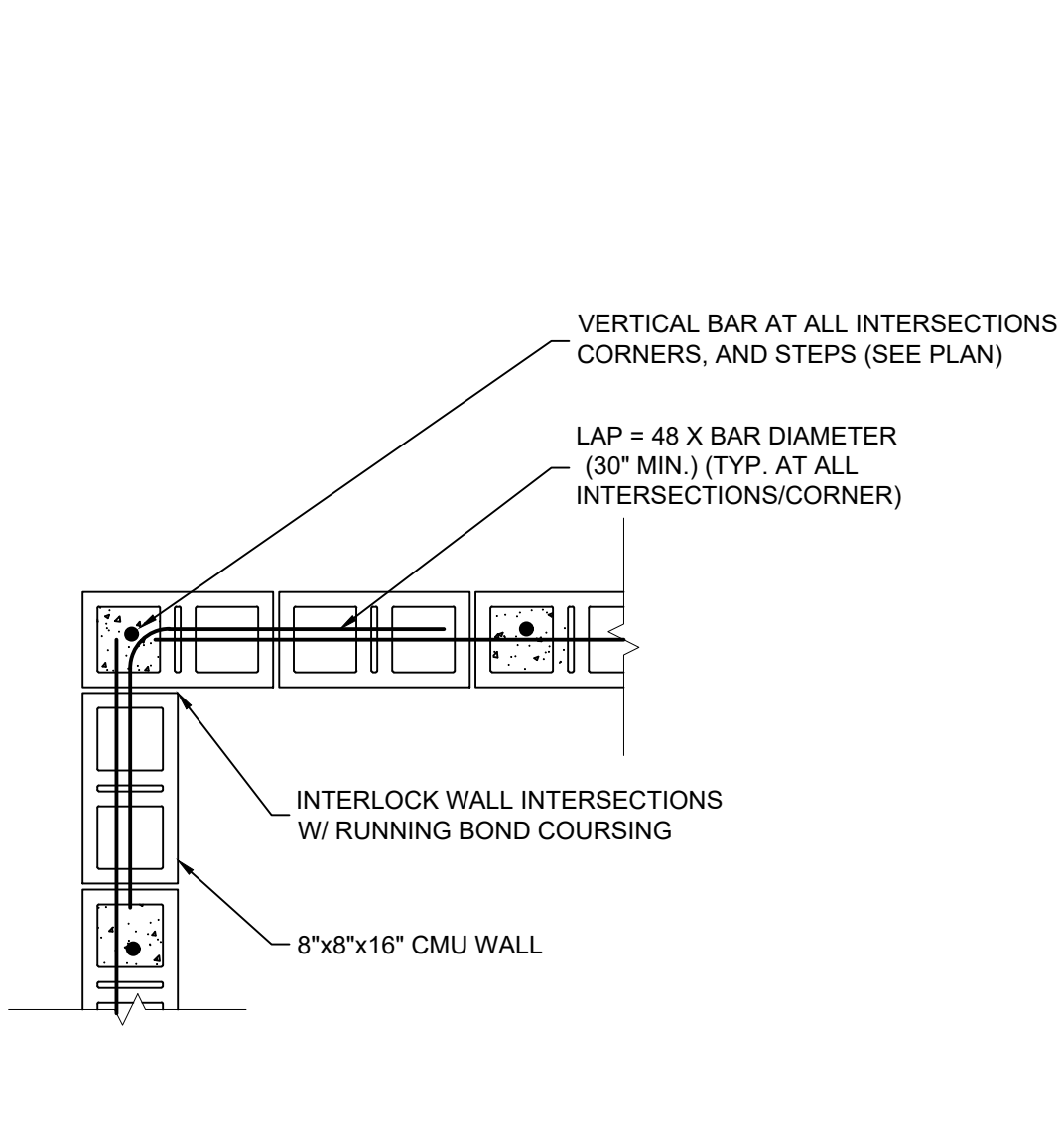


**1** TYPICAL SPREAD FOUNDATION DETAIL @ EXTERIOR MASONRY WALL  
SCALE: 3/4"=1'-0"

**2** NEW TO EXISTING SLAB  
SCALE: 3/4"=1'-0"

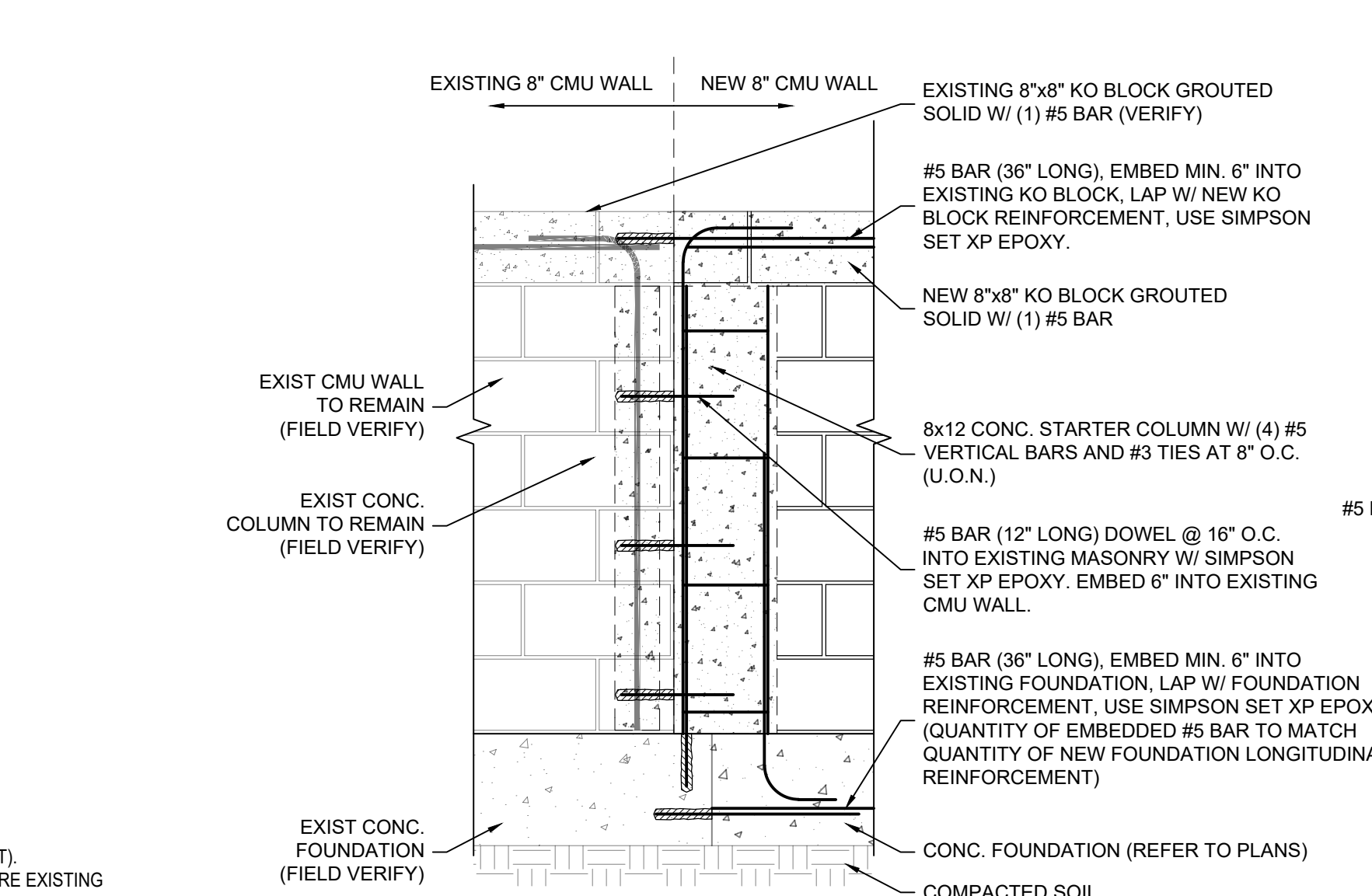
**3** CONC. FOUNDATION INTERSECTION DETAIL  
SCALE: N.T.S.

**4** TYPICAL MASONRY WALL CONSTRUCTION  
SCALE: N.T.S.

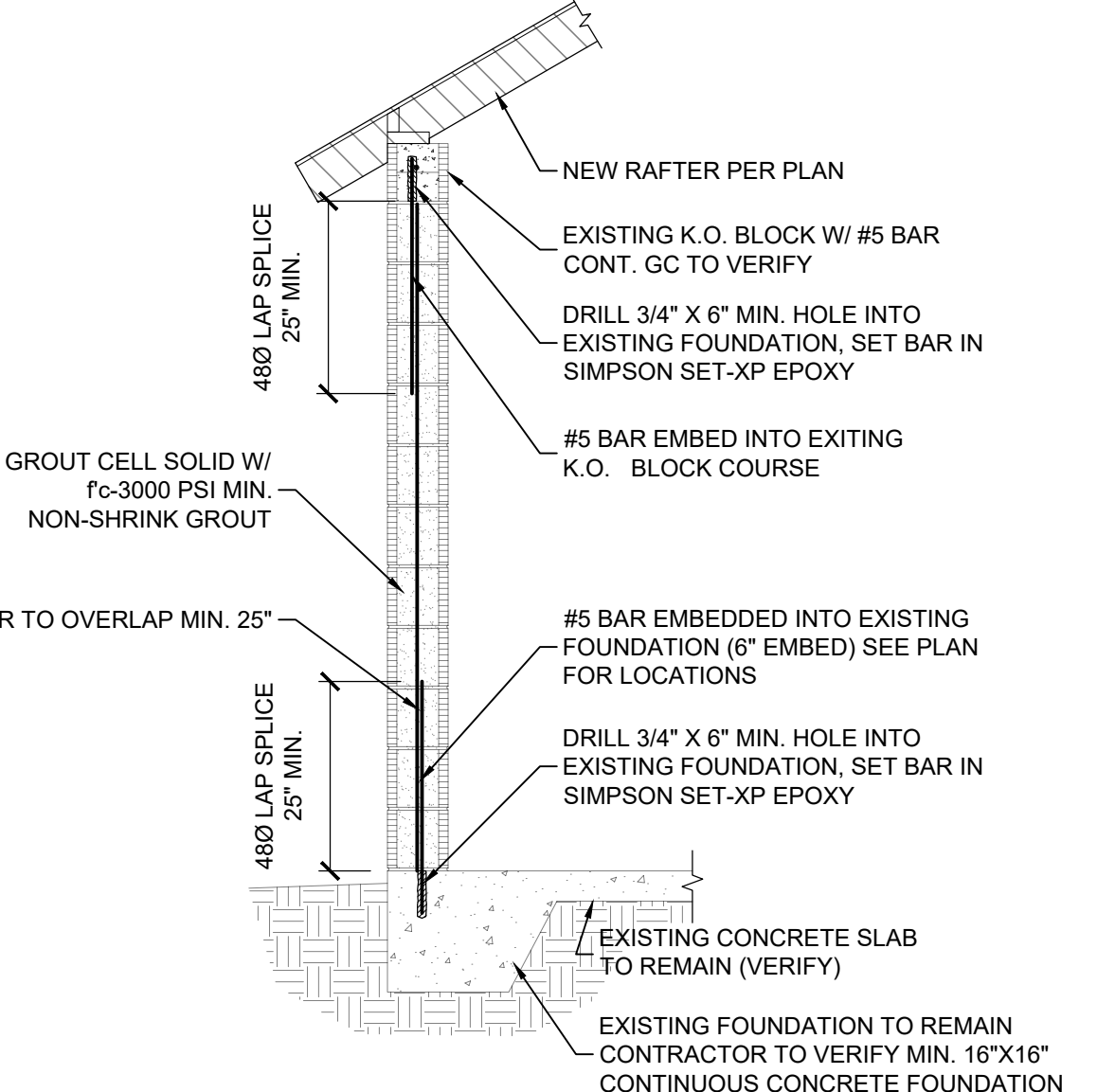


**5** MASONRY BOND BEAM DETAIL  
SCALE: 3/4"=1'-0"

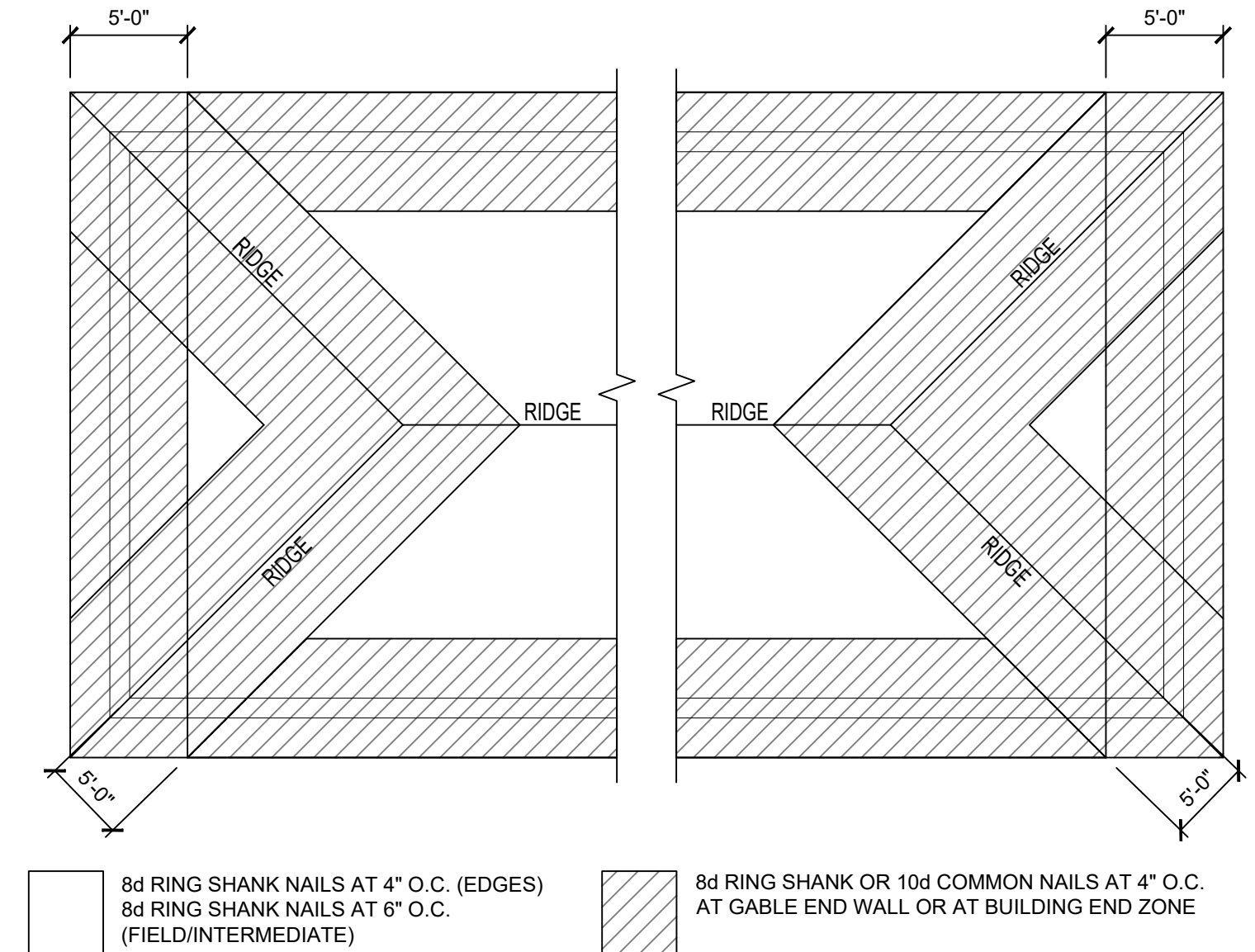
**6** NEW OPENING IN EXISTING, NEW CMU WALL  
SCALE: 1/2" = 1'-0"



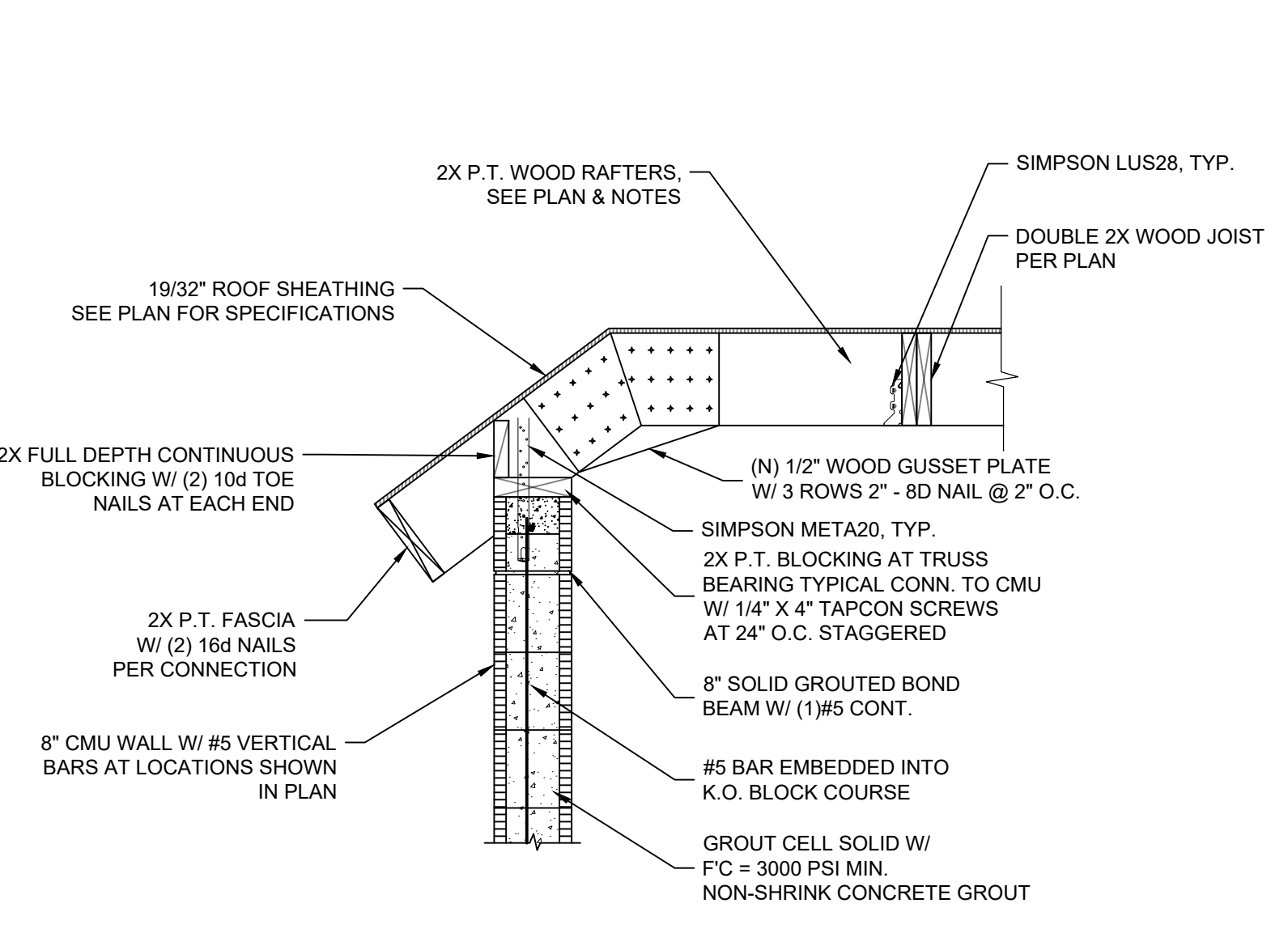
**7** NEW TO EXIST. CMU WALL/FOUNDATION DETAIL  
SCALE: 3/4"=1'-0"



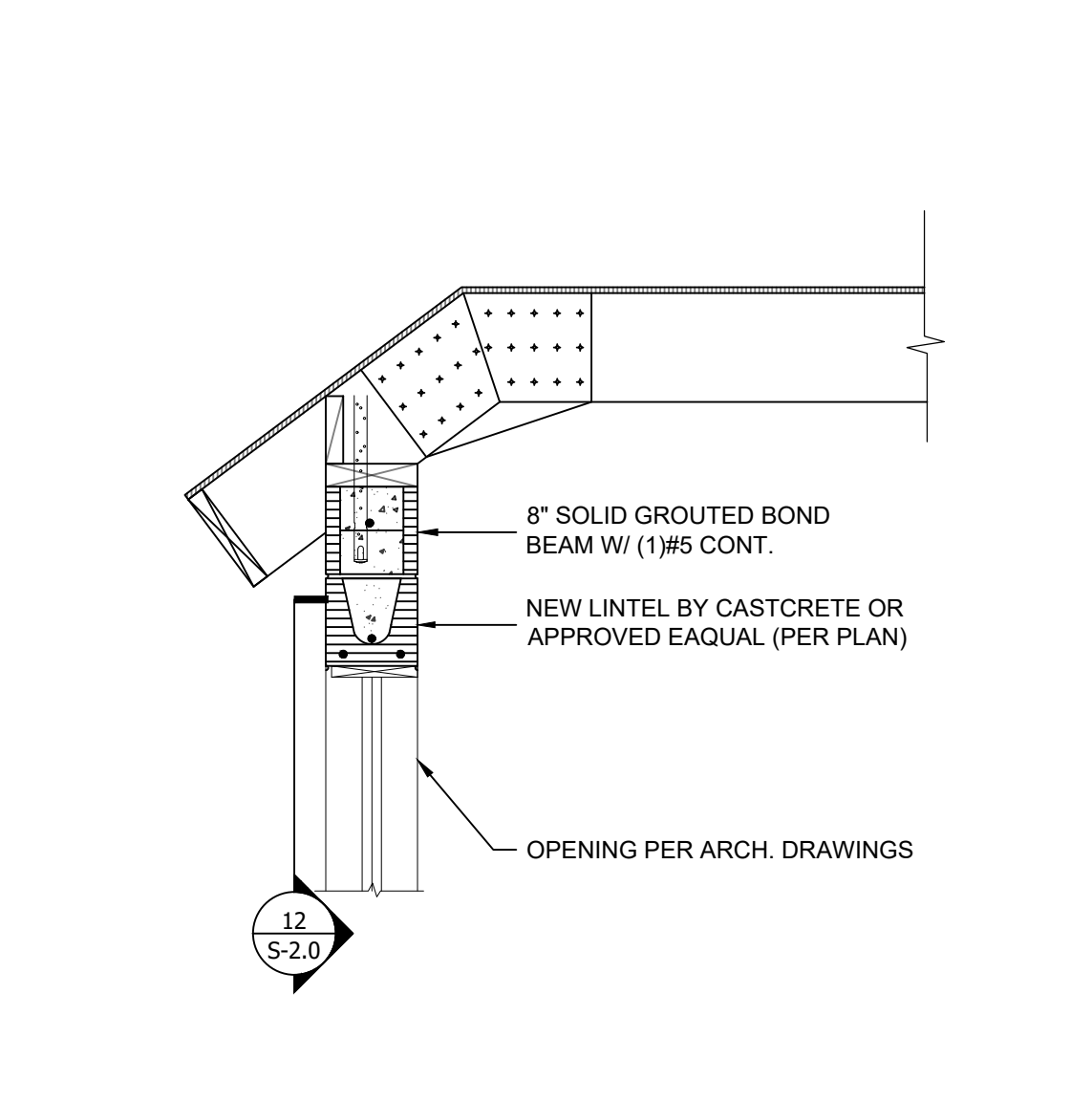
**8** RETROFIT FILLED CELL DETAIL  
SCALE: 1/2" = 1'-0"



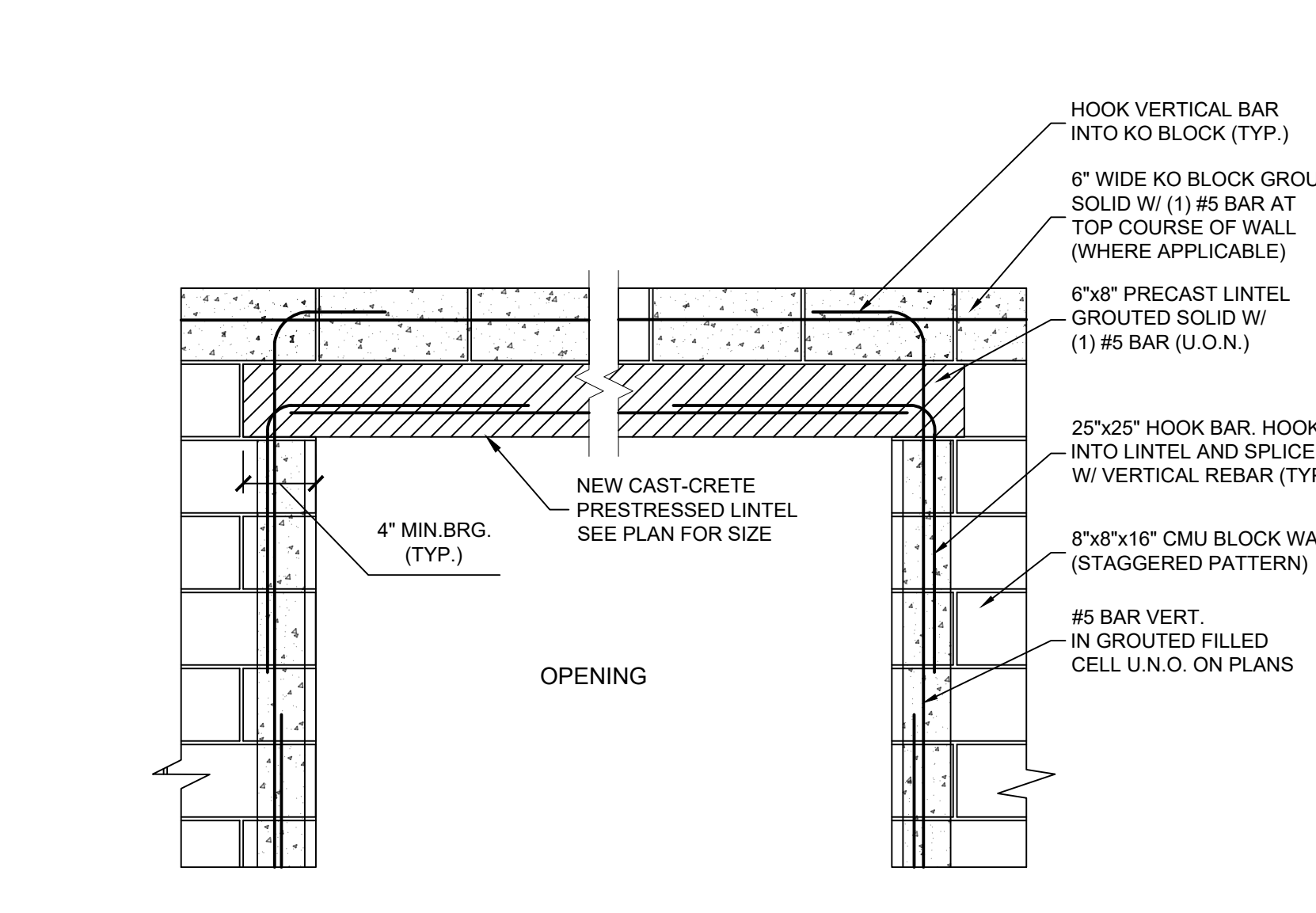
**9** ROOF NAILING DETAIL  
SCALE: 3/4"=1'-0"



**10** NEW RAFTER TO CMU DETAIL  
SCALE: 3/4"=1'-0"



**11** SECTION @ OPENING  
SCALE: 3/4"=1'-0"



**12** TYPICAL LINTEL ASSEMBLY  
SCALE: 3/4"=1'-0"

PROJECT NAME: **EXPAND EXISTING STORAGE ROOM**  
PROJECT ADDRESS: **8850 HAWTHORNE AVE, SURFSIDE, FL**

| REV | DESCRIPTION | DATE |
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|     |             |      |

CLIENT: **PAUL CARVAJAL**

Drawn by: AG  
Designed by: KM  
Checked by: KM  
Project Number: 230513

**S-2.0**  
SHEET NUMBER



## MEMORANDUM

ITEM NO. 5.C

**To:** Planning & Zoning Board  
**From:** Judith Frankel AICP, Town Planner  
**Date:** September 28, 2023  
**Subject:** **9425 Harding Avenue - New Wall Sign**

---

**Recommendation:** Town Administration finds the proposed sign design meets the Zoning Code requirements and recommends approval.

**Background:** This application is a request to place a Wall Sign above the entrance to a new business at 9425 Harding Avenue on the façade wall. The parcel is located in the SD-B40 Zoning District on Harding Avenue. The façade is 13 feet in width, which allows for a maximum sign size of 25 square feet. 17.13 square feet is proposed. The applicant is proposing front and back lit LED illumination with reverse channel letters, which is permitted according to code section 90-73(a)(3)b. The sign is off-set 1" to allow rainwater to flow down the wall face.

Per zoning code section 90-71, signs are required to be professional in appearance and designed to complement the building façade. The proposed sign is black which contrasts against the white façade wall. In addition to this Memorandum, an application and plan sheet was by the Applicant.

[9425 Collins Avenue Agenda Packet.pdf](#)

P23-4518



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


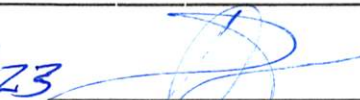
**TOWN OF SURFSIDE  
MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION**

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

|                              |  |
|------------------------------|--|
| <b>PROJECT INFORMATION</b>   |  |
| OWNER'S NAME                 | 9425-27 Harding Ave Inc.               |
| PHONE / FAX / EMAIL          | 305-643-8020 / info@adwavegraphics.com |
| AGENT'S NAME                 | Adwave Graphics                        |
| ADDRESS PHONE /              | 35 NW 27th Avenue 305-643-8020         |
| FAX                          | 305-456-8324                           |
| PROPERTY ADDRESS             | 9425 Harding Avenue                    |
| ZONING CATEGORY              |  |
| DESCRIPTION OF PROPOSED WORK | front / back lit channel letters       |

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

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

 Pres. 9/13/23     
  9/15/23  
 SIGNATURE OF OWNER      DATE      SIGNATURE OF AGENT      DATE

P23-4518



**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.

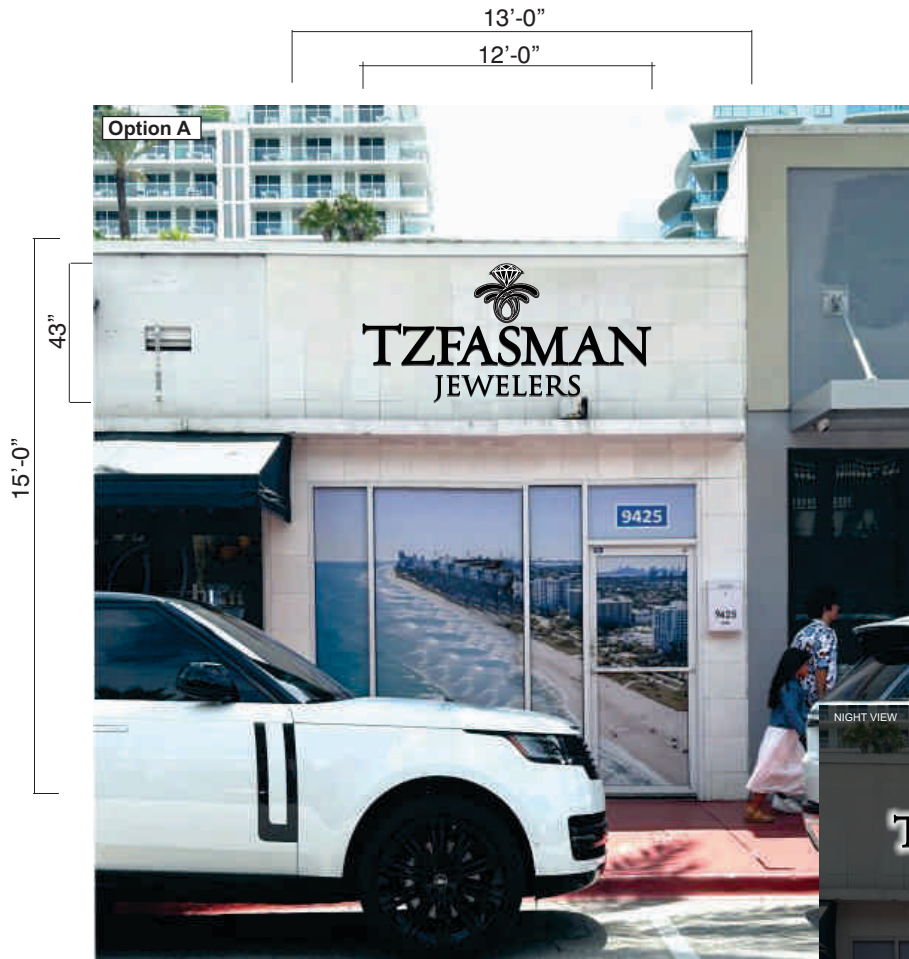
**Please advise the name of the Representative who will attend the hearing on behalf of this application:**

*Teresa Pino*

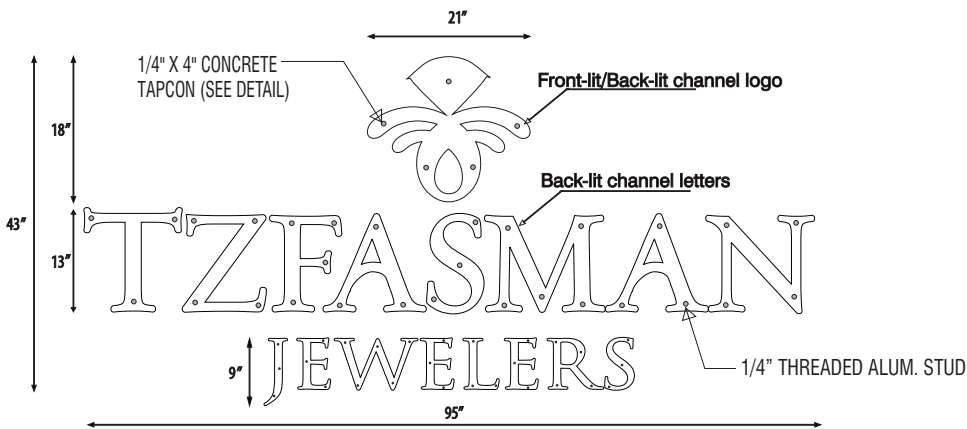
*9/15/23*

NAME OF REPRESENTATIVE

DATE



TOTAL SIGN AREA LETTERS AND LOGO: 17.13 SQ. FT.



**COLOR INFORMATION**  
**LOGO**  
 - FACES: WHITE ACRYLIC  
 - RETURNS: BLACK  
 - TRIM CAP: BLACK  
 - LED: WHITE 7000K DAYLIGHT

**REVERSE CHANNEL**  
 - FACES & RETURNS: BLACK  
 - LED: WHITE 7000K DAYLIGHT

**ELECTRICAL INFORMATION**

- a) (3) U.L. LED TRANSFORMER, 1.5 AMP. TOTAL LOAD 4.5 AMP.
- b) ALL ELECTRIC COMPONENTS ARE U/L LISTED
- c) 120 VOLTS 1/2" #12 Thwn rig wire
- d) ALL BALLAST INDIVIDUAL FUSED
- e) EXTERNAL AND INTERNAL DISCONNECT SWITCH
- f) **CODES IN EFFECT ARE NEC-2017 & FBC 2020**
- g) DEDICATED 20 AMPS CIRCUIT # BREAKER FROM ELECTRICAL PANEL
- h) ONE TIME CLOCK 20 AMPS FROM ELECTRICAL PANEL OR PHOTOCELL (AS PER NEC 600)
- i) ALL COMPONENTS PAINTED AS PER CODE
- j) ALL MATERIALS & FASTENERS MEET 3004.4
- k) ALL COMPONENTS ARE UL LABELED
- l) THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A)(1) OF THE NATIONAL ELECTRICAL CODE (NEC).

PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.

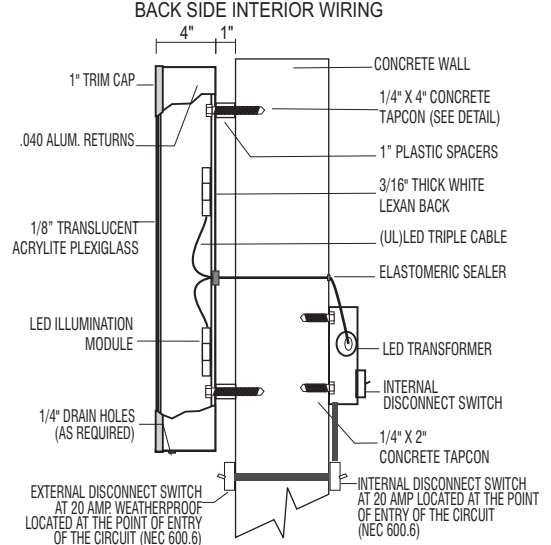
**UL** ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

**cec**

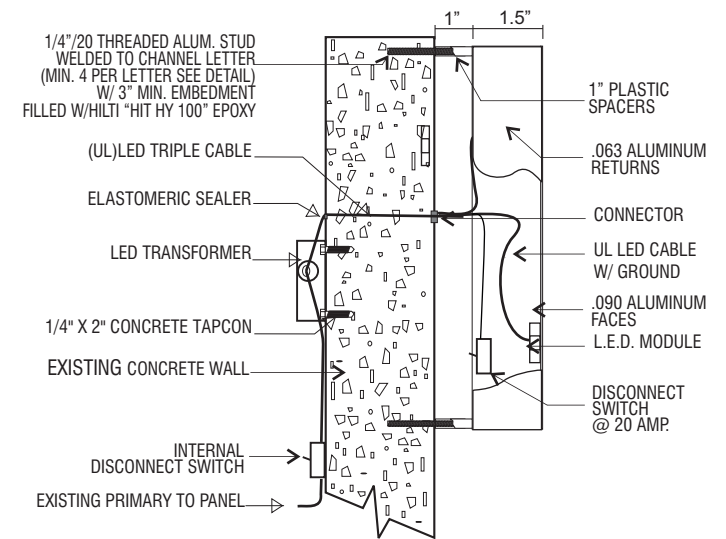
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

\* 2020 FLORIDA BUILDING CODE: H105.3 WIND LOAD  
 \* DESIGNED AND CONSTRUCTED TO WITHSTAND WIND PRESSURE AS PROVIDED FOR IN CHAPTER 16. ASCE 7-16, 175 MPH WINDS, EXPOSURE "C"

**FRONT LIT / BACK LIT CHANNEL LOGO**



**BACK LIT CHANNEL LETTERS INSTALLED ON CONCRETE WALL**



|  |   |                                |   |
|--|---|--------------------------------|---|
|  | <b>DRAWING</b><br><b>ADWAVE GRAPHICS, INC.</b><br><b>EC13007700</b><br>35 NW 27 AVE. MIAMI, FL 33125<br>T: 305.643.8020 F: 305.456.8324 | JOB NAME:<br>TZEASMAN JEWELERS | ADDRESS: 9425 Harding Ave<br>Surfside, FL 33154 |
|  | SCALE: 3/8" = 1'  | CITY: City of Surfside         |   |
| DESCRIPTION: SIGNAGE: FRONT-LIT/BACK-LIT CHANNEL LETTERS AN REVERSE LIT INSTALLED ON CONCRETE WALL |   | <b>86</b>                      |   |



## MEMORANDUM

ITEM NO. 5.D

**To:** Planning & Zoning Board  
**From:** Judith Frankel AICP, Town Planner  
**Date:** September 28, 2023  
**Subject:** **9501 Harding Avenue - New 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 sign 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.

Planning and Zoning Board may request that the sign be centered above the entrance to the store or centered to the width of the façade.

This application is a request to place one wall sign above the entrance to Jeweler's Choice store fronting 95th Street. The parcel is located in the SD-B40 Zoning District on Harding Avenue. The front façade is approximately 50 feet in width, which allows for a maximum sign size of 50 square feet. 24.9 square feet is proposed for the 95th Street façade. Front lit channel letters constructed of aluminum and covered by white acrylic faces is proposed. Lighting is internal with white LED modules. the sign depicts the name of the business in black and white. It will be mounted on a cream/beige painted stucco façade. Per zoning code section 90-71, the proposed sign design is professional in appearance.

The first plan sheet depicts an appropriate gap between the wall face and the sign, but the second sheet diagram has the sign mounted directly on the wall. Signs must 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.

[9501 Harding Avenue Agenda Packet.pdf](#)



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

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

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

|                              |   |
|------------------------------|---|
| <b>PROJECT INFORMATION</b>   |   |
| OWNER'S NAME                 | Shawn Grenald   |
| PHONE / FAX / EMAIL          | 305-331-8807  |
| AGENT'S NAME                 | Joe Myers (Capitol Signs)                             |
| ADDRESS PHONE /              | 401 NW 93rd AV  |
| FAX                          |   |
| PROPERTY ADDRESS             | 9501 Harding Ave Surfside FL 33154                    |
| ZONING CATEGORY              |   |
| DESCRIPTION OF PROPOSED WORK | LED Channel letters mounted to the fascia of building |

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

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

|                    |       |                       |         |
|--------------------|-------|-----------------------|---------|
| _____              | _____ | <i>Shawn A. Brown</i> | 9/20/23 |
| SIGNATURE OF OWNER | DATE  | SIGNATURE OF AGENT    | DATE    |

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.

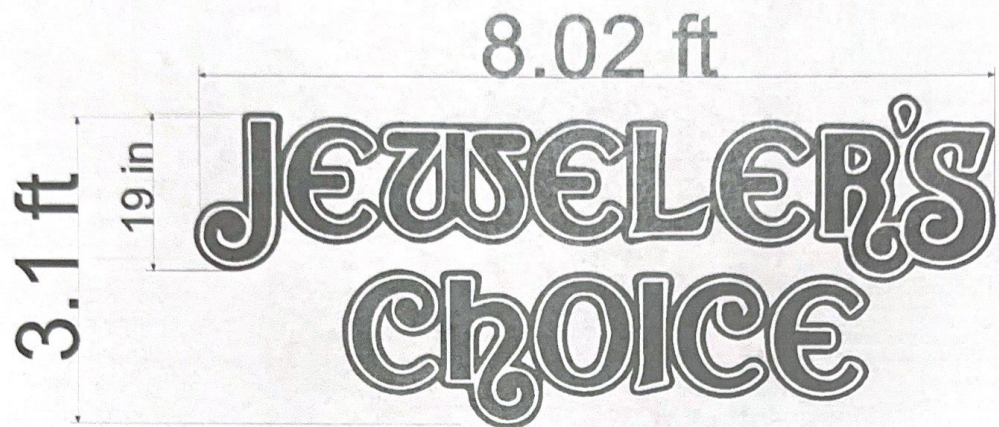
The following is required with each application:

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:**

Capitol Signs  
NAME OF REPRESENTATIVE

9/20/23  
DATE

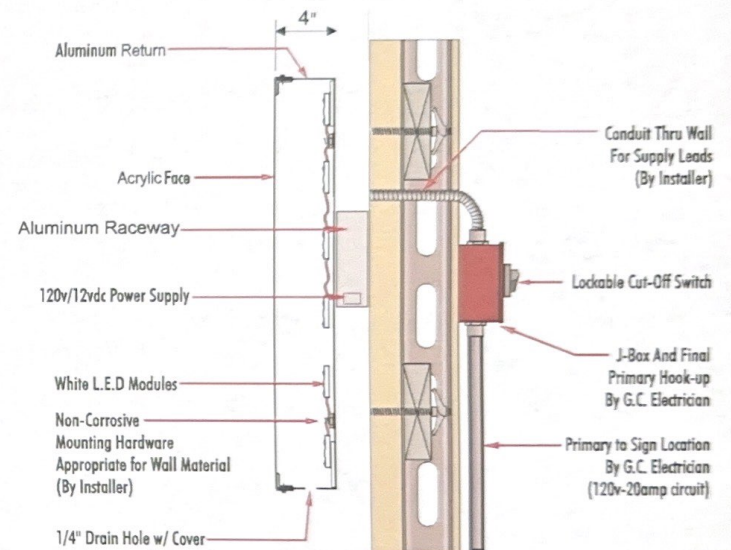


## GENERAL SIGN INFO

Front Lit Channel letters. That will be made using Aluminum, covered by white acrylic faces Lighted by LED





Rendering of sign as seen



### Section Detail | Front lit Channel Letters

Low Voltage L.E.D. Lighting System | U.L. Listed Class 2 - Conforms To U.L. 48 & NEC 600 Code

Revisions: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Landlord Approval/Date: \_\_\_\_\_  
 Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.  
 Client Approval/Date: \_\_\_\_\_

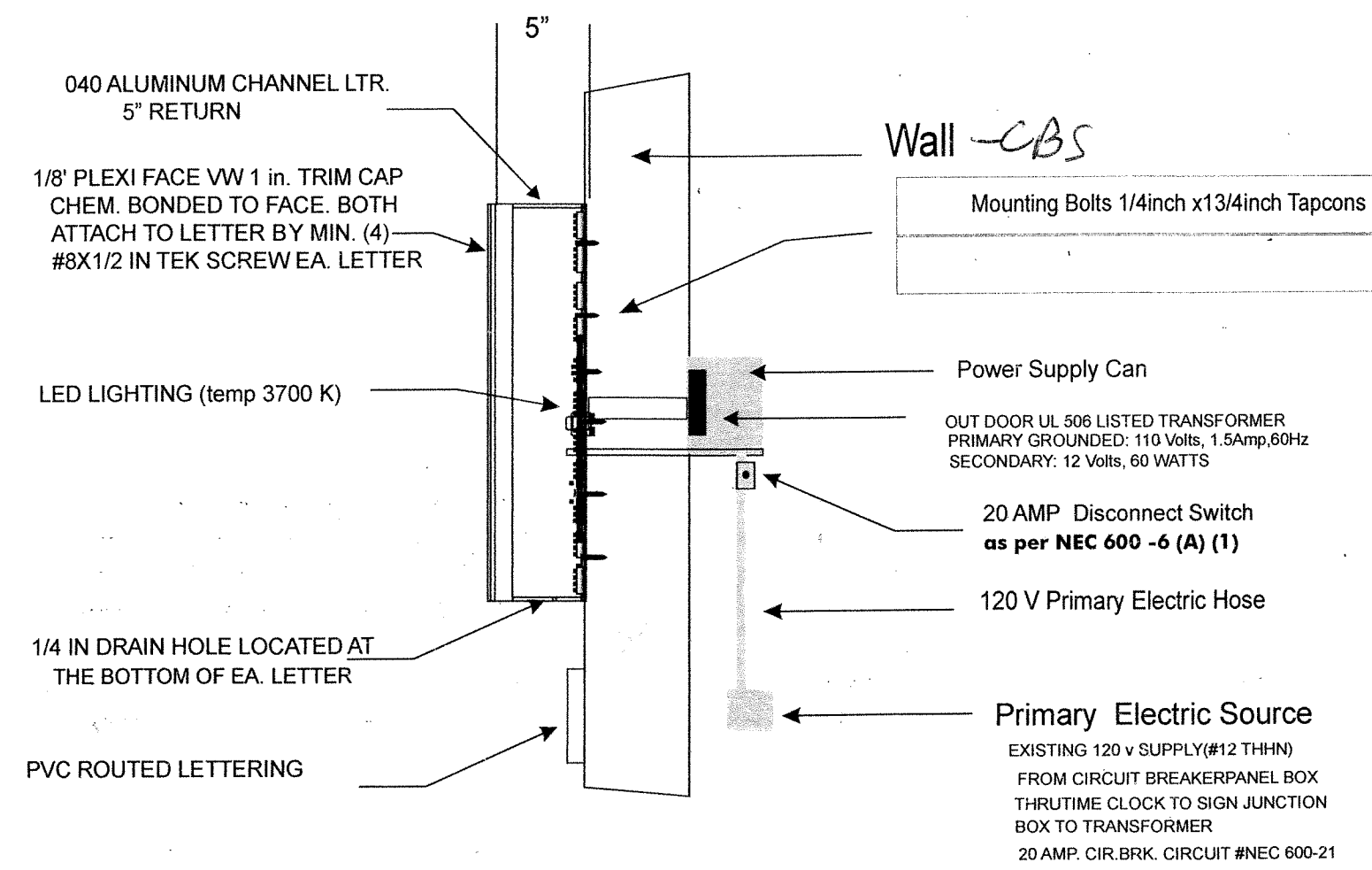
Account Rep: \_\_\_\_\_  
 Project Manager: **Ernest Francis**  
 Drawn By: **Jason James**  
  **Laboratories Inc.** ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS  
 ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location: \_\_\_\_\_  


Job Number: \_\_\_\_\_  
 Date: **January 17th 2023**

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission

# LED Illuminated Channel Letters / PVC Letters



20" RW  
9/LETTER

### ADDITIONAL NOTES

#### Eléctrical

The sign is intended to be installed in accordance with the requirements of Article 600 of NEC and/or applicable code. Including proper grounding and bonding of the sign #12 min THWN, AWG copper wire as required

Weather proof 20 Amp electrical service disconnected switch as per NEC 600 -6 (A) (1)

#12 Primary electrical hook up to electrical supply as per NEC 600 -2 inside 1/2 min. Type RW flexible conduit or approved equal

### ELECTRICAL NOTES

Sign Company DOEST NOT provide primary electrical to sign  
Power to the Sign must to be be done by a licensed electrical Contractor or licensed electrician

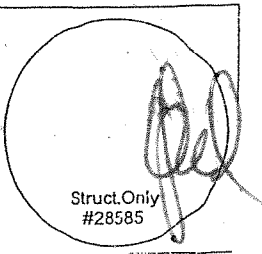
EACH SIGN MUST TO HAVE:

- 1.- A minimum of one dedecated 120V 20 A Circuit
- 2.- Three wires : Line. Ground. Neutral

GOVERNING CODE: 2017 FLORIDA BUILDING CODE WITH 3 SEC GUST. & A.S.C.E. 7-10 CH. 6, 29  
175 MPH EXPOSURE "C" SOLID SIGN METHOD, HVHZ CHAPTER 16 CAT II

ENGINEER AGK, LLC  
DON ARPIN M.S.P.E.  
4920 N. DIXIE HWY  
STRUCTURAL ONLY PE. 28585  
FT. LAUDERDALE, FL 33334  
954-772-8345  
COA#26073

THIS ENGINEER HAS NOT VISIT  
THE JOBSITE. DESIGN IS BASED  
ON CONTRACTOR SUPPLIED DATA  
IF ANY FIELD CONDITIONS OTHER  
THAN SPECIFIED HEREIN, THIS  
ENGINEER SHALL BE NOTIFIED.



PERMIT:  
CAPITAL

9501 HARDING AVE  
305-333-5656

APR 10 2023



## MEMORANDUM

ITEM NO. 5.E

**To:** Planning & Zoning Board

**From:** Walter Keller AICP, Consulting Town Planner and Judith Frankel AICP, Town Planner

**Date:** September 28, 2023

**Subject:** **8851 and 8873 Harding Avenue - New Multi-Family 8 Townhomes**

---

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

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

Staff finds the proposal complies with the Town's Comprehensive Plan in that the development of 8 townhouse dwelling units is less than the allowable density provided in the Comprehensive Plan. Staff also finds the proposal generally complies with the Zoning Code since the building will be consistent with the Town's height requirements, complies with setback requirements and complies with the pervious area requirements.

The project has minimal impacts on the environment and natural resources. The significant reduction in dwelling units from the previously approved development (18 apartments to 8 townhouse units) will lessen the water, sewer, solid waste and public education impacts. The proposal is also only slightly more intense than the existing land uses (1 single family residence and 6 apartment units).

The proposal will have a positive impact on the local economy by increasing the tax base with 8 new townhouses averaging approximately 2,400 SF of area. The redevelopment may also support other redevelopment in the area.

Impacts to public roadway facilities and transportation impacts are also an improvement over the existing condition where the single-family residence has a circular driveway and the 6-unit apartment building has 6 backout parking spaces on Harding Avenue. The proposed development will have one driveway connection to Harding Avenue.

The 2 story townhouse buildings with understory are compatible with the community character of the east side of Harding Avenue in this area where the majority of the existing uses are 2 story apartments. The developments to the east are at higher densities and generally 4 story buildings.

The Applicant will comply with all applicable requirements of Ordinance No. 2022-1720, adopted March 8, 2022 (codified in Section 14-104 of the Town Code), regarding construction sites.

The Development Review Group (DRG) reviewed the Site Plan Application on September 15, 2023. The meeting was held via Zoom at 1:30 PM. After discussion, Town staff were in agreement that the Plan's impacts were considered, and the project should proceed to the Planning and Zoning Board for review.

It is recommended the Planning and Zoning Board approve forwarding the Applicant's Site Plan package to the Town Commission subject to the resolution of the following comments:

- Modify the building plans to reduce the roof top height to be no higher than 30 feet above the average crown of the road (5.67 NGVD) for Harding Avenue.
- Provide flood vents for the enclosed rooms of the understory per the Florida Building Code including the garage, lobby and foyer, storage room.
- Submit information and sketches to verify the pervious area of the project. The elevated landscape planters on the first level and second level may not be included in landscaping calculations.
- Add a table (or modify a table) in the landscape plan identifying the “Florida Friendly” species proposed and verify that 40% of the trees and shrubs by quantities.
- Applicant must obtain unity of title for the two parcels.
- Secure tree permits for all trees removed or relocated.
- Coordinate with the Town’s Public Works Department on water, sewer and solid waste facilities.
- Coordinate with the Town’s Public Works Department on on-site drainage.
- Coordinate with the Town’s Public Works Department on utility access.
- Secure FDOT approval for the curb cut on Harding Avenue.

**Background:** This application is a request to approve a site plan at 8851-8873 Harding Avenue. The Applicant, Pampa Sunbelt 19, LLC, is proposing 8 two-story townhouses with understory. The site was previously approved on May 26, 2021 for a 18 unit 2 story apartment building with underground parking. The project site is two parcels located in the H30C Zoning District. The south parcel is 100 feet by 115 feet totaling 11,500 square feet (SF) with six apartment units. The north parcel is 55 feet by 115 feet totaling 6,325 SF with a single-family residence. The aggregation of the two parcels totals 17,825 SF which is 0.409 acres. The two lots are in the Moderate High Density Residential Land Use with a maximum density of 79 dwelling units per acre. The parcel size and density provide for 32 dwelling units which are reduced by 15% due to the aggregation of the two lots. The 15% reduction results in 27 potential dwelling units. The proposed townhouse use will significantly reduce the density of the project from that allowed or previously approved. Figure 1 provides an aerial photo of the site location. Site and Zoning Characteristics are provided in **Attachment A**.

The site plan for this application envisions a single Harding Avenue driveway connection 22 feet wide in the center of the project serving 4 townhouse garages on each side of the access driveway. The outside edge of the garage is also setback 6 feet on each side such that it is 34 feet between the townhouses along the access driveway. The townhouses are developed with an understory providing a garage with 2 parking spaces and an entry enclosure with access to an elevator and stairs. On-site pedestrian sidewalks connect to each townhouse parallel to the north and south property lines with the sidewalk along Harding Avenue. The preliminary plan also included a bathroom and study in the understory. The Applicant was advised the bathroom and study were not allowed uses in the Understory Ordinance although a storage area is allowed. These uses have been removed from the plans set provided for review by the Planning and Zoning Board. Note, the finished floor elevation (FFE) of the garage is 5.72 NGVD and the FFE of the understory enclosure is 7.08 NGVD. Both of the FFEs are below the base flood elevation of 10.0 NGVD and will require flood venting additions consistent with the Florida Building Code.

The first floor of the townhouse is at elevation 9.0 (16.08 NGVD). This level is accessed from either the elevator or internal stairs in the enclosed area of the understory. There are 3 bedrooms, 2 baths and a laundry room. An outside balcony can be access via the master bedroom. The outside units (#1, #4, #5 and #8) have 899 SF and the internal units (#2, #3, #6 and #7) have 914 SF.

The second floor of the townhouse is at elevation 19.5 (26.08 NGVD). This level includes the kitchen, dining room, family room, living room and a ½ bath. An outside deck is accessed from the living room. A landscape planter surrounds the outside deck varying from 3.67 feet to 4.25 feet in width. The outside deck is at elevation 23.33 (29.91 NGVD) to allow for a small plunge pool on each deck. The second-floor units extend over the access drive below although cutouts of the building at the outside edges and in the center provide openings for air and light. The outside units have 723 SF and the internal units have 733 SF.

The project has a flat roof with a top of roof elevation of 36.08 NGVD which is 31.13 feet above the crown of the road which is an average elevation per the submitted survey of 5.67 NGVD. The project height is measured from the crown of the road not the FFE of the understory. The building height needs to be reduced to 30 feet. The parapet wall is 0.66 feet high and an architectural feature is another 0.92 feet higher. Roof features can add another 3 feet but the roof still needs to be no higher than 30 feet from the crown of the road. The Applicant has indicated a roof top deck is not proposed.

Several architectural and material features have been added to the building. The understory level is white stucco with scoring every 4 inches. The access driveway into the structure is bordered with a Coral stone coursed pattern. The first floor has extensive clear glass store front window system with aluminum frames in dark grey color. Balconies ae beige textured stucco finished paint with wood slats deck around the plunge pool and on the sides of the pedestrian entry features off the internal walkways. The driveway will be pavers with dark grey painted aluminum overhead rolling garage doors on each townhouse.

The landscape plan proposes 18 trees and 25 palm trees for this site. All of the trees are Florida Friendly and 3 of the Thatch Palms are Florida Friendly. Per the Town Code, 3 Palm trees count for 1 required tree. The Town Code requires 1 tree and 10 shrubs if the pervious area is less than 30% and one street tree for each 20 lineal feet of lot frontage. Total trees required are 26 which is consistent with the landscape plan. The trees and palms are 73% Florida Friendly. The shrubs are 19.6% Florida Friendly. There are some inconsistencies with the plans package and the pervious area portions between the architectural, landscape and civil engineering drawings. Additional information is needed to verify pervious area percentage and consistency with the Town's 40% Florida Friendly requirements.

The Development Review Group (DRG) reviewed the Site Plan Application on September 15, 2023. The meeting took place at the Town and via Zoom at 1:30 PM. After discussion, Town staff were in agreement that the Plan's impacts were considered, and the project should proceed to the Planning and Zoning Board for review. See **Attachment B** for the DRG meeting notes. Following the DRG comments were provided to the applicant. The Applicant has provided a letter addressing those comments which can be found on pages 12 through 14 in the agenda packet. The applicant also submitted revised site plan sheets to address those comments on September 20th, 2023.

**Applicant Submitted Package:** The Applicant submitted the following items relative to the Site Plan Application on 8/21/2023: Letter of intent, Site Plan Application, Architectural Plan Set, Landscape Plans, Civil Engineering Plans, Photometric Lighting Plan and survey. A comment response letter and a revised Architectural Plan Set and Landscape Plans Set was submitted on 9/20/2023.

[Attachment A: Location and Zoning Table](#)

[Attachment B: DRG meeting notes](#)

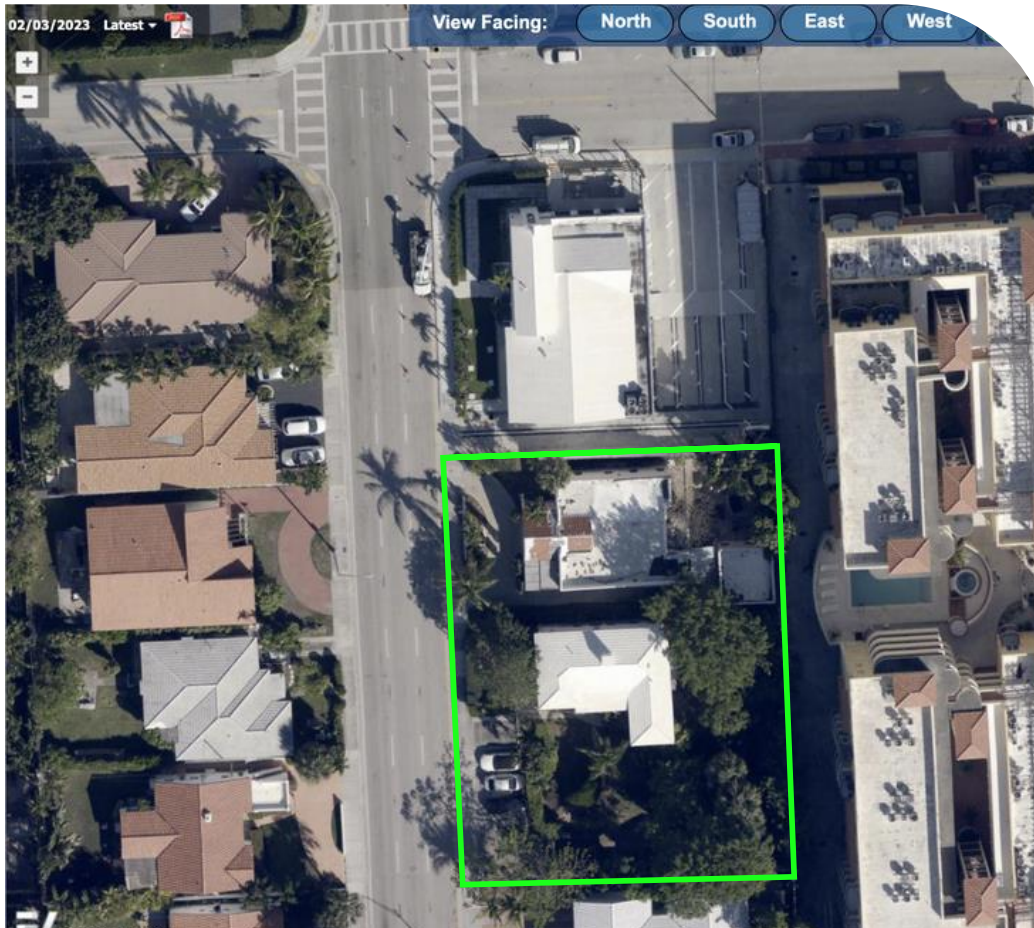
[8851 and 8873 Harding Avenue Agenda Packet](#)





# Town of Surfside, Florida Development Review

Figure 1 – 8851-8873 Harding Avenue – Site Location from MDC Property Appraiser





## Town of Surfside, Florida Development Review

Table 1 –Site Characteristics and Zoning Requirements

|                                  |   |                                  |
|----------------------------------|---|----------------------------------|
| <b>Address</b>                   | 8851 Harding Avenue   |                                  |
| <b>General Location</b>          | East side of Harding Avenue, North of 88 <sup>th</sup> Street                                       |                                  |
| <b>Property Size</b>             | 17,825 SF or 0.409 Acres  |                                  |
| <b>Zoning District</b>           | H30C  |                                  |
| <b>Adjacent Zoning Districts</b> | H30C to the north; H40 to the east<br>H30C to the south; H30B to the West                           |                                  |
| <b>Future Land Use</b>           | Moderate High Density Residential   |                                  |
| <b>Units Permitted</b>           | 79 Dwelling Units (DUs) per Acre x 0.409 acres = 32 DUs<br>32 DUs x 0.85 = 27 DUs Allowed (Maximum) |                                  |
| <b>Units Proposed</b>            | 8 DUs   |                                  |
| <b>Unit Type</b>                 | 8 – 3 Bedroom, 3 Bath 2 Story Townhouses with Understory  |                                  |
| <b>Required Parking Spaces</b>   | 8 x 2 Pkg Spaces per 3 Bedroom DU = 16 Pkg Spaces Required  |                                  |
| <b>Parking Spaces Provided</b>   | 2 Pkg Spaces Provided in 8 Garages with 1 outside ADA space   |                                  |
| <b>Unit Sizes</b>                | <b>Minimum Required</b>   | <b>Proposed</b>                  |
| Units #1, #4, #5 & #8            | 1,150 SF  | 2,414 SF (to be verified)        |
| Units #2, #3, #6 & #7            | 1,150 SF  | 2,448 SF (to be verified)        |
| <b>Pervious Area</b>             | 20%   | 30.1% (to be verified)           |
| <b>Building Roof Height</b>      | 30 Feet (Max Flat Roof Height)  | 31.41 Feet                       |
| <b>Parapet Height</b>            | 3 Foot Max  | 1.58 Feet                        |
| <b>Setbacks</b>                  |   |                                  |
| Front                            | 20 Feet   | 20 Feet                          |
| Side                             | 15 Feet   | 15 Feet 6 Inches                 |
| Rear                             | 10 Feet   | 10 Feet                          |
| <b>Projections</b>               | <b>Maximum</b>  | <b>Proposed</b>                  |
| Ordinary Projections             | 24 Inches   | None Proposed                    |
| Unenclosed Balconies-Front       | 5 Feet  | 3 Feet                           |
| Unenclosed Balconies-Side/Rear   | 0 Fees Side/2.5 Feet Rear   | 20 Foot Side/ 3 Foot Rear        |
| Unenclosed Terraces              | 6 Feet w/> 24 inch Setback  | N/A                              |
| <b>Architecture</b>              | <b>Minimum Required</b>   | <b>Proposed</b>                  |
| Greater than 15 Ft in Height     | 10% Wall Openings   | Greater than 10%                 |
| Roof Material                    | Varies  | Flat Roof                        |
| Max Bldg. Frontage               | Each 50 Ft, 3 FT Wall Change  | Complies, multiple articulations |



## **Town of Surfside Development Review Group (DRG) Meeting Minutes**

September 15, 2023 – 1:30pm via Zoom

The Development Review Group (DRG) conducted a meeting on Friday September 15, 2023 at 1:30pm. The purpose of the meeting was to review the site plan application by Pampa Sunbelt 19, LLC located at 8851 and 8873 Harding Avenue. The project includes the demolition of one single family house at 8873 Harding and a 6-unity multi-family building at 8851 Harding Avenue.

The DRG meeting was attended by the following:

### **Zoom Attendees:**

#### Town Staff Participants

- Tony Recio, Town Attorney
- Judith Frankel, Town Planner
- Walter Keller, Consulting Town Planner
- Hector Gomez, Town Manager
- Police Chief John Healy
- Randy Stokes, Public Works Director
- Tim Milian, Parks and Recreation Director
- Marisol Vargas, Building Dept. Supervisor sitting in for: James McGuiness, Town Building Official and Floodplain Manager

#### Applicant Participants

- Vanessa Madrid, Attorney with Holland & Knight LLP
- Mercy Arce, Land Use Planner with Holland & Knight LLP
- Jose Gaviria, Architect
- Ignacio Perez, Owner

Judith Frankel, Town Planner, opened the meeting and explained that the purpose was to identify any potential development concerns the could impact the site or the Town.

Vanessa Madrid gave a brief overview of the project.

- The site is comprised of two folios with 7 existing units (1 single family home and one 6-unit multi-family building). Ownership is currently pursuing a unity of title for the properties.
- The proposed development is a transition between the single-family neighborhood and multi-family properties on Collins Avenue
- The proposed project aims to continue the sense of community and neighborhood feel of Surfside.
- The design features soft neutral tones. The building is not intended to be ultra-modern, but instead have a timeless look.

- The design makes use of the understory allowance – similar to the approved site plan for 8800 Collins- in order to maximize the space and provide efficiency to the use of the site.
- All traffic flow is internal with one driveway curb cut to replace a circular driveway for the existing house and several back-out parking spots for the multi-family building.

Jose Gaviria, architect, reviewed the design elements of the proposed building.

- The project contains 8 townhouse units with a central driveway that provides access to all 8 units.
- Pedestrian access to each unit is provided for 4 units on the north side and 4 units on the south side from ground level to Harding Avenue.
- The maximum height of the building is 33 feet for the center rectangular archway. This is an architectural feature that ties together the two sides of the building. The roof height is 30-feet.
- The design is symmetrical throughout with the same design features on both the north and south sides. Each pedestrian access point is two units with wood slat features at the entry points. Exterior materials include coral stone, scored stucco, and a lot of transparency on the two habitable levels above the understory.
- All required property setbacks have been met and considerable landscape is proposed throughout the site for privacy and beautification.

Following the applicant presentation several members of Town staff provided feedback and requested further information.

Town of Surfside Police Chief John Healy noted that proper visual clearance should be considered for entering and exiting Harding Avenue. He advised that landscaping must be appropriate to allow for an unobstructed sight triangle. He also asked that pedestrian safety be considered for the Harding Avenue sidewalk. Mr. Gaviria responded that no gate is planned for the project so as not to delay site entry and to prevent cars from having to wait on Harding for a gate opening. There is no vehicular or pedestrian gate proposed for the site. This was satisfactory for Chief Healy.

Mr. Gaviria stated that the front of the site contained one accessible parking space and one loading zone in addition to the two parking spaces provided per unit in the understory space. Staff asked if the loading space was sufficient to allow a truck to turn around on site to avoid having to back onto Harding Avenue regularly. Town Attorney, Tony Recio, stated that Harding Avenue is a FDOT state road and that FDOT generally prefers not to have vehicles backing out onto Harding Avenue. The Chief concurred. Ms. Madrid said that truck maneuvering information can be provided.

Consultant Planner, Walter Keller, stated that the previous approved site plan that was never built for the site, had received FDOT approval.

Public Works Director, Randy Stokes went over a few topics that will require coordination with the Town during the building permit process.

- The proposed French drain could be an issue as it is unclear if the size proposed will be sufficient. The proposed type needs a full evaluation for correct width. It is typical to have flooding at this location during rain events.
- Tapping sleeve and valve for irrigation and domestic is required if reusing the existing sewer service lines. There are currently 2 existing and the site needs 3.

- The projects needs sub-metering system internally. The Town only provides one meter for the site.
- Solid waste and recycling container size must be provided and accounted for on building permit site plan.
- There are above ground utilities at rear of the site that the Town requires access to. We may create a formalized easement for access.
- At time of permitting a plan to address existing poles for utilities plan be provided and agreed upon
- Applicant was asked to coordinate landscape for sight triangle of Harding Avenue.
- Applicant was asked to provide contact information for the project's civil engineer to Public Works.

Consultant Planner, Walter Keller, also provided feedback to the applicant. The main area addressed was the understory space. The bathrooms and study room have to be removed from the understory space. The understory may only contain upper floor access and storage or garage space. It is a non-habitable area. Mr. Keller expressed concern regarding the appearance of the building as having a full 3-stories. The code requires that the understory be different in appearance than the two habitable floors. A difference in design is present. Mr. Gaviria explained the differences is deign for the level. However, the understory is 10 feet high and prominent in elevation view. The height of the understory could be reduced.

Mr. Keller also noted that the building could be no closer than 20 ft from the front property line. Mr. Gaviria stated that the building is in compliance. Zoning Code section 90-47.4 allows balconies to extend 5 ft into the setbacks. It was also noted that no roof deck is proposed.

Town Attorney, Tony Recio, noted several points for the applicant to consider.

- A new development order will be created for this application. The Town does not utilize Impact Fees, but mitigation of impacts is typically part of the development order process.
- The Unity of Title for the two properties must be completed before permitting. The applicant can then create a condominium association.
- The loading zone space will be good for daily access of delivery and ridesharing services, but information should be provided showing that these types of typical daily vehicles will not need to back out on to Harding Avenue (truck maneuvering analysis)
- It was advised that the applicant reach out to FPL to understand what may be required to service the units, specifically facilities that may encroach into the setback area. This is advised to avoid having to amend the site plan in the future.
- As no lighting plan was provided, it was advised that the applicant consider unobtrusive lighting for the driveway and any exterior areas.

James McGuiness, Building Official was not present at the meeting but reviewed the proposal and provided the following comments, which were read to the applicant:

1. Please amend the plans to include a declaratory statement of compliance to the 2020 Florida Building Code(s) 7<sup>th</sup> edition and the 2017 NEC.
2. Please be aware that as of January 1, 2024, the 2023 Florida Building Code(s), 8<sup>th</sup> edition and the 2020 NEC will go into effect. All building permit applications accepted as complete on or after this date will be governed by the new FBC. Per Chapter One of the FBC, the building permit application acceptance date determines the effective code version for the project.
3. The Ground Level Floor Plan for all eight units violate the Town of Surfside Understory Ordinance as well as FEMA rules as follows:
  - a. The Ground Level Plans show habitable areas such as a study and a full bathroom which are prohibited below Design Flood Elevation (Base Flood 8'0" + 2.0 ft.= DFE of 10'0" NGVD) in the AE Zone. Please amend the plans to eliminate these areas. Areas below DFE may only be used for storage, vehicular parking and building access.
  - b. All enclosed areas on the Ground Level Plans shall be hydrostatically vented at a rate of 1 square inch of net open area to 100 square feet of floor area vented.
  - c. These flood vents shall be within 12 inches of grade level with each enclosed area receiving at least two vents located on opposing walls.

The main identified concerns were (1) to avoid typical daily service vehicles from backing out on to Harding Avenue and (2) the design/appearance/uses of the understory. The applicant expressed their ability to address these concerns. The meeting participants did not raise any objection to the general proposal for development of the site at 8851 and 8873 Harding Avenue. The DRG members were in general consensus that the proposed impacts of the site plan amendments were considered, and the project should proceed to the Planning and Zoning Board for further review.

*Judith Frankel, AICP*  
Town Planner



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

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

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

|                                   |  |
|-----------------------------------|--|
| <b><u>PROJECT INFORMATION</u></b> |  |
| OWNER'S NAME                      | 8851 Harding LLC   |
| PHONE / FAX / EMAIL               |  |
| AGENT'S NAME                      | C/o Vanessa Madrid, Esq. / Holland and Knight LLP/             |
| ADDRESS PHONE /                   | 701 Brickell Avenue, Suite 3300, Miami, Florida / 305-789-7453 |
| FAX                               | vanessa.madrid@hklaw.com / 305-789-7799                        |
| PROPERTY ADDRESS                  | 8851 Harding Ave and 8873 Harding Ave                          |
| ZONING CATEGORY                   | Height Restriction 30ft (H30C)                                 |
| DESCRIPTION OF PROPOSED WORK      | 8-unit townhome project  |
|                                   |  |

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

| <b><u>ZONING STANDARDS</u></b> | Required                      |        |        | Provided                      |        |        |
|--------------------------------|-------------------------------|--------|--------|-------------------------------|--------|--------|
| Plot Size                      |                               |        |        | 17,825.00 s.f.                |        |        |
| Setbacks (F/R/S)               | 20'-0"                        | 10'-0" | 15'-6" | 20'-0"                        | 10'-0" | 15'-6" |
| Lot Coverage                   | N/A                           |        |        | 10,232.78 (57 %)              |        |        |
| Height                         | 33'-0" (30' max + 3' parapet) |        |        | 33'-0" (30' max + 3' parapet) |        |        |
| Pervious Area                  | 20% Min.                      |        |        | 5,909.81 s.f. (33.15%)        |        |        |

|                    |       |                    |         |
|--------------------|-------|--------------------|---------|
| _____              | _____ | <i>vmadrid</i>     | 8/21/23 |
| SIGNATURE OF OWNER | DATE  | SIGNATURE OF AGENT | DATE    |



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


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

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

|                                   |  |
|-----------------------------------|--|
| <b><u>PROJECT INFORMATION</u></b> |  |
| OWNER'S NAME                      | 8851 Harding LLC   |
| PHONE / FAX / EMAIL               |  |
| AGENT'S NAME                      | C/o Vanessa Madrid, Esq. / Holland and Knight LLP/             |
| ADDRESS PHONE /                   | 701 Brickell Avenue, Suite 3300, Miami, Florida / 305-789-7453 |
| FAX                               | vanessa.madrid@hklaw.com / 305-789-7799                        |
| PROPERTY ADDRESS                  | 8851 Harding Ave and 8873 Harding Ave                          |
| ZONING CATEGORY                   | Height Restriction 30ft (H30C)                                 |
| DESCRIPTION OF PROPOSED WORK      | 8-unit townhome project  |
|                                   |  |

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

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

  
SIGNATURE OF OWNER

08/15/23  
DATE

\_\_\_\_\_  
SIGNATURE OF AGENT DATE





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

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

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

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

The following is required with each application:

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

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

Vanessa Madrid, Esq.

8/21/23

NAME OF REPRESENTATIVE

DATE



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

LA LINDA SURFSIDE @ 8851/8873 HARDING AVE

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

**SUBMITTAL REQUIREMENTS FOR REVIEW:**

- Completed "Multi-Family and Non-Residential Site Plan Application" form
- Application fee: \$12,000 made out to "Town of Surfside"
- Ownership Affidavit
- Recent photographs of the subject property and all abutting, diagonal and fronting properties visible from the street (to be provided prior to Design Review Board Meeting)

**FOR THE FOLLOWING PLEASE PROVIDE:**

- 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.
- Provided prior to Design Review Board Meeting - Two (2) reduced sized sets (11" x 17" sheets) of the complete design development drawings
- Site Plan (Minimum scale of 1" = 20'). **PROVIDED SEE SITE PLAN A0-03**  
Please show / provide the following:
  - A legal description, including the section, township, and range or subdivision lot and block. **SEE SURVEY A0-01**
  - Site boundaries clearly identified, and ties-to-section corners **SEE SURVEY A0-01**
  - Proposed uses
  - Location and height of all structures and total floor area with dimensions to lot lines, and designations of use **PROVIDED SEE SITE PLAN A0-03**
  - Building separations
  - Vehicular circulation system for cars, bicycles, and other required vehicle types, with indication of connection to public rights-of-way
  - Location of all parking and loading areas **GROUND LEVEL PLAN A1-01 & A1-02**
  - All adjacent rights-of-way, with indication of ultimate right-of-way line, center line, width, paving width, existing median cuts and intersections, street light poles, and other utility facilities and easements **SEE SURVEY A0-01**
  - Location of all cross streets and driveways within three hundred fifty (350) feet of property limits **SEE SURVEY A0-01**
  - Pedestrian circulation system **SEE SURVEY A0-01**
  - Provider of water and wastewater facilities **REFER TO CIVIL DWGS**
  - Existing and proposed fire hydrant location
  - The following computations:
    - Gross acreage **SEE ZONING DIAGRAMS & DATA A0-04**
    - Net acreage **SEE ZONING DIAGRAMS & DATA A0-04**

Cont.



- Gross acreage covered by the property excluding road easements and rights-of-way, if any ZONING DIAGRAMS & DATA A0-04
- Number of dwelling units and density for residential uses only ZONING DIAGRAMS & DATA A0-04
- Square footage of ground covered by buildings or structures and designation of use.
- Required number of parking spaces ZONING DIAGRAMS & DATA
- Number of parking spaces provided A0-04
- Pervious, impervious and paved surface, in square footage and percentage ZONING DIAGRAMS & DATA A0-04
- Site Plan location sketch, including section, township, and range, showing adjacent property owners SITE PLAN A0-03 & SURVEY A0-01
- 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 SEE GROUND LEVEL PLAN A1-01 & A1-02
- Loading areas and provisions for accessibility to vehicles of the required type GROUND LEVEL PLAN A1-01 & A1-02
- 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 PROVIDED. SURVEY A0-01
  
- Landscape Plan and Irrigation Plan PROVIDED. SEE LANDSCAPE SET OF DWGS  
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 PROVIDED. ELECTRICAL SITE PHOTOMETRICS PLAN E0-02
  - 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: NOT APPLICABLE
  - 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  
Please show / provide the following:
  - Location and size of all mains and lift stations UTILITIES C-04



Cont.

- Paving and drainage plans **PLS REFER TO CIVIL DWGS SET**  
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: **PROVIDED. SEE A2 SERIES DWGS FOR ARCHITECTURAL ELEVATIONS**
  - Separate elevations of all sides of existing and proposed buildings with all dimensions, including height. **PROVIDED. SEE A2 SERIES DWGS FOR ARCHITECTURAL ELEVATIONS**
  - Label exterior materials, color, texture and trim, roof material, Roof color and pitch, windows, doors, screens, skylights and all exposed mechanical equipment and screening **EXTERIOR MATERIALS LABELED ON ALL EXTERIOR ELEVATIONS A2 DWGS, ADDITIONALLY ISOMTERIC WITH MATERIALS PROVIDED IN SHEET A0-11**
  - 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 **PROVIDED. SEE A2 SERIES DWGS FOR ARCHITECTURAL ELEVATIONS, A4 EXTERIOR RENDERS AND A0-11 ISMOTERIC WITH METARIALS AND FINISHES**
  
- 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



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

**PROPERTY OWNER'S AUTHORIZED AGENT FORM**

I 8851 HARDING as owner of 8851 & 8873 Harding Ave do hereby authorize  
(print name of owner) (property address)

Esteban O' Farrell, as Director of Brajay Corp.,  
the Manager of Pampa Sunbelt 19 LLC and  
Vanessa Madrid, Esq. of Holland and Knight LLP  
(name of authorized agent) applications to and receiving building permits issued by the Town of Surfside.

I hereby certify that I am the owner of record of the above referenced property and I am responsible for the permit applications submitted by my authorized agent named herein. I further understand this authorization will continue into time until withdrawn by me in writing to the Town of Surfside.

**The Owner's signature is to be notarized.**

CLAUDIO BALTUNIONES  
Owner printed name

[Signature]  
Owner's Signature

08/15/23  
Date:

State of Florida  
County of MIAMI-DADE

The foregoing instrument was acknowledged before me this 17 day of AUGUST, 2023

by CLAUDIO BALTUNIONES who is personally known to me \_\_\_\_\_ or has provided the

following identification \_\_\_\_\_

[Signature]  
Notary Public's Signature

8/17/23  
Date:



# Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799  
Holland & Knight LLP | www.hklaw.com

Vanessa Madrid, Esq.  
+1 305-789-7453  
vanessa.madrid@hklaw.com

August 21, 2023

**VIA ELECTRONIC DELIVERY**

Mrs. Judith Frankel, Town Planner  
Planning Department  
Town of Surfside  
9293 Harding Avenue  
Surfside, FL 33154

**Re: Pampa Sunbelt 19, LLC / 8851-8873 Harding Avenue  
Site Plan Approval Letter of Intent**

Dear Mrs. Frankel:

This shall serve as the Letter of Intent on behalf of Pampa Sunbelt 19, LLC (the “Applicant”), for the enclosed Site Plan approval application (the “Application”) in connection with that certain ±0.41 acre parcel of land located at 8851-8873 Harding Avenue in the Town of Surfside (the “Town”), as further identified by Folio Nos. 14-2235-005-0310 and -0320 (together, the “Property”). With this Application, the Applicant seeks approval of an eight (8)-unit townhome project (the “Project”) on the Property.

**I. Property Information**

The Property has a City Comprehensive Plan Future Land Use Map (“FLUM”) land use designation of Moderate High Density Residential and is zoned Height Restriction 30ft (“H30C”) on the City’s Zoning Map, where a density of 79 units per acre and single-family, two-family, multifamily, and hotel structures are permitted. Here, a maximum of 28 dwelling units are allowed taking into account the required 15% reduction for aggregated lots. Thus, the proposed townhome Project is consistent with the FLUM and Zoning Code regulations.

The Property is located east of Harding Avenue and north of 88th Street, an area predominantly improved with low-scale multifamily buildings. In fact, The Property is improved with a one (1)-story single-family home and a two (2)-story six (6)-unit multifamily structure, for a total of seven (7) units on the Property. In 2021, after Staff’s satisfactory review and the Planning and Zoning Board’s recommendation for approval, the Town Commission adopted Resolution 2021-2791 approving an 18-unit development on the Property. The proposed Project is consistent with the vision for this location and the overall development pattern in the area.

## **II. Proposed Project**

The Applicant is seeking to construct a new eight (8)-unit townhome development on the currently underutilized Property. The proposed development results in a ten (10)-unit density decrease when compared to the previously approved 2021 project. Thus, the proposed Project will have less traffic, water and sewer, stormwater drainage, parks, school, and overall impacts than previously reviewed and approved for this location.

The Project's design, prepared by Gaviria Architects, embraces the neighborhood's personality and location. It proposes symmetrical two (2)-story townhomes with a non-habitable understory as permitted in Section 90-49.5 of the Code. Street access will be via a 22-foot wide driveway connection to Harding Avenue. The understory building parking is located off the Harding Avenue driveway. The design captures a sleek and modern yet timeless aesthetic. The linearity of the design is harmonized with the material selection and color palette, including natural stone, warm wood slats, beige textured stucco, aluminum, and glass. A strong emphasis is placed on each unit's main entrance, creating a sense of arrival and privacy to enhance the future residents' experience and protect the neighborhood's residential character. Also, lush landscaping has been incorporated at the ground and upper levels to add a focal point that serves as a natural screen while beautifying the neighborhood's public streetscape.

## **V. Compliance with Development Review Criteria**

The Project satisfies the development review criteria set forth in Section 90-20(2)(a) of the Code, as follows:

- i. The development, as proposed, conforms to the comprehensive plan and the zoning code.

**Satisfied. The proposed Project complies with the Town's Comprehensive Plan goals, policies, and objectives as well as established uses and density for the Moderate High Density Residential land use category. This category is intended to be the buffer between Harding Avenue commercial uses and single-family residential uses on the west side of Abbott Avenue. The proposed Project provides an adequate transition between said uses. Additionally, the Project complies with all of the applicable Zoning Code requirements.**

- ii. The development, as proposed, will have a favorable or unfavorable impact on the environment and natural resources, including a consideration of the means and estimated cost necessary to minimize the adverse impacts, if any.

**Satisfied. The Project, as proposed, results in a net reduction of 10 units for this site, which will have a favorable impact on the Town's environment and natural resources. As such, the impacts have been substantially minimized.**

- iii. The development, as proposed, will have a favorable or unfavorable impact on the economy of the Town of Surfside.

**Satisfied. The thoughtful design of the Project will result in a valuable and complementary addition to the area. The Project will enhance the neighborhood, attract quality residents to the Town, and increase surrounding property values.**

- iv. The development, as proposed, will efficiently use or unduly burden water, sewer, solid waste disposal, education, recreation or other necessary public facilities which have been constructed or planned and budgeted for construction in the area.

**Satisfied. In 2021, a larger project was approved for the Property. Therefore, the proposed development will efficiently use water, sewer, solid waste disposal, education, recreation, and any other necessary public facilities planned and budgeted for this area.**

- v. The development, as proposed, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, public streets, and roads, which have been planned and budgeted for construction in the area, and if the development is or will be accessible by private or public roads or streets.

**Satisfied. As previously noted, in 2021, a larger project was approved for the Property. Therefore, the proposed development will efficiently use the planned and budgeted public transportation facilities for this area. The Project will be accessible by a private driveway connection to Harding Avenue.**

- vi. The development, as proposed, is consistent with the community character of the immediate neighborhood. In addition to consistency there must be congruity between the subject development and neighboring improvements and surroundings including but not limited to form, spacing, heights, setbacks, materials, color, rhythm and pattern of architectural or aesthetic interest or value as well as with any overlays and other development schemes or legislation.

**Satisfied. The Project is consistent with the surrounding community's character and pattern of development in the neighborhood, including massing and scale, height, setbacks, open space and overall design, and material selection.**

- vii. In the event of redevelopment, the applicant shall also submit a detailed plan for demolition.

**Satisfied and acknowledged. The Applicant will provide a detailed demolition plan.**



Based on the above, we respectfully seek your favorable review and recommendation of approval for this Application. Thank you in advance for your considerate attention to this request. If you have any questions or require additional information, please feel free to contact me directly.

Respectfully submitted,



Vanessa Madrid, Esq.

Enclosures

Cc: Mr. Walter Keller, PE, AICP., *Consultant Planner, Marlin Engineering, Inc.*  
Mr. Andrew Hyatt, *Town Manager*  
Mr. Jason Greene, *Assistant Town Manager*  
Mrs. Lillian Arango, *Town Attorney*  
Mr. James McGuinness, *Town Building Official*

# Holland & Knight

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Vanessa Madrid, Esq.  
+1 305-789-7453  
vanessa.madrid@hklaw.com

September 20, 2023

**VIA ELECTRONIC DELIVERY**

Mrs. Judith Frankel, Town Planner  
Planning Department  
Town of Surfside  
9293 Harding Avenue  
Surfside, FL 33154

**Re: Pampa Sunbelt 19, LLC / 8851-8873 Harding Avenue  
Site Plan Approval – DRG Comments Response Letter**

Dear Mrs. Frankel:

Please accept this letter on behalf of Pampa Sunbelt 19, LLC (the “Applicant”), in response to the DRG comments received on September 18, 2023 for the Site Plan approval application (the “Application”) in connection with the eight (8)-unit townhome project on the ±0.41 acre parcel of land located at 8851-8873 Harding Avenue in the Town of Surfside (the “Town”), as further identified by Folio Nos. 14-2235-005-0310 and -0320 (together, the “Property”).

The Applicant’s responses to the comments are as follows:

- Modify the building plans to reduce the roof top height to be no higher than 30 feet above the average crown of the road (5.67 NGVD) for Harding Avenue

**Response: Noted. The Applicant will revise the plans prior the Planning and Zoning Board meeting. Current drawings exceed roof top height by 6”. However, the roof level will be lowered to match 30’ above crown of road at +35.66’ NGVD.**

- Modify the building plans for the understory by deleting the bathroom and study. Note, a non-habitable storage area can be included.

**Response: The understory has been revised accordingly. Study and bathroom have been removed and storages have been included. Please see Sheets A1-01 & A1-02**

- Provide flood vents for the enclosed rooms of the understory per the Florida Building Code including the garage, lobby and foyer, storage room.

**Response: Flood vents will be provided on garages, perimeter walls and storage, lobby and foyer areas in compliance with the hydrostatic ventilation requirements of**

**the Federal Emergency Management Agency National Flood Insurance Program rules and regulations, the Florida Building Code and the Town of Surfside Floodplain Management Ordinance. Next update will include sections thru driveway and will show these vents.**

- Clarify the dimensions on the Site Plan Sheet A0-0 that the setback from Harding Avenue to the building wall is 20 feet. The dimension at the NW corner of the building depicts the 20-foot setback line west of the western building wall.

**Response: The plans have been revised for clarity. There are no encroachments on the 20-foot setback line west of the western building line. See site plan A0-03, A1-01, A1-02 where setback line clearly matches outside edge of perimeter wall**

- Submit information and sketches to verify the pervious area of the project. The elevated landscape planters on the first level and second level may not be included in landscaping calculations.

**Response: Noted. Revised plans will be provided to show removal of the elevated planters from the landscaping calculations.**

- Submit information on the maintenance of the landscape planters. Irrigation should be provided.

**Response: Revised plans will be provided to include irrigation plan for elevated planters.**

- Add a table (or modify a table) in the landscape plan identifying the “Florida Friendly” species proposed and verify that 40% of the trees and shrubs by quantities.

**Response: The landscaping table is provided on Sheet L-03. The project exceeds the above requirement by providing 60% Friendly plant species, where 40% is required.**

- Applicant must obtain unity of title for the two parcels.

**Response: Acknowledged. The Applicant will coordinate with the Town’s Attorney to process and record a Unity of Title for the two parcels encompassing the project.**

- Secure tree permits for all trees removed or relocated.

**Response: Acknowledged. The Applicant will obtain all necessary DERM approvals for the removal or relocation of trees.**

- Coordinate with the Town’s Public Works Department on water, sewer and solid waste facilities.

**Response: Acknowledged. The Applicant will coordinate the project’s water, sewer and solid waste facilities with the Town’s Public Works Department prior to obtaining a building permit for the project.**

- Coordinate with the Town’s Public Works Department on on-site drainage.

**Response: Acknowledged. The Applicant will coordinate the project’s on-site drainage with the Town’s Public Works Department prior to obtaining a building permit for the project.**

- Coordinate with the Town's Public Works Department on utility access.

**Response: Acknowledged. The Applicant will coordinate the project's utility access with the Town's Public Works Department prior to obtaining a building permit for the project.**

- Secure FDOT approval for the curb cut on Harding Avenue.

**Response: Acknowledged. The Applicant will obtain the necessary approvals from FDOT in connection with the curb cut on Harding Avenue.**

Based on the above, we respectfully seek your favorable review and recommendation of approval for this Application. Thank you in advance for your considerate attention to this request. If you have any questions or require additional information, please feel free to contact me directly.

Respectfully submitted,



Vanessa Madrid, Esq.

Enclosures

Cc: Mr. Walter Keller, PE, AICP., *Consultant Planner, Marlin Engineering, Inc.*

Mr. Andrew Hyatt, *Town Manager*

Mr. Anthony L. Recio, *Town Attorney*

**LA LINDA SURFSIDE**

@ 8851-8873 HARDING AVENUE

SITE PLAN SUBMISSION - TOWN OF SURFSIDE  
FIRST SUBMITTAL

DATE: 09/20/2023



**DRAWINGS INDEX**

GENERAL

- A0-00 COVER SHEET, DRAWINGS INDEX
- A0-01 PROPERTY SURVEY
- A0-02 CONTEXT LOCATION PLAN

ARCHITECTURE

- A0-03 SITE PLAN
- A0-04 ZONING DIAGRAMS & DATA
- A0-05 UNITS AREA & SCHEDULE
- A0-06 PROJECT SITE PHOTOGRAPHY
- A0-07 CONTEXT PHOTOGRAPHY
- A0-08 CONTEXT PHOTOGRAPHY
- A0-09 CONTEXT PHOTOGRAPHY
- A0-10 ISOMETRIC & MATERIALS
- A1-01 GROUND LEVEL FLOOR PLAN
- A1-02 GROUND LEVEL FLOOR PLAN
- A1-03 1ST LEVEL FLOOR PLAN
- A1-04 1ST LEVEL FLOOR PLAN
- A1-05 2ND LEVEL FLOOR PLAN
- A1-06 2ND LEVEL FLOOR PLAN
- A1-07 ROOF LEVEL FLOOR PLAN
- A1-08 ROOF LEVEL FLOOR PLAN
- A2-01 EAST & WEST ELEVATIONS
- A2-02 NORTH & SOUTH ELEVATIONS
- A3-01 SECTIONS
- A3-02 SECTIONS
- A4-01 RENDER- VIEW FROM HARDING
- A4-02 RENDER- VIEW FROM WEST
- A4-03 RENDER- VIEW FROM SOUTH

LANDSCAPE

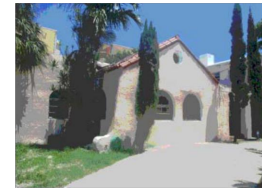
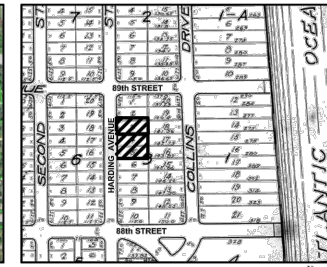
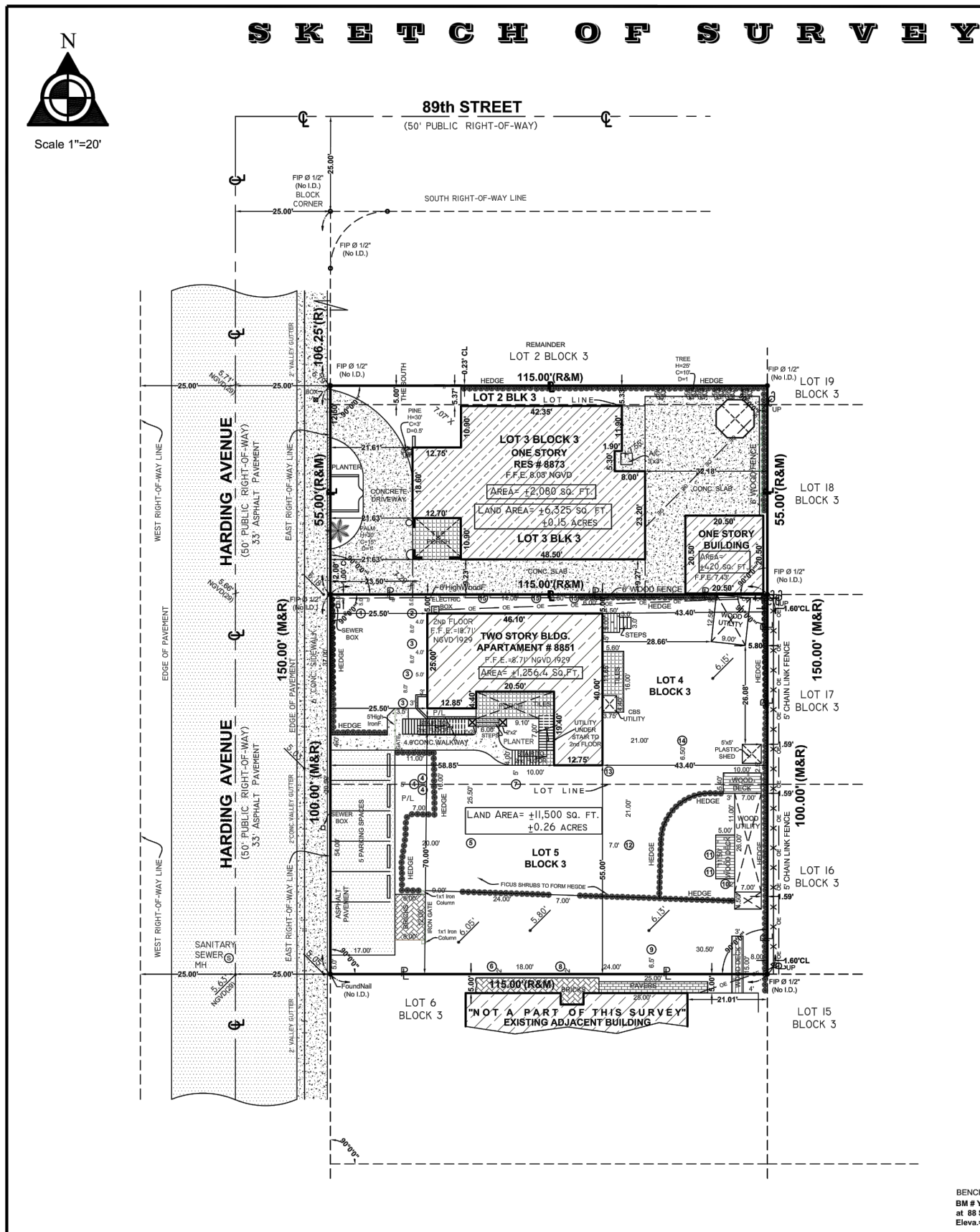
- L-00 ILLUSTRATIVE SITE PLAN
- L-01 TREE DISPOSITION PLAN
- L-02 LANDSCAPE PLAN
- L-03 LANDSCAPE PLAN TABLES
- L-04 LANDSCAPE DETAILS & GENERAL NOTES
- L-05 IRRIGATION PLAN
- L-06 IRRIGATION DETAILS & GENERAL NOTES

CIVIL

- C-01 GENERAL NOTES
- C-02 EROSION CONTROL PLAN
- C-03 PAVING GRADING & DRAINAGE
- C-04 UTILITIES

ELECTRICAL

- EO-02 ELECTRICAL SITE PHOTOMETRICS



PROPERTY ADDRESS:  
8851-8873 HARDING AVE. Surfside, FL 33154  
(FOLIO No. 14 - 2235 - 005 - 0320) &  
(FOLIO No. 14 - 2235 - 005 - 0310)

DESCRIPTION:  
The South 5.00 feet of Lot 2, all of Lots 3, 4 & 5, Block 3, of "SECOND AMENDED PLAT OF NORMANDY BEACH" according to the Plat thereof as recorded in Plat Book 16, Page 44 of the Public Records of Miami-Dade County, Florida.

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

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

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

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

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

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

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

LIST OF POSSIBLE ENCROACHMENT: N/A

If shown elevations are referred to N.G.V.D. of 1929

The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

Subsurface improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown.

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

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

CERTIFY TO:  
**8851 HARDING, LLC.**

SURVEYOR'S CERTIFICATION:  
I hereby certify that this "BOUNDARY SURVEY" and the Map of Survey resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "BOUNDARY SURVEY" meets the intent of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J17 of the Florida Administrative Code and its Implementing Rule, Chapter 472.027 of the Florida Statutes.

Survey is not covered by Professional Liability Insurance.

ORIGINAL: 06-02-2016  
FIELD DATE: 08-12-2020  
REVISIONS: 08-12-2020

Armando Garcia, P.L.S.  
Registered Surveyor and Mapper No. 3109  
State of Florida.

CBS SERVICES  
Land Surveyors & Mapper  
CARLOS@CBSSERVICESMIAMI.COM  
8765 CORAL WAY, MIAMI, FL. 33155  
(786) 290-4184

JOB No.:  
**01-28-14-A**

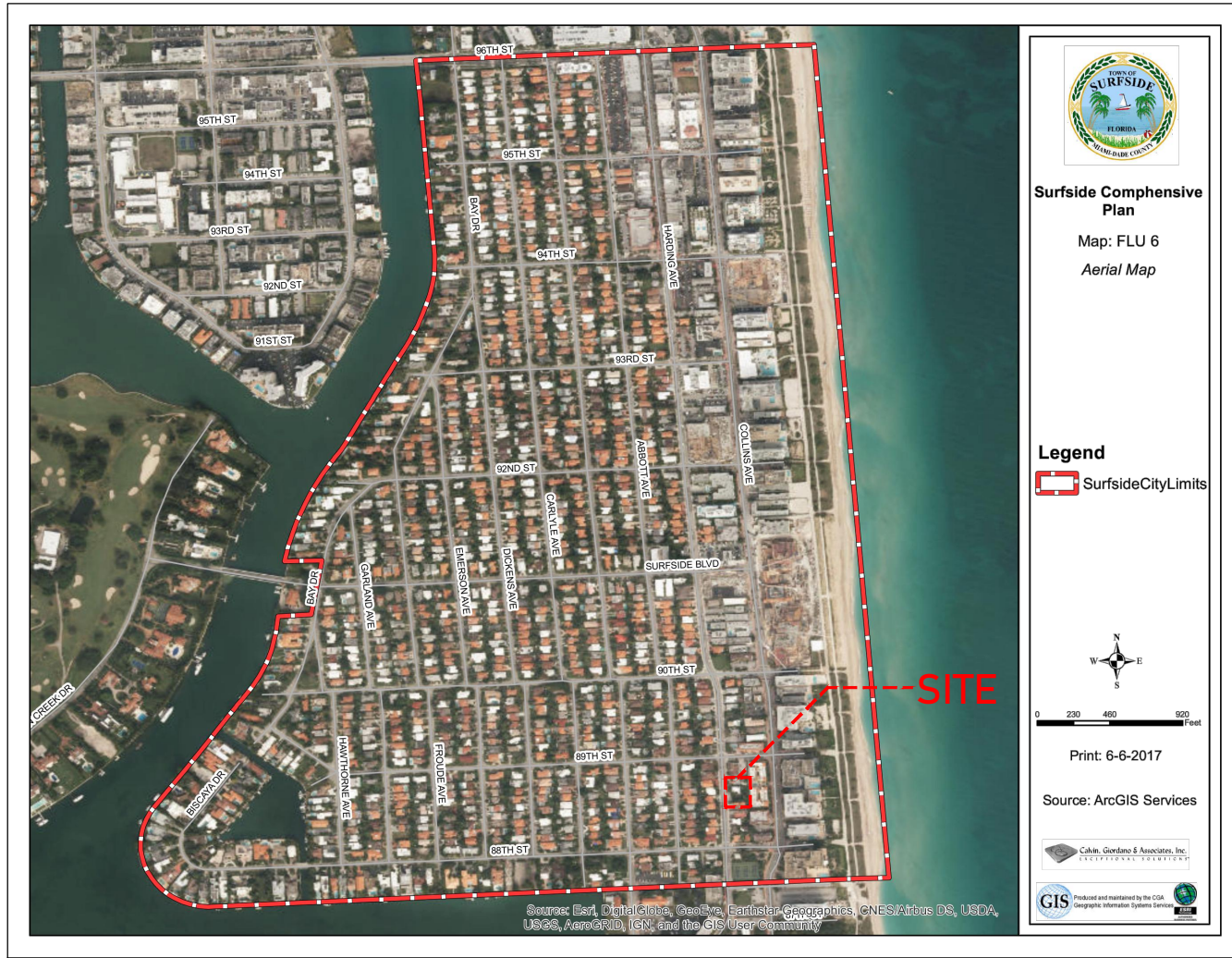
BENCH MARK USED  
BM # Y-313-RESET,  
at 88 St. & Hawthorne Ave.  
Eleva = 10.24' Converted to NGVD 1929.

FLOOD ZONE INFORMATION:  
Community No. 120659  
Panel No. 0326  
Suffix: L  
FIRM Date: 09-11-2009  
Flood Zone: AE + 8.00'





# 1 SITE



# 3 LOCATION PLAN

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

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

**SUBMITTAL REQUIREMENTS FOR REVIEW:**

- Completed "Multi-Family and Non-Residential Site Plan Application" form
- Application fee: \$12,000 made out to "Town of Surfside"
- Ownership Affidavit
- Recent photographs of the subject property and all abutting, diagonal and fronting properties visible from the street (to be provided prior to Design Review Board Meeting)

**FOR THE FOLLOWING PLEASE PROVIDE:**

- 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.
- Provided prior to Design Review Board Meeting - Two (2) reduced sized sets (11" x 17" sheets) of the complete design development drawings
- Site Plan (Minimum scale of 1" = 20').  
*Please show / provide the following:*
  - A legal description, including the section, township, and range or subdivision lot and block.
  - Site boundaries clearly identified, and ties-to-section corners
  - Proposed uses
  - Location and height of all structures and total floor area with dimensions to lot lines, and designations of use
  - Building separations
  - Vehicular circulation system for cars, bicycles, and other required vehicle types, with indication of connection to public rights-of-way
  - Location of all parking and loading areas
  - All adjacent rights-of-way, with indication of ultimate right-of-way line, center line, width, paving width, existing median cuts and intersections, street light poles, and other utility facilities and easements
  - Location of all cross streets and driveways within three hundred fifty (350) feet of property limits
  - Pedestrian circulation system
  - Provider of water and wastewater facilities
  - Existing and proposed fire hydrant location
  - The following computations:
    - o Gross acreage
    - o Net acreage

Cont.

Page 1 of 3  
Town of Surfside - Submission Checklist - Multi-family and Non-Residential Site Plan Application

# 2 CHECKLIST

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

Cont.

- Gross acreage covered by the property excluding road easements and rights-of-way, if any
- Number of dwelling units and density for residential uses only
- Square footage of ground covered by buildings or structures and designation of use.
- Required number of parking spaces
- 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 property owners
- 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  
*Please show / provide the following:*
  - Location and size of all mains and lift stations

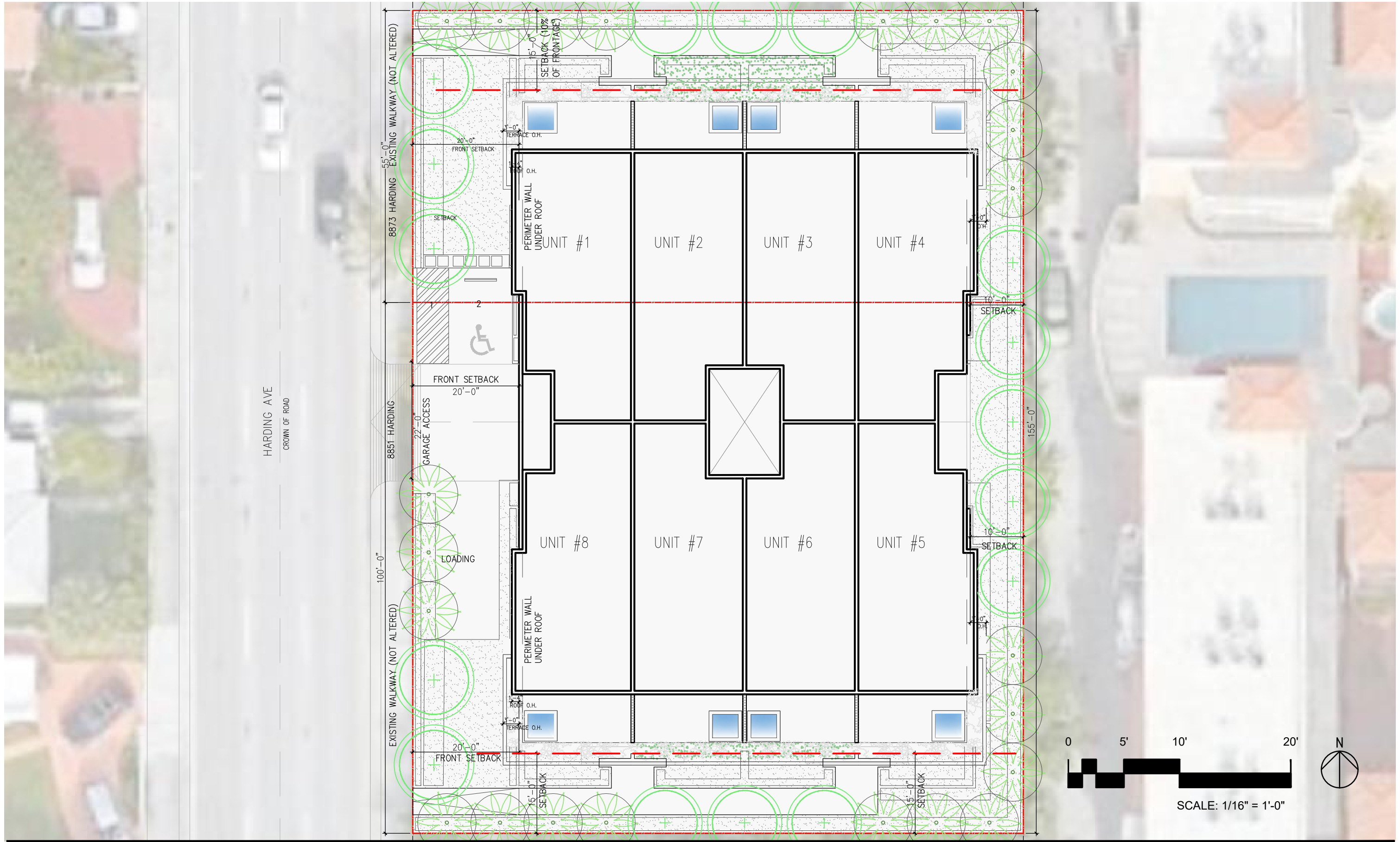
Page 2 of 3  
Town of Surfside - Submission Checklist - Multi-family and Non-Residential Site Plan Application

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

Cont.

- 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:
    - o All exterior materials, colors and finishes, keyed to samples provided
    - o Roof slopes and materials including specifications and color
    - o Detail of doors, windows, garage doors
    - o Dimensions of structure(s) - height, width, and length
    - o Deck, railing, stairs details including materials, colors, finishes, and decorative details
    - o Exposed foundation treatment
    - o 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



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ANDRES MONTERO  
 ARCHITECTURE  
 2208 NE 26th Street Unit 1  
 Fort Lauderdale, FL 33305

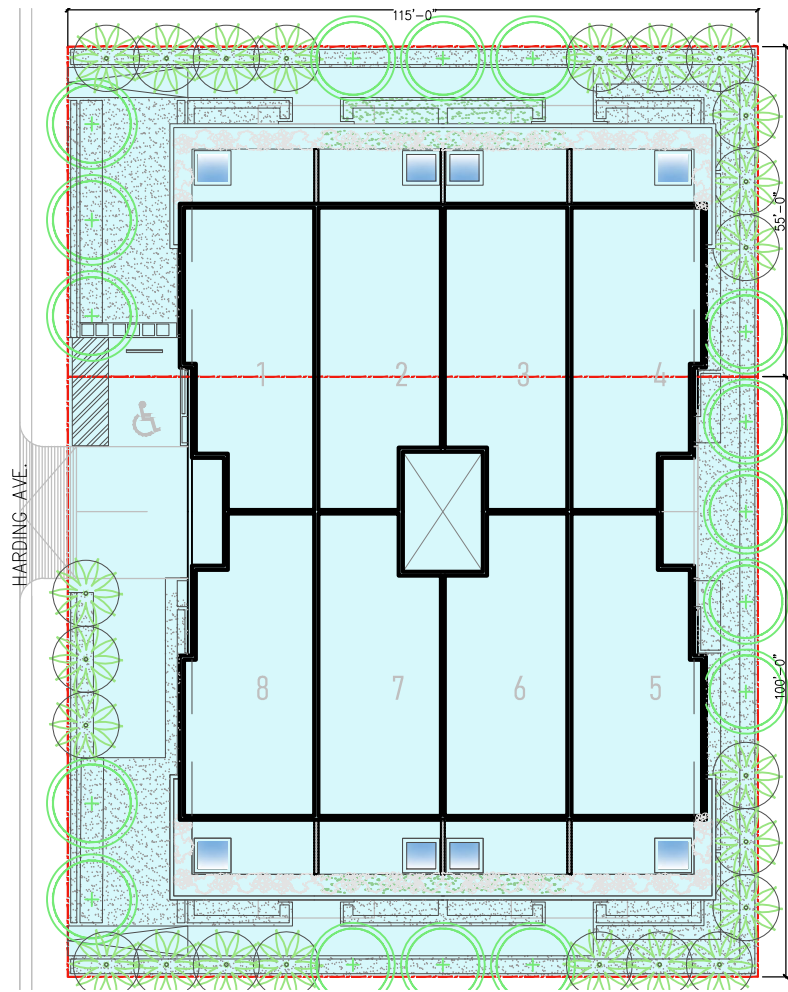
**SITE PLAN SUBMITTAL**  
 8851-8873 HARDING AVE,  
 SURFSIDE FL 33154

**SITE PLAN**

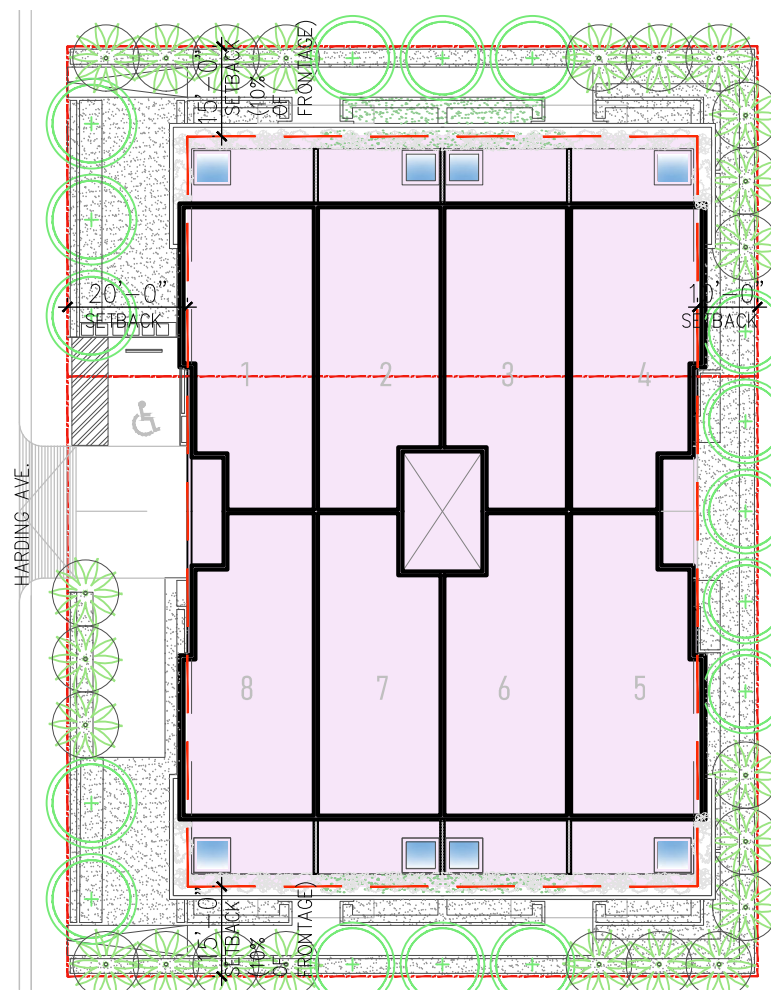
DATE:  
 09/20/2023

**A0-03**

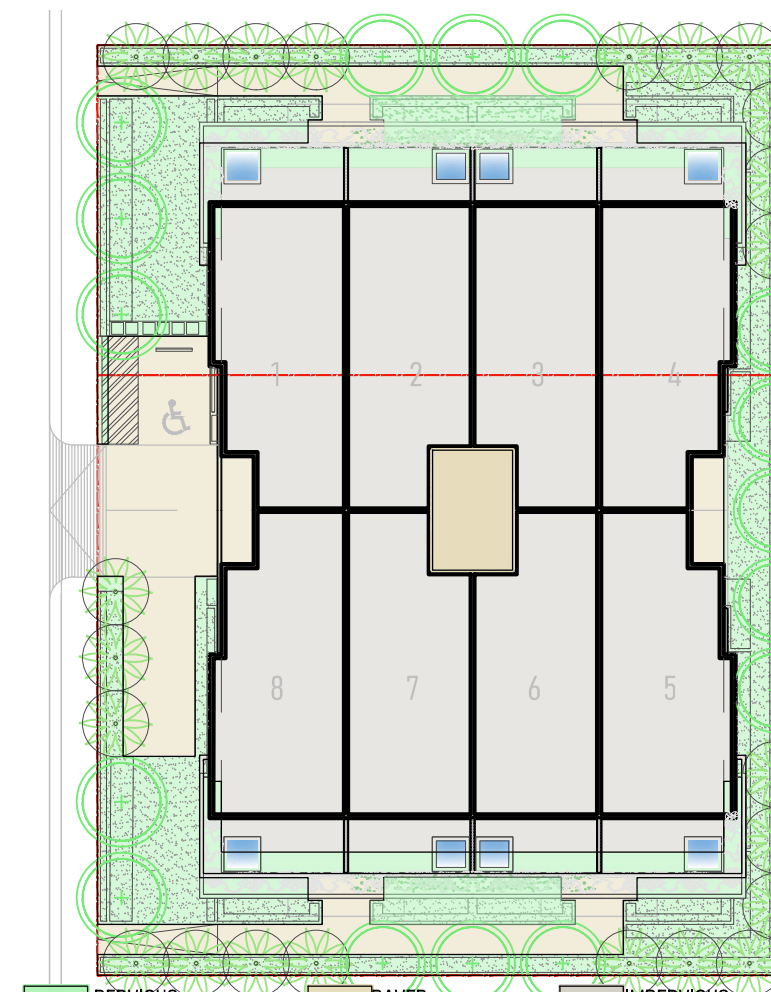




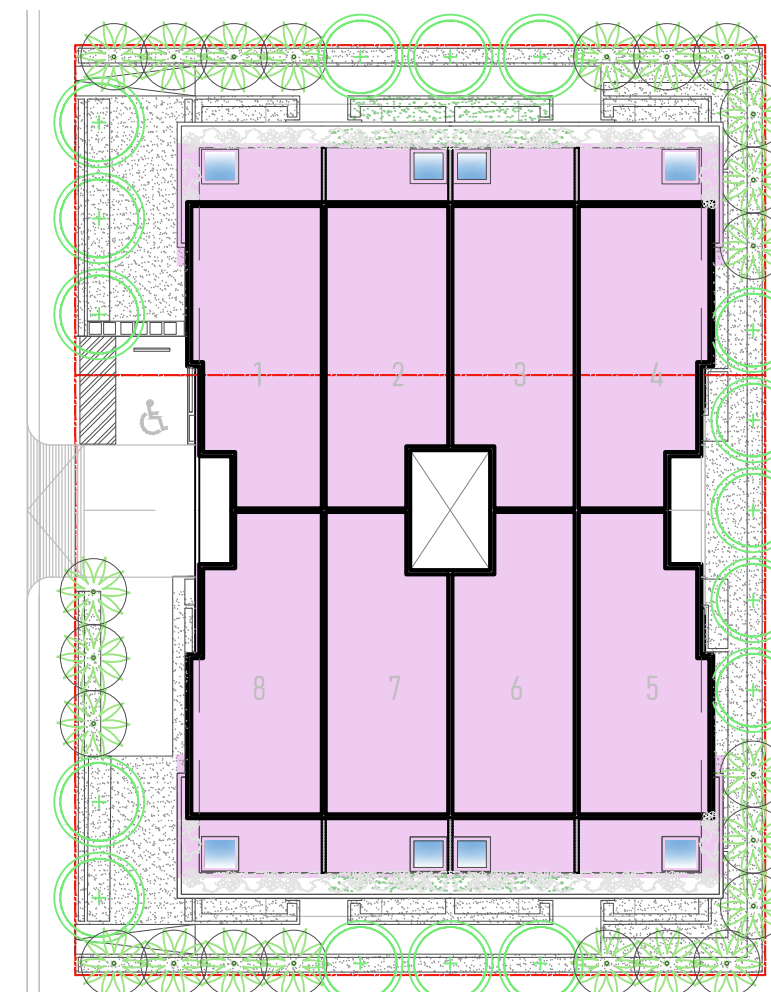
17,825.00 S.F. (0.4092 ACRES)



10,625.83 S.F. (0.2439 ACRES)  
 SAME FOR GROSS ACREAGE COVERED BY PROPERTY EXCLUDING ROAD  
 EASEMENTS & R.O.W.



PERVIOUS 5,909.81 S.F. (33.15%)  
 PAVED 2,563.07 S.F. (14.38%)  
 IMPERVIOUS 9,352.12 S.F. (52.46%)  
 FRONT YARD LANDSCAPED 1,776.28 S.F. (57.30%) REAR YARD LANDSCAPED 1,550.00 S.F. (96.13%)



GROUND COVERED AREA 10,232.78 S.F.  
 RESIDENTIAL USE

**1 SITE-GROSS ACREAGE**  
 SCALE: 1/32" = 1'-0"



**2 SITE-NET ACREAGE**  
 SCALE: 1/32" = 1'-0"

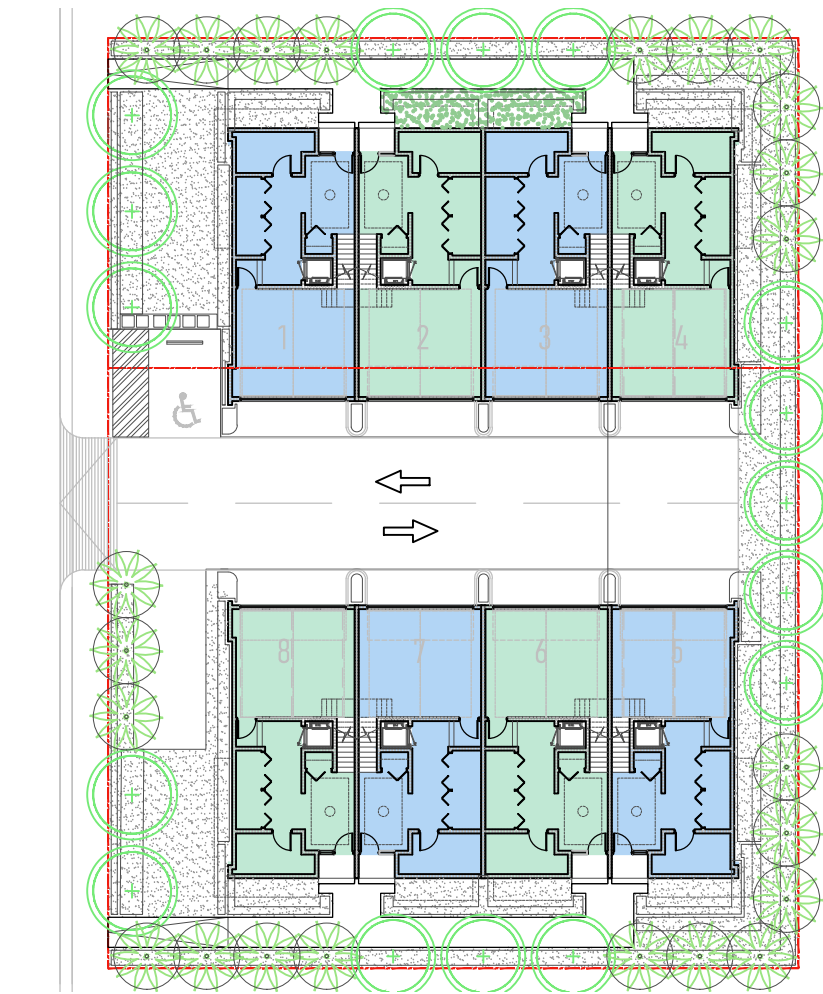


**3 PERVIOUS & IMPERVIOUS**  
 SCALE: 1/32" = 1'-0"

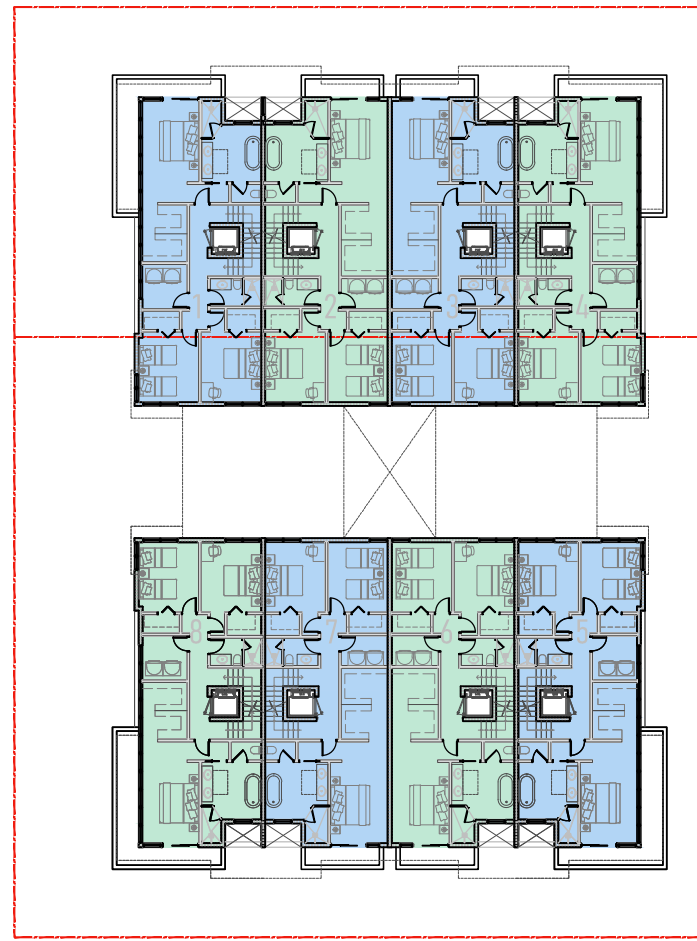
**4 GROUND COVERED AREA**  
 SCALE: 1/32" = 1'-0"

| ZONING ANALYSIS SURFSIDE, FLORIDA - CODE OF ORDINANCES, CHAPTER 90 ZONING |  |  |                     |                               |  |   |                                       |
|---|--|--|---------------------|-------------------------------|--|---|---------------------------------------|
|   |  | ALLOWED/REQUIRED   | PROPOSED/PROVIDED   | HEIGHT                        |  | ALLOWED/REQUIRED  | PROPOSED/PROVIDED                     |
| DISTRICT  | H30C   |  |                     | MAXIMUM HEIGHT                |  | 30' / 2 stories   |                                       |
| LOT AREA  |  |  | 17,825.00 (0.41 AC) |                               | Height Modifications                         | Addnl. 3' of 10% Roof Area for flagpoles, stair access, parapets, etc | 30' TOP OF ROOF<br>33' TOP OF PARAPET |
| DENSITY   | MODERATE HIGH DENSITY RESIDENTIAL * COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT, 2018 | 32 UNITS (79 U /ACRE)  | 8 UNITS             | <b>PARKING</b>                |  | 2.0 SPACES  | 16 SPACES                             |
|   |  |  |                     | MULTIFAMILY - 2, 3 BEDROOM    |  |   |                                       |
|   |  |  |                     | LOADING ZONE                  | MULTIFAMILY DWELLING BLDG. 20,000-100,000 SF | 1   | 1                                     |
| <b>SETBACKS</b>   |  |  |                     | <b>YARDS &amp; PERVIOUS</b>   |  |   |                                       |
| FRONT SETBACK (HARDING AVE)   |  | 20'-0"   | 20'-0"              | MINIMUM PERVIOUS AREA         |  | 20.00%  | 33.15%                                |
| SIDE SETBACK  |  | 6 FT Minimum or 10% of the total interior frontage up to 15 FT, whichever is greater | 15'-0"              | FRONT YARD PAVED NOT PERVIOUS | MAX  | 50.00%  | 1,323.72 SF (42.70%)                  |
| SIDE SETBACK  |  | 6 FT Minimum or 10% of the total interior frontage up to 15 FT, whichever is greater | 15'-0"              | FRONT YARD LANDSCAPE          | MIN  | 30.00%  | 1,776.28 SF (57.30%)                  |
| REAR SETBACK  |  | 10'-0"   | 10'-0"              | REAR YARD LANDSCAPE           | MIN  | 20.00%  | 1,550.00 SF (96.13%)                  |

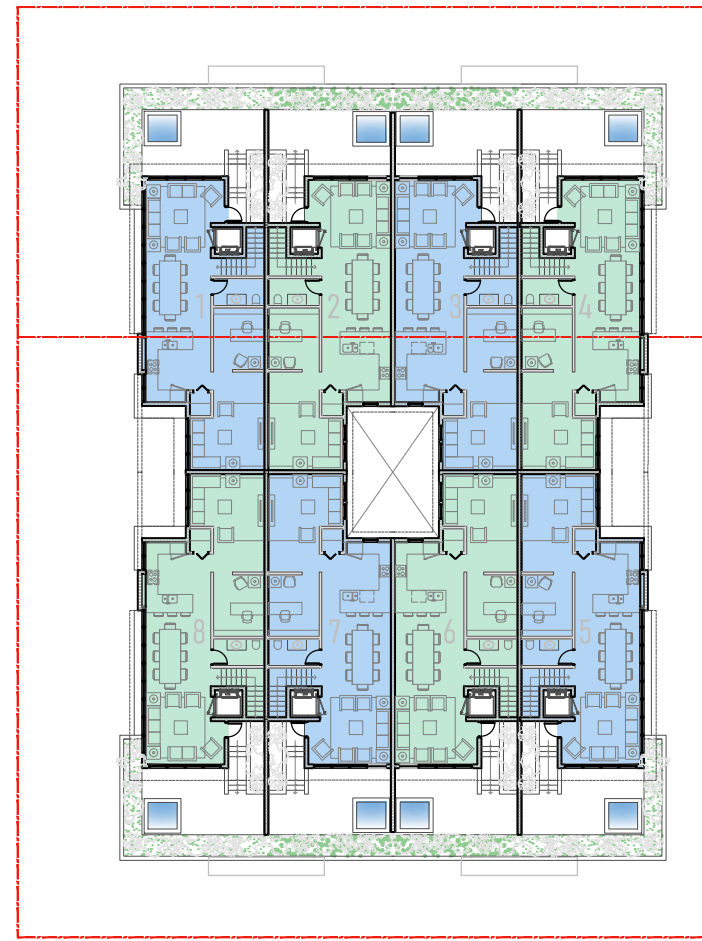




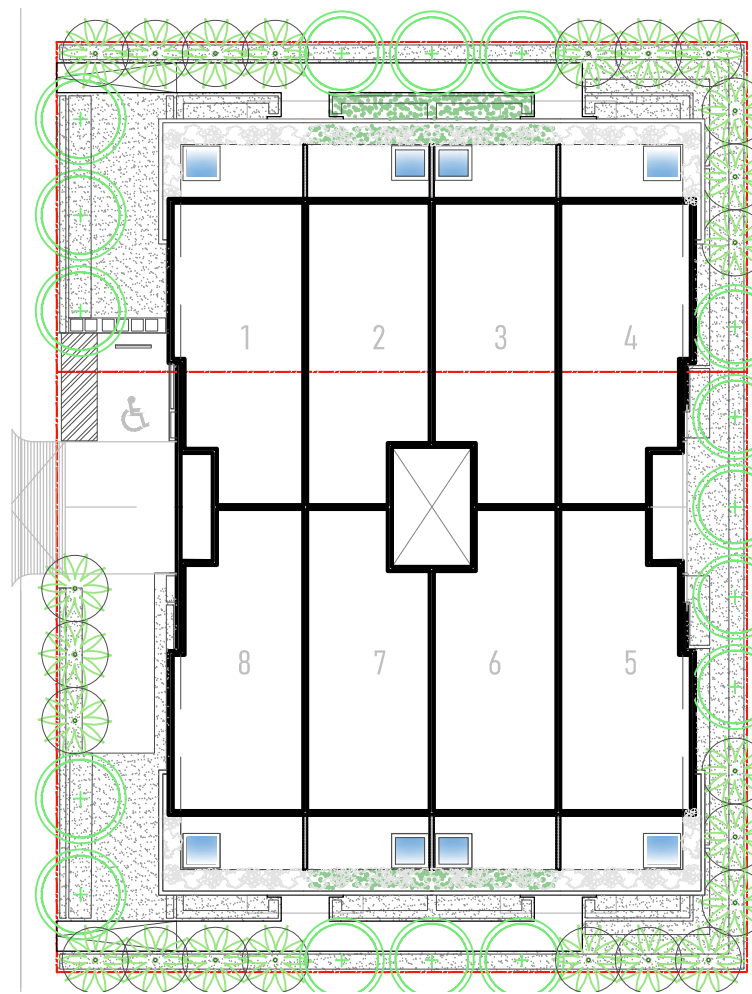
**1** **GROUND LEVEL PLAN**  
SCALE: 1/32" = 1'-0"



**2** **FIRST LEVEL PLAN**  
SCALE: 1/32" = 1'-0"



**3** **SECOND LEVEL PLAN**  
SCALE: 1/32" = 1'-0"

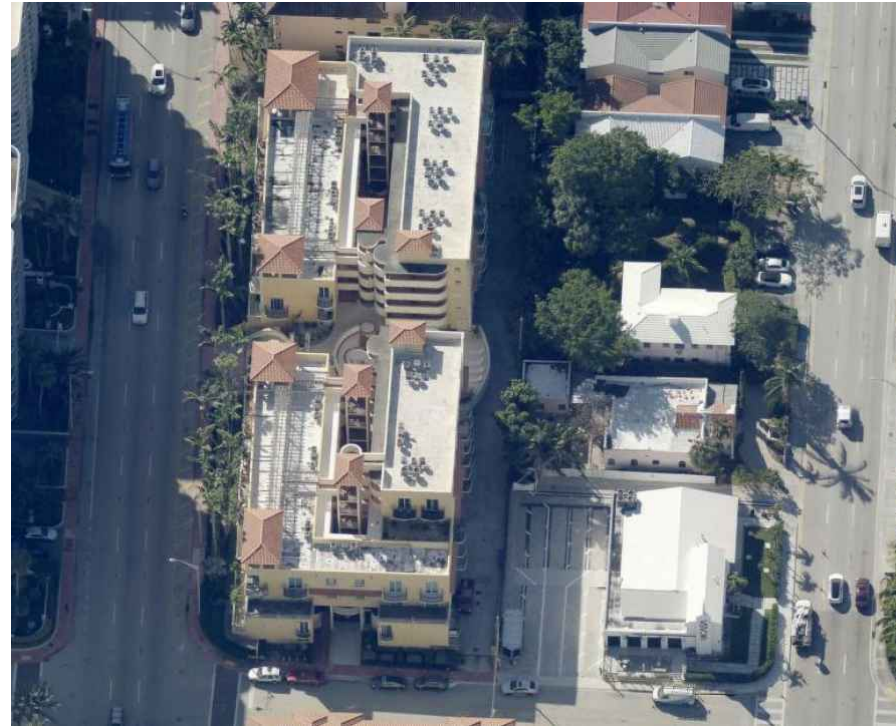


**4** **ROOF PLAN**  
SCALE: 1/32" = 1'-0"

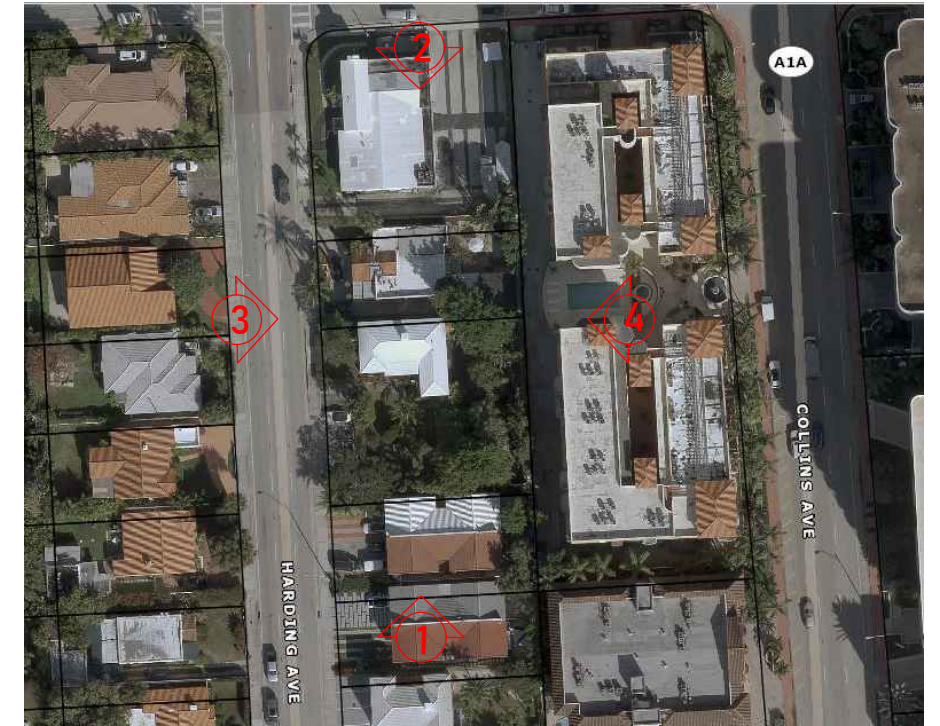
| UNITS AREA SCHEDULES (SQ.FT.) GROSS |          |          |          |          |          |          |          |          |
|-------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
| LEVEL                               | UNIT 1   | UNIT 2   | UNIT 3   | UNIT 4   | UNIT 5   | UNIT 6   | UNIT 7   | UNIT 8   |
| GROUND                              | 864.31   | 873.19   | 873.19   | 864.31   | 864.31   | 873.19   | 873.19   | 864.31   |
| 1ST                                 | 1031.02  | 1,039.94 | 1,039.94 | 1,031.02 | 1,031.02 | 1,039.94 | 1,039.94 | 1,031.02 |
| 2ND                                 | 872.79   | 885.60   | 885.60   | 872.79   | 872.79   | 885.60   | 885.60   | 872.79   |
| TOTAL                               | 2,768.12 | 2,798.73 | 2,798.73 | 2,768.12 | 2,768.12 | 2,798.73 | 2,798.73 | 2,768.12 |



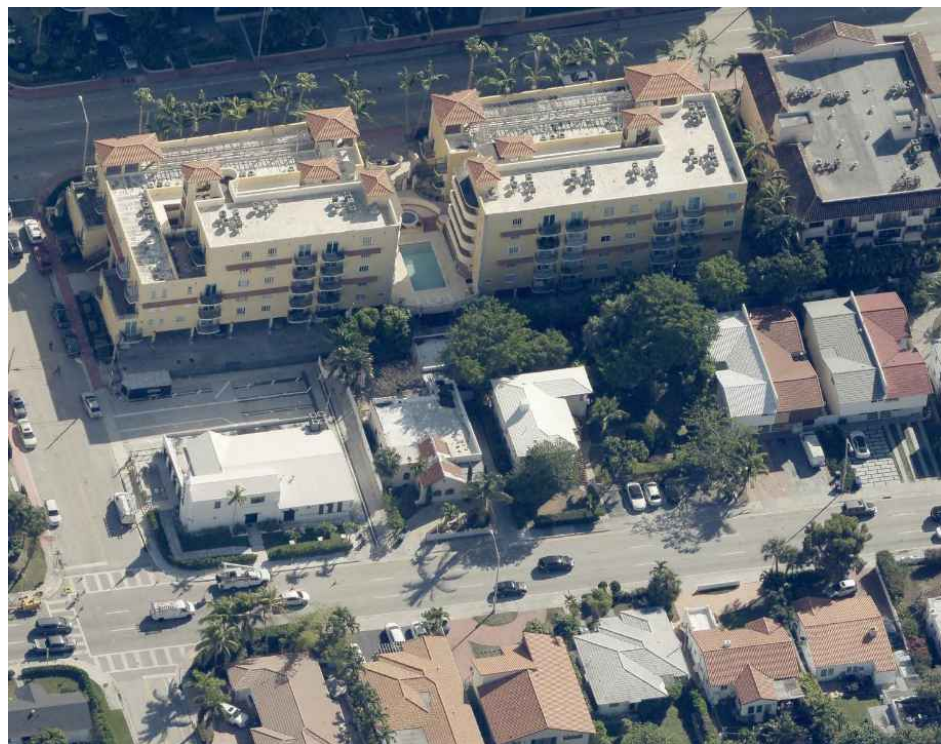
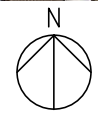
1 NORTH AERIAL VIEW



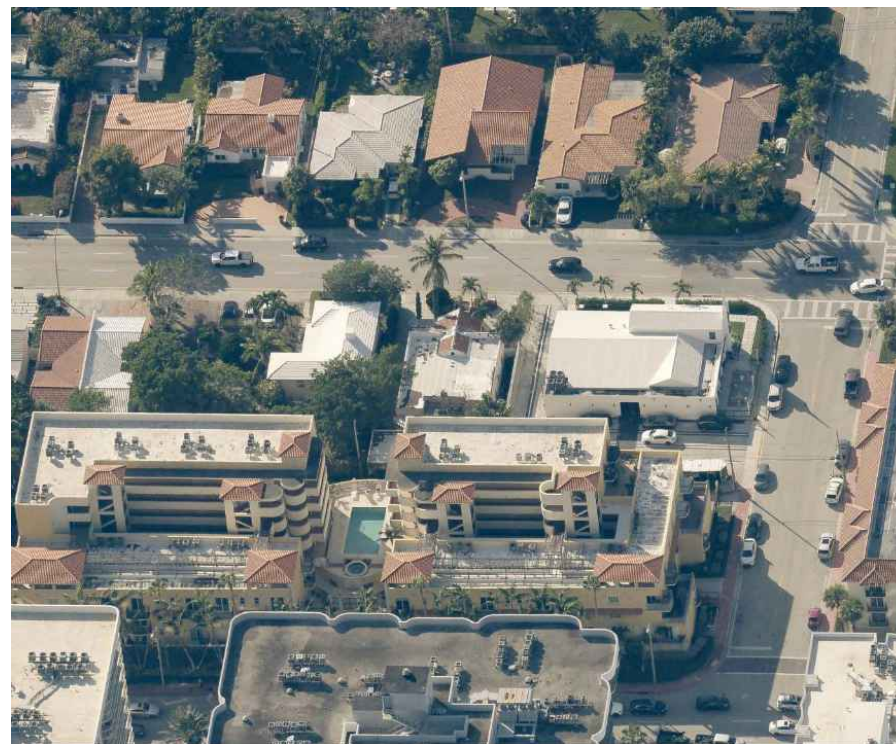
2 SOUTH AERIAL VIEW



CONTEXT AERIAL VIEW



3 EAST AERIAL VIEW (FROM HARDING AVE)



4 WEST AERIAL VIEW (FROM COLLINS AVE)

PHOTOGRAPHS TAKEN 07/2023



PHOTOGRAPHS TAKEN 07/2023

- |                                  |                    |                     |                                  |                                      |  |
|----------------------------------|--------------------|---------------------|----------------------------------|--------------------------------------|--|
| 1 BEACH POINT CONDO (NO ADDRESS) | 5 8858 HARDING AVE | 9 8836 HARDING AVE  | 13 300 88 ST                     | 17 8825-8827 HARDING AVE             | 21 RIMINI BEACH CONDO (NO ADDRESS)           |
| 2 8900 HARDING AVE               | 6 8850 HARDING AVE | 10 8818 HARDING AVE | 14 VETERANS PARK & TENNIS CENTER | 18 8835-8837 HARDING AVE             | 22 CHAMPLAIN TOWERS NORTH CONDO (NO ADDRESS) |
| 3 300 89 ST                      | 7 8846 HARDING AVE | 11 8810 HARDING AVE | 15 8809 HARDING AVE              | 19 228 89 ST                         | 23 OCEAN 88 CONDO (NO ADDRESS)               |
| 4 8866 HARDING AVE               | 8 8838 HARDING AVE | 12 301 88 ST        | 16 8819 HARDING AVE              | 20 SURFSIDE PALMS CONDO (NO ADDRESS) | 24 SOLARA SURFSIDE CONDO (NO ADDRESS)        |



1 BEACH POINT CONDO (NO ADDRESS)



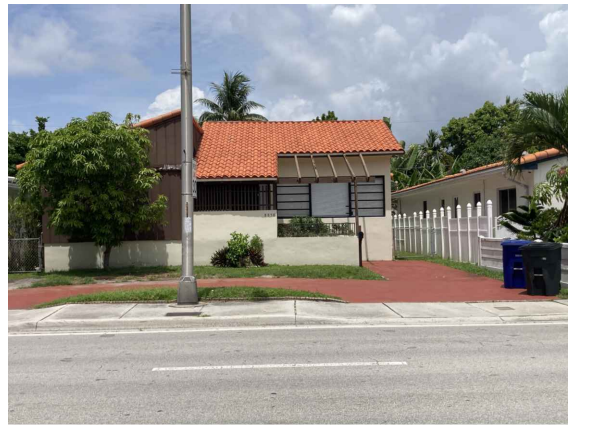
2 8900 HARDING AVE



3 300 89 ST



4 8866 HARDING AVE



5 8858 HARDING AVE



6 8850 HARDING AVE



7 8846 HARDING AVE



8 8838 HARDING AVE



9 8836 HARDING AVE



10 8818 HARDING AVE



11 8810 HARDING AVE



12 301 88 ST



13 300 88 ST



14 VETERANS PARK & TENNIS CENTER



15 8809 HARDING AVE

PHOTOGRAPHS TAKEN 07/17/2023

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ANDRES MONTERO ARCHITECTS  
2208 NE 26th Street Unit 1  
Fort Lauderdale, FL 33305

SITE PLAN SUBMITTAL  
8851-8873 HARDING AVE,  
SURFSIDE FL 33154

**CONTEXT PHOTOGRAPHY**

DATE:  
09/20/2023

**A0-08**

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16 8819 HARDING AVE



17 8825-8827 HARDING AVE



18 8835-8837 HARDING AVE



19 228 89 ST



20 SURFSIDE PALMS CONDO (NO ADDRESS)



21 RIMINI BEACH CONDO (NO ADDRESS)



22 CHAMPLAIN TOWERS NORTH CONDO (NO ADDRESS)



23 OCEAN 88 CONDO (NO ADDRESS)



24 SOLARA SURFSIDE CONDO (NO ADDRESS)

PHOTOGRAPHS TAKEN 07/17/2023

**gaviria architects**

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T: 305.9056839 www.j-gaviria.com AR 92739



ANDRES MONTERO  
ARCHITECTURE  
2208 NE 26th Street Unit 1  
Fort Lauderdale, FL 33305

SITE PLAN SUBMITTAL  
8851-8873 HARDING AVE,  
SURFSIDE FL 33154

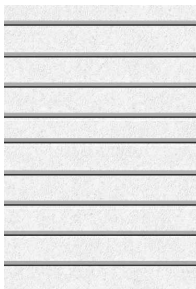
**CONTEXT PHOTOGRAPHY**

DATE:  
09/20/2023

**A0-09**



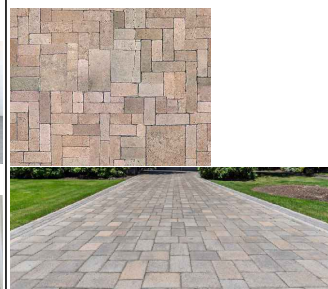
1. WHITE STUCCO WITH REVEAL EVERY 4".



2. ALUMINUM OVERHEAD ROLLING GARAGE DOORS.  
4 DOORS (6'16"-0" x 7'-0" PAINTED IN DARK GREY COLOR FINISH BONDED STEEL, POLYURETHANE AND VINYL STRENGTH, SOUND AND ENERGY EFFICIENCY W R-VALUE OF 11.75. WOOD GRAIN TEXTURE THROUGH-AND-THROUGH CC CONSTRUCTION UV-RESISTANT RESIN CONT SPECIAL POLYMERS TWIN STRUCTURAL STRUTS 22-GAUGE STEEL C-CHANNELS RUN THE FULL LENGTH OF EACH PANEL AND ARE ANCHORED TO INTERIOR ST FOR STRENGTH.



3. PAVER



4. CORAL STONE COURSED PATTERN



5. BEIGE TEXTURED STUCCO FINISH PAINT. FOR STUCCO CHANNEL REVEALS REFER TO ELEVATIONS



6. WOOD SLATS- WPC (WOOD PLASTIC COMPOSITE) TEAK COLOR Dimensions: 18mm x 160mm x 2.9m Panel Thickness: 21 mm Panel Coverage: 0.36 Panel Weight: About 65 kg/ Acoustic Performance: NRC-0.88 from ISO354. Fire protection performance: Class A from ASTM E84 (US Standard), Class A2 from EN13501 (European Standard)



7. WOOD DECK- WPC (WOOD PLASTIC COMPOSITE) TEAK COLOR Dimensions: 2200mm x 145mm x 22.5m Panel Thickness: 22.5 mm



8. CLEAR GLASS STORE FRONT SYSTEM. LARGE MISSILE IMPACT GLASS, LAMINATED GLASS WITH LOW E OR SB60 ALUMINUM FRAME IN DARK GREY COLOR



9. SINGLE PLY TPO ROOFING MEMBRANE



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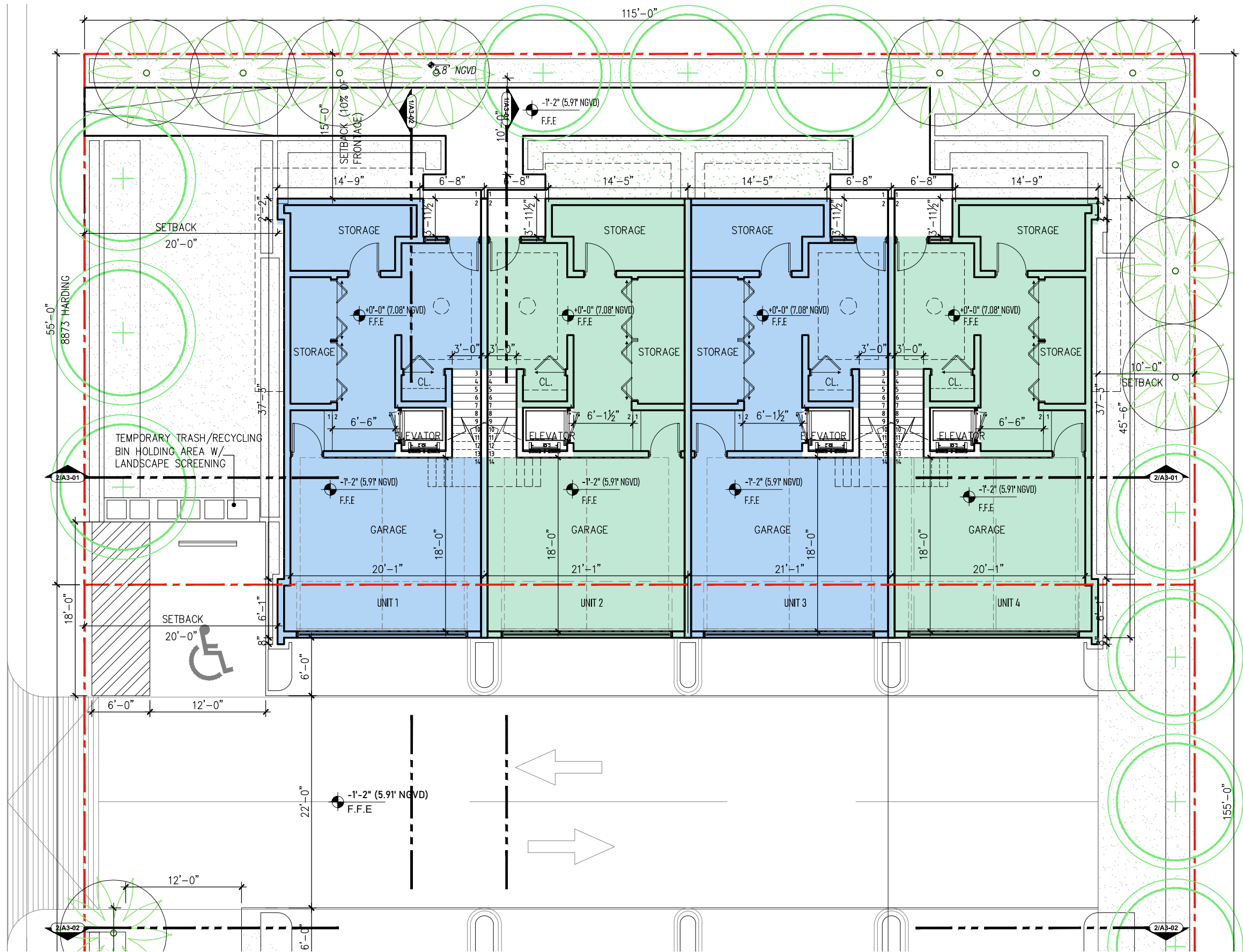
2208 NE 26th Street Unit 1  
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ISOMETRIC & MATERIALS

DATE:  
09/20/2023

A0-10



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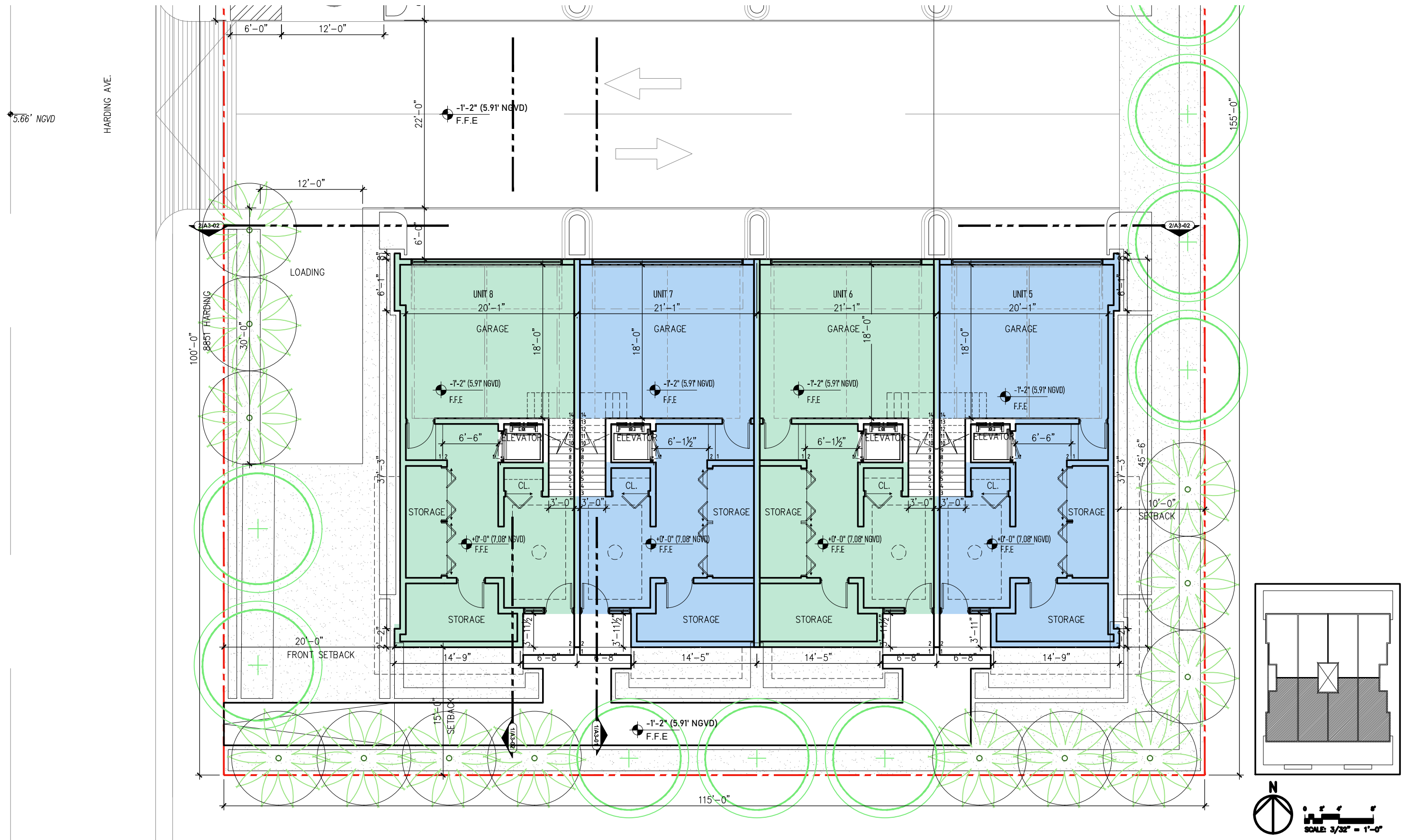
**GROUND LEVEL PLAN**

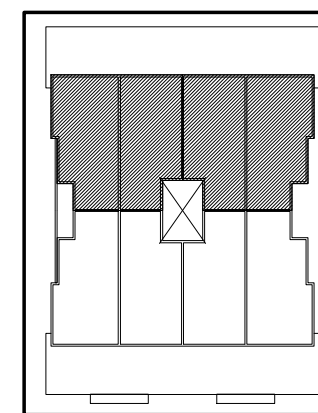
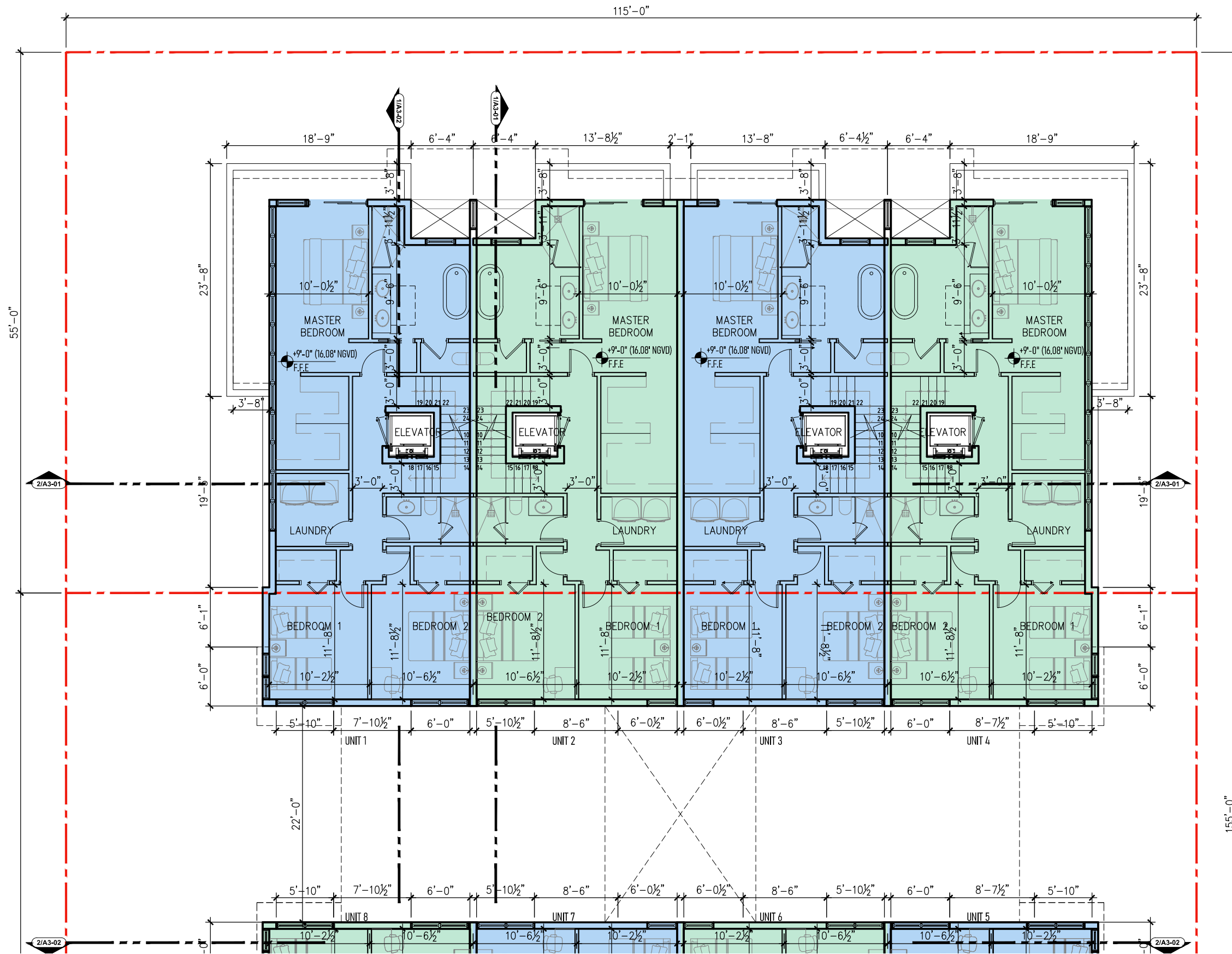
DATE:  
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**A1-01**

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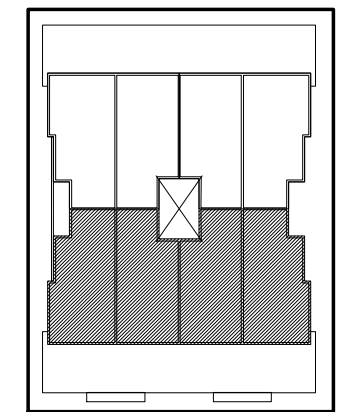
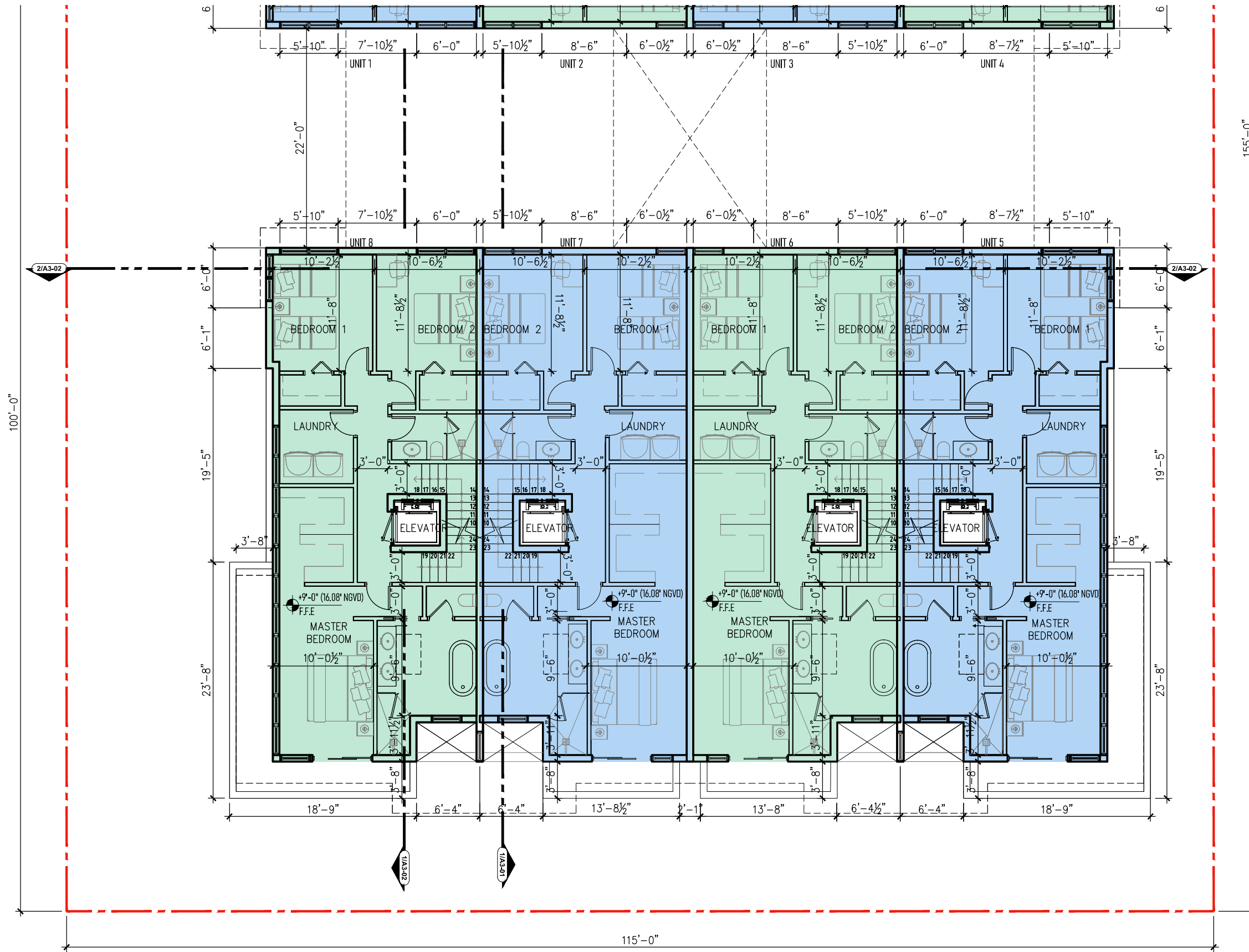
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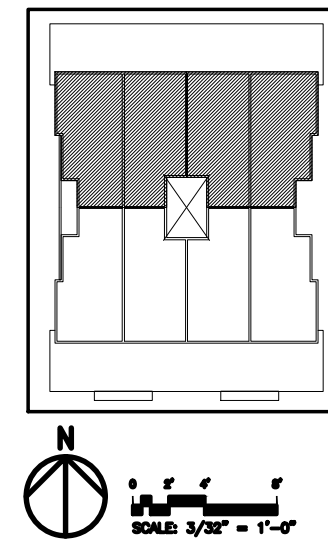
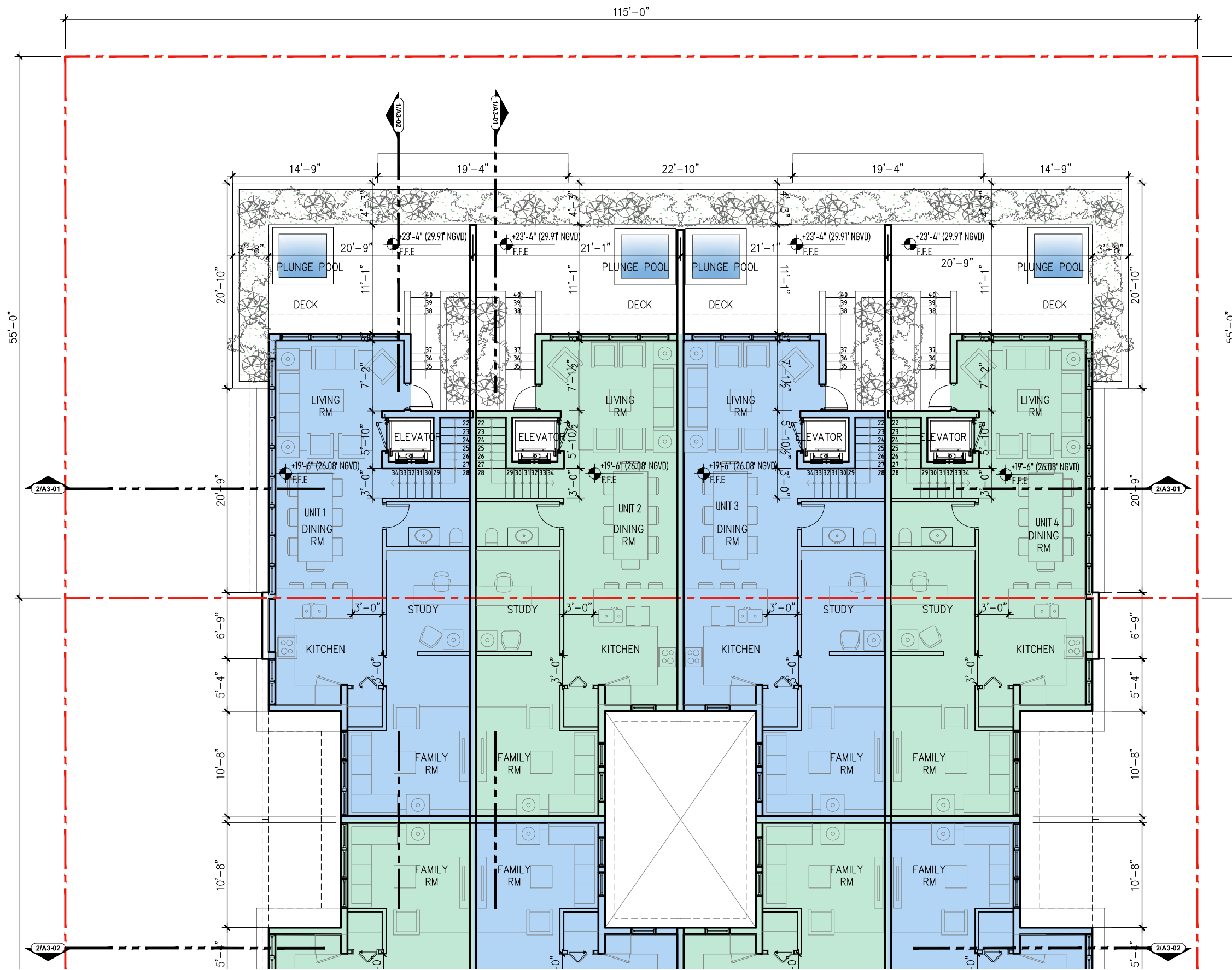
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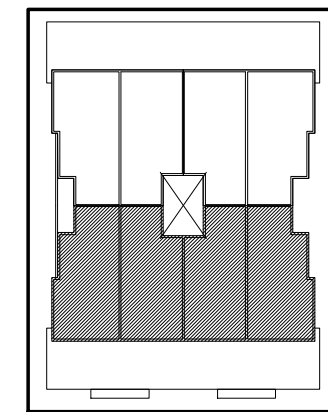
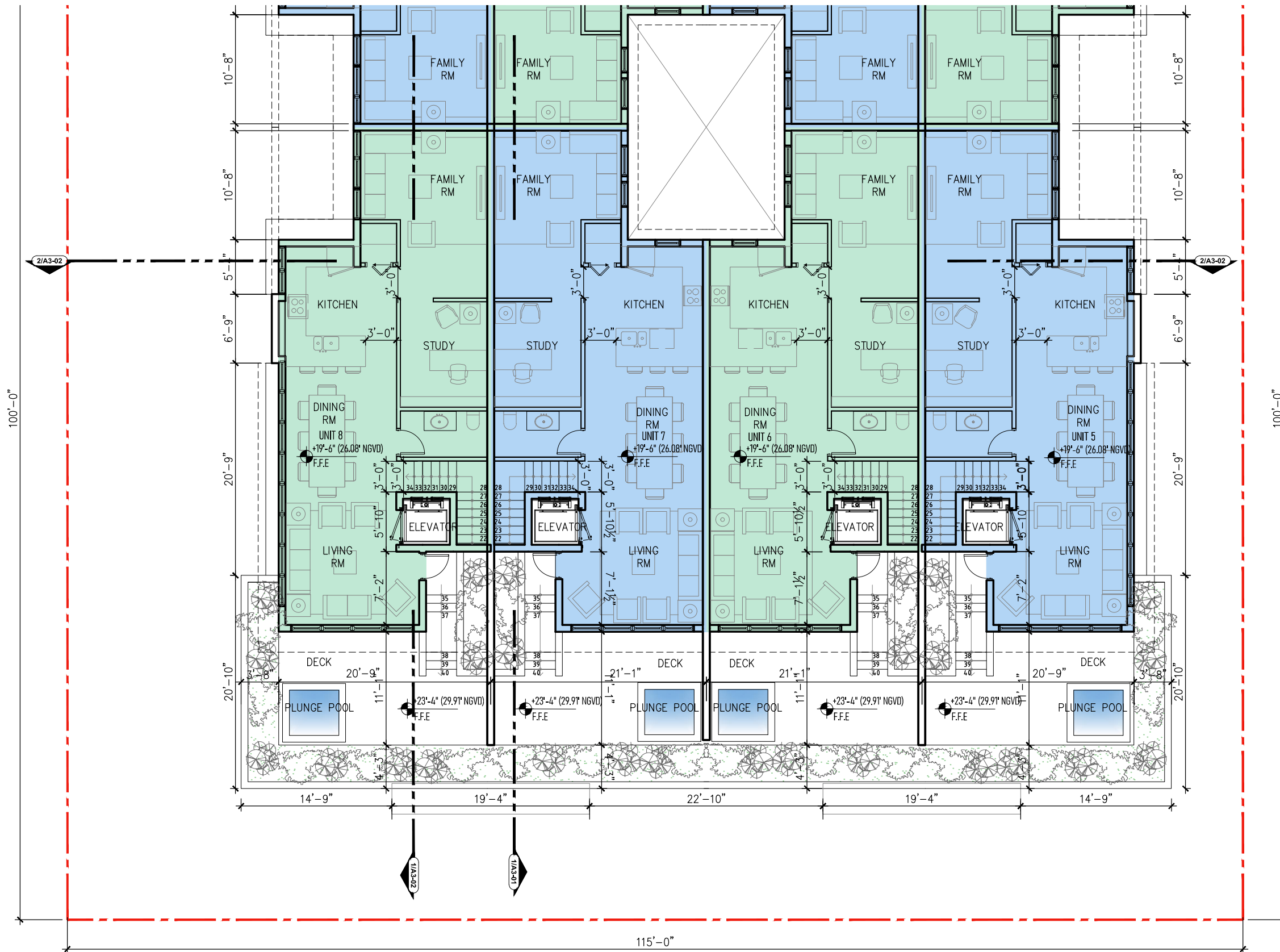
**1ST LEVEL PLAN**

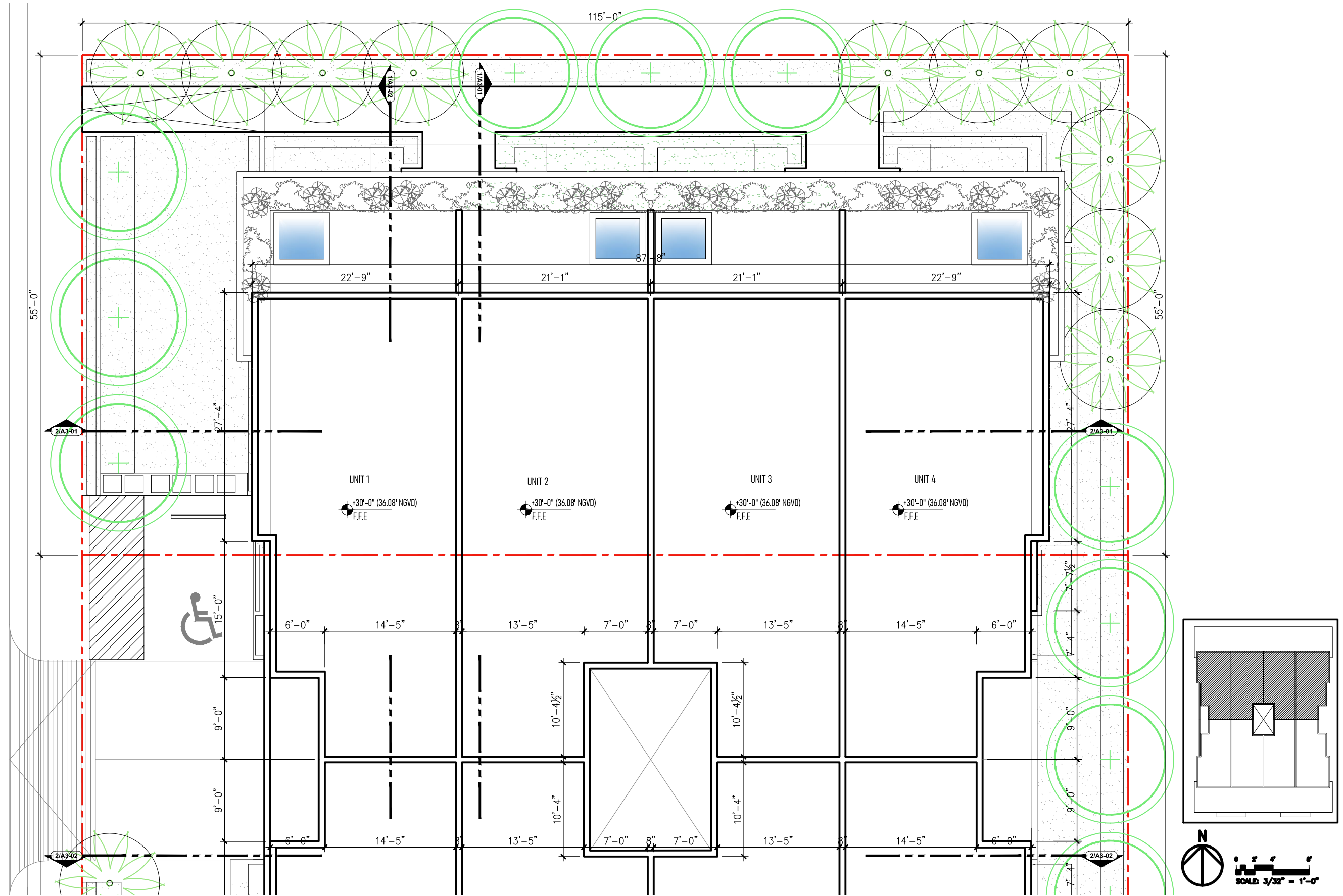
DATE:  
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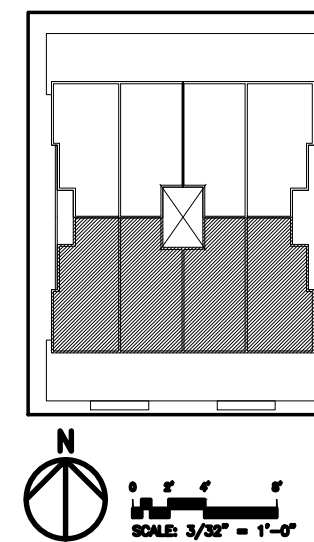
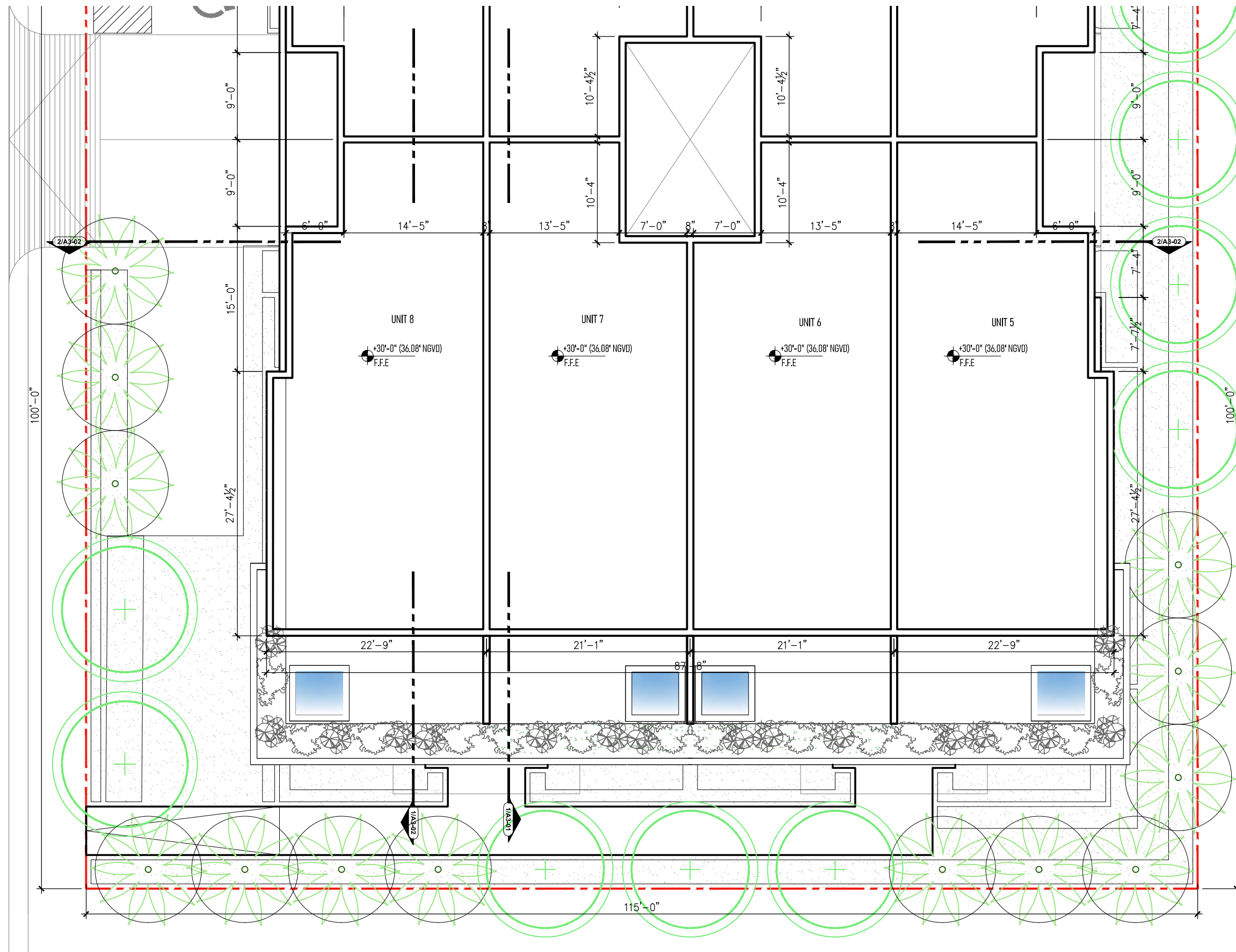
**A1-03**

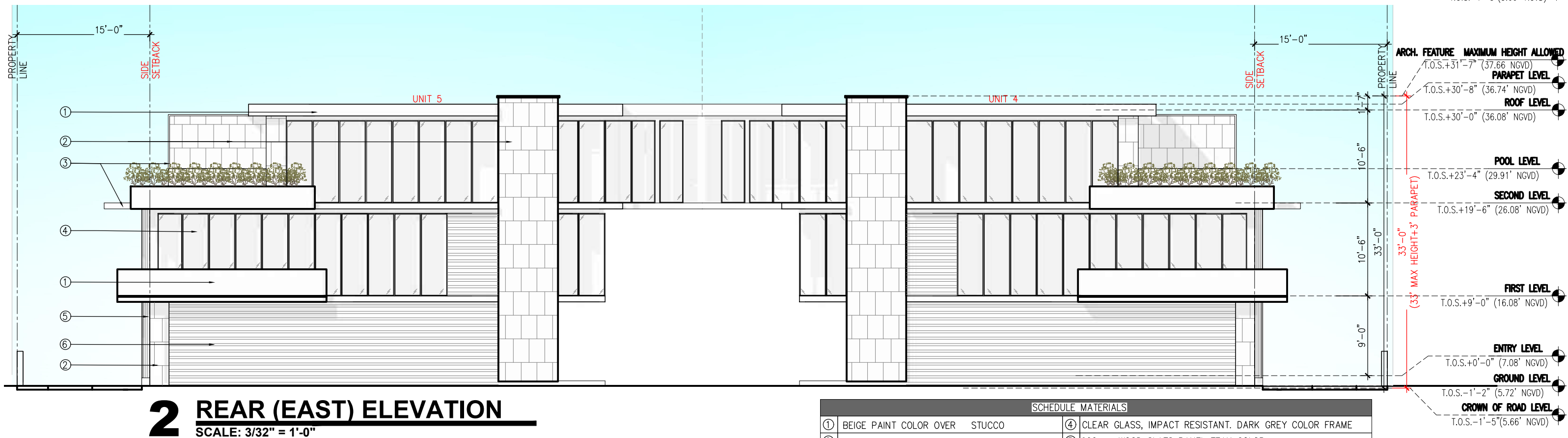
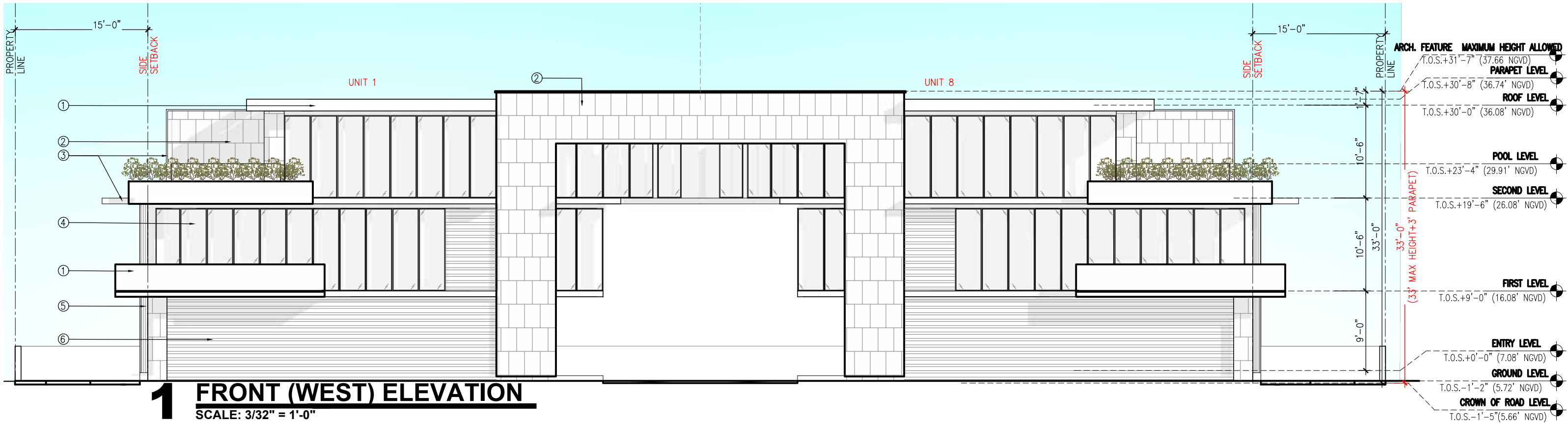






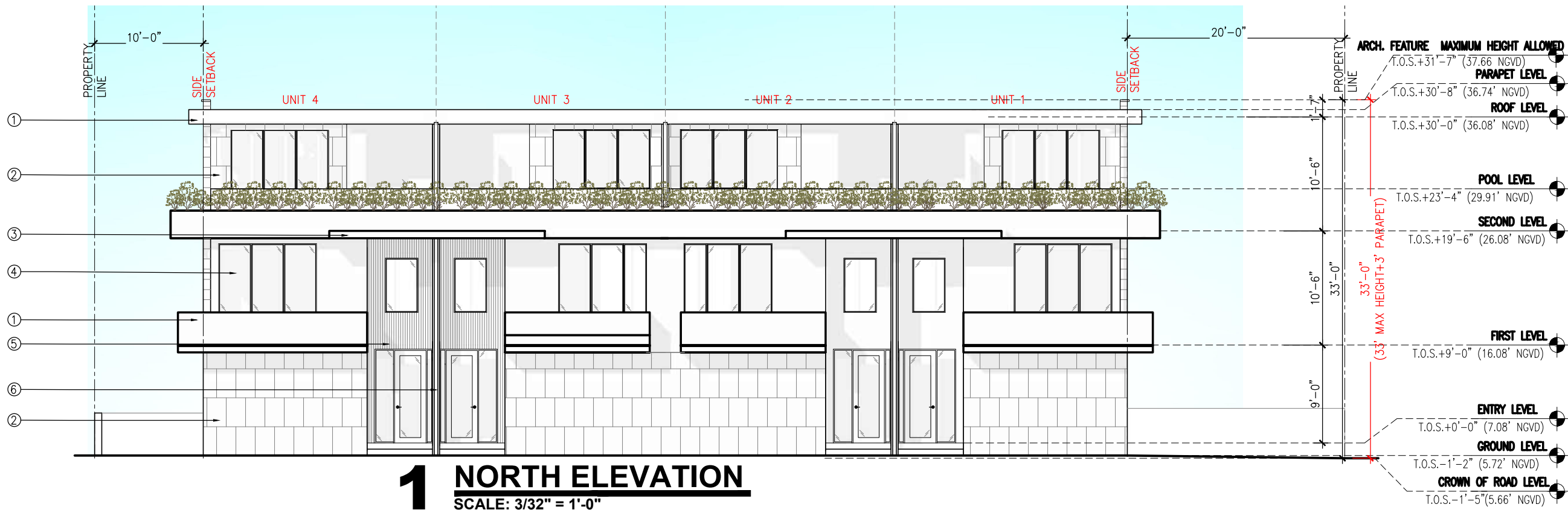




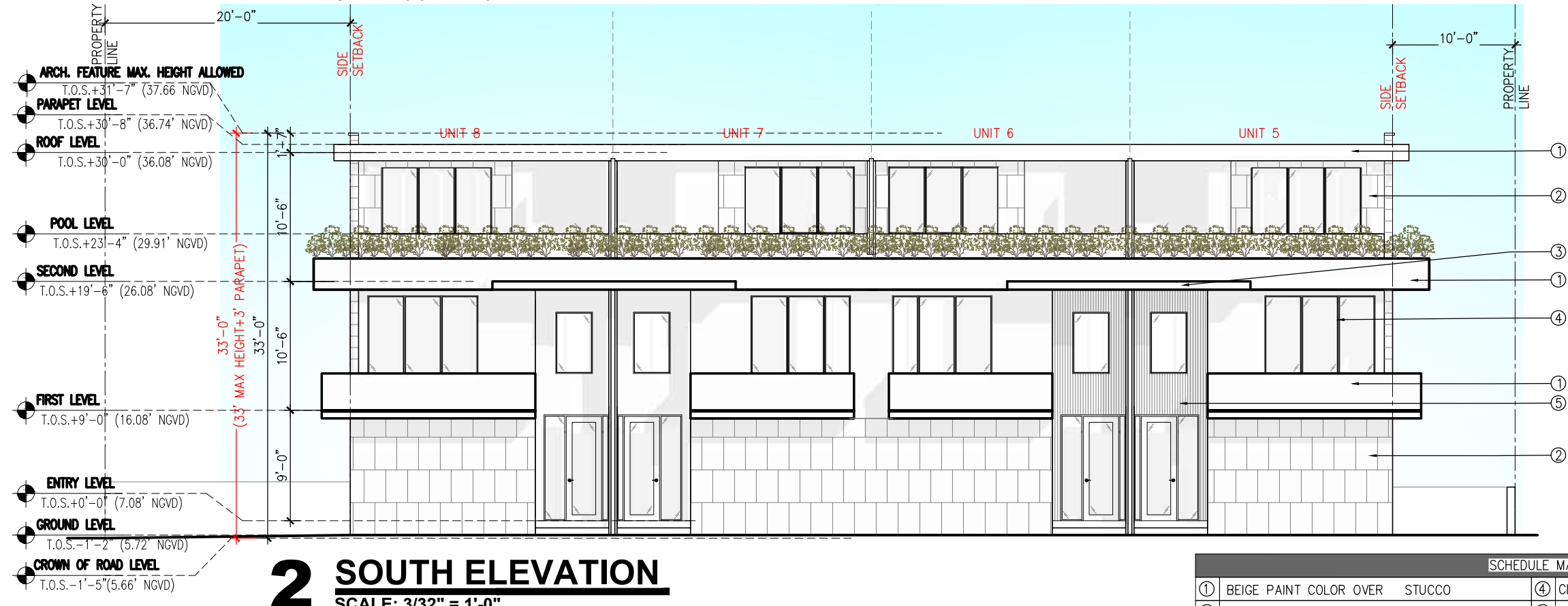


| SCHEDULE MATERIALS |  |   |  |
|--------------------|--|---|--|
| ①                  | BEIGE PAINT COLOR OVER STUCCO              | ④ | CLEAR GLASS, IMPACT RESISTANT. DARK GREY COLOR FRAME |
| ②                  | CORAL STONE COURSED PATTERN                | ⑤ | 600mm WOOD SLATS PANEL TEAK COLOR                    |
| ③                  | 8" MTL COVER PLATE, 16 GA, DARK GREY COLOR | ⑥ | WHITE PAINT STUCCO, 1/2" HORIZONTAL REVEAL @ 4"      |



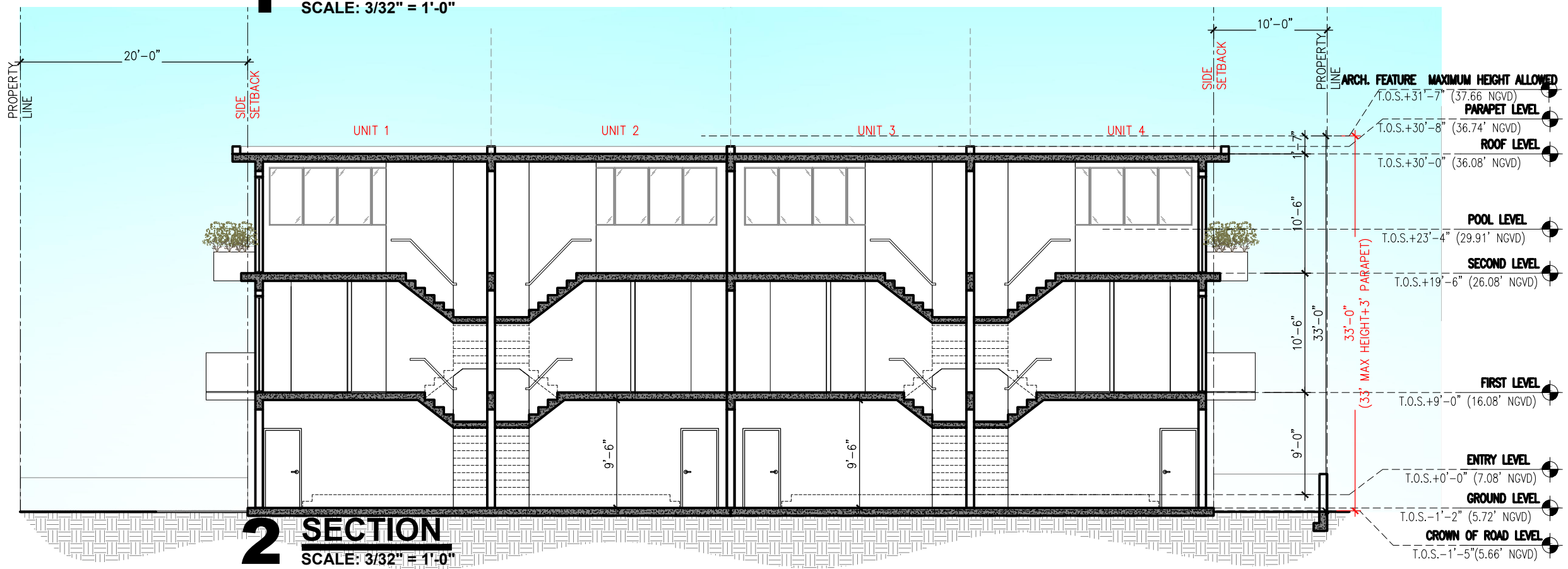
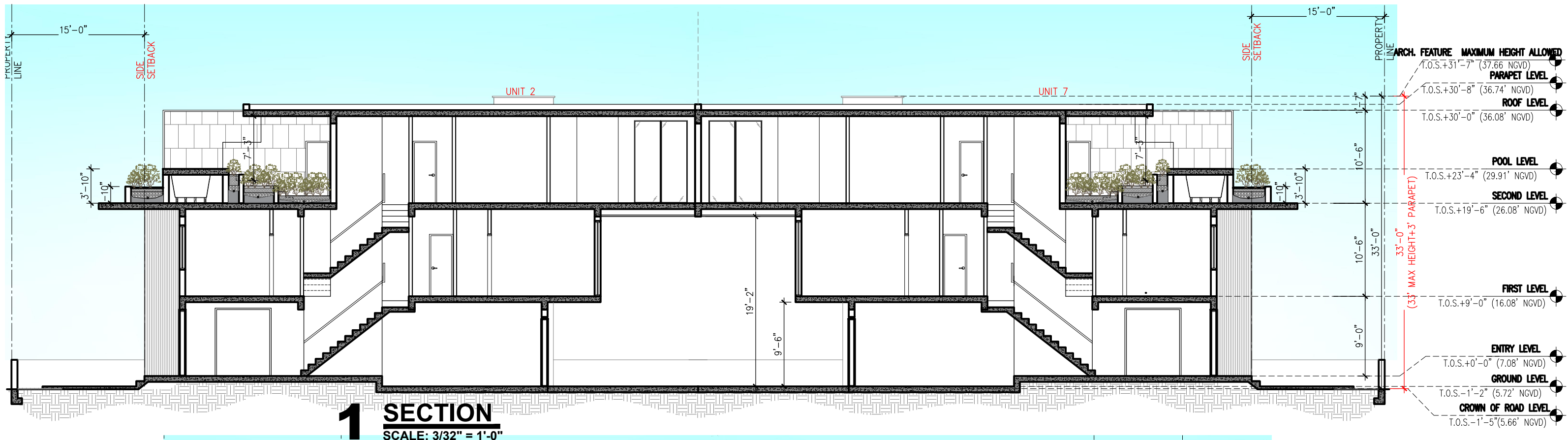


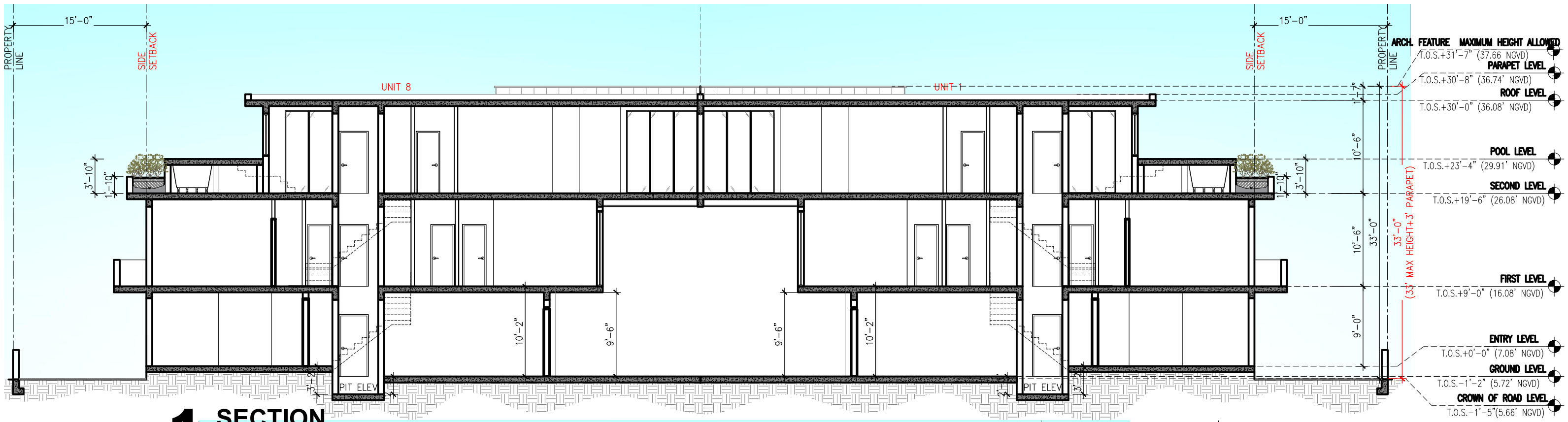
**1 NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**2 SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"

| SCHEDULE MATERIALS |  |   |  |
|--------------------|--|---|--|
| ①                  | BEIGE PAINT COLOR OVER STUCCO              | ④ | CLEAR GLASS, IMPACT RESISTANT. DARK GREY COLOR FRAME |
| ②                  | CORAL STONE COURSED PATTERN                | ⑤ | 600mm WOOD SLATS PANEL TEAK COLOR                    |
| ③                  | 8" MTL COVER PLATE, 16 GA, DARK GREY COLOR | ⑥ | WHITE PAINT STUCCO, 1/2" HORIZONTAL REVEAL @ 4"      |





**1 SECTION**  
SCALE: 3/32" = 1'-0"



**1 SECTION**  
SCALE: 3/32" = 1'-0"

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**SECTIONS**

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**A3-02**

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RENDER VIEW FROM HARDING

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A4-01



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RENDER VIEW FROM WEST

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RENDER VIEW FROM SOUTH

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A4-03

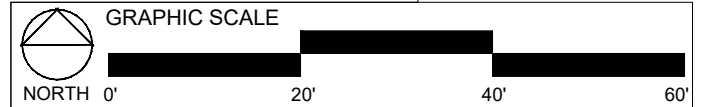


- LEGEND**
- 1. Building
  - 2. Driveway
  - 3. Sidewalk
  - 4. Private Patio (typ)
  - 5. Medium Tree
  - 6. Small Tree
  - 7. Slender Trunk Palm
  - 8. Privacy Hedge
  - 9. Sod
  - 10. Decorative Crushed Shell

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 amontero@amlstudio.com  
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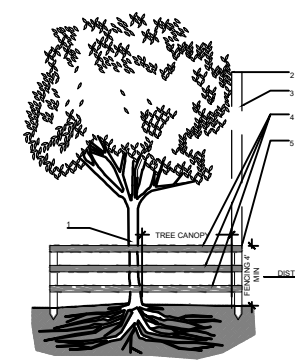
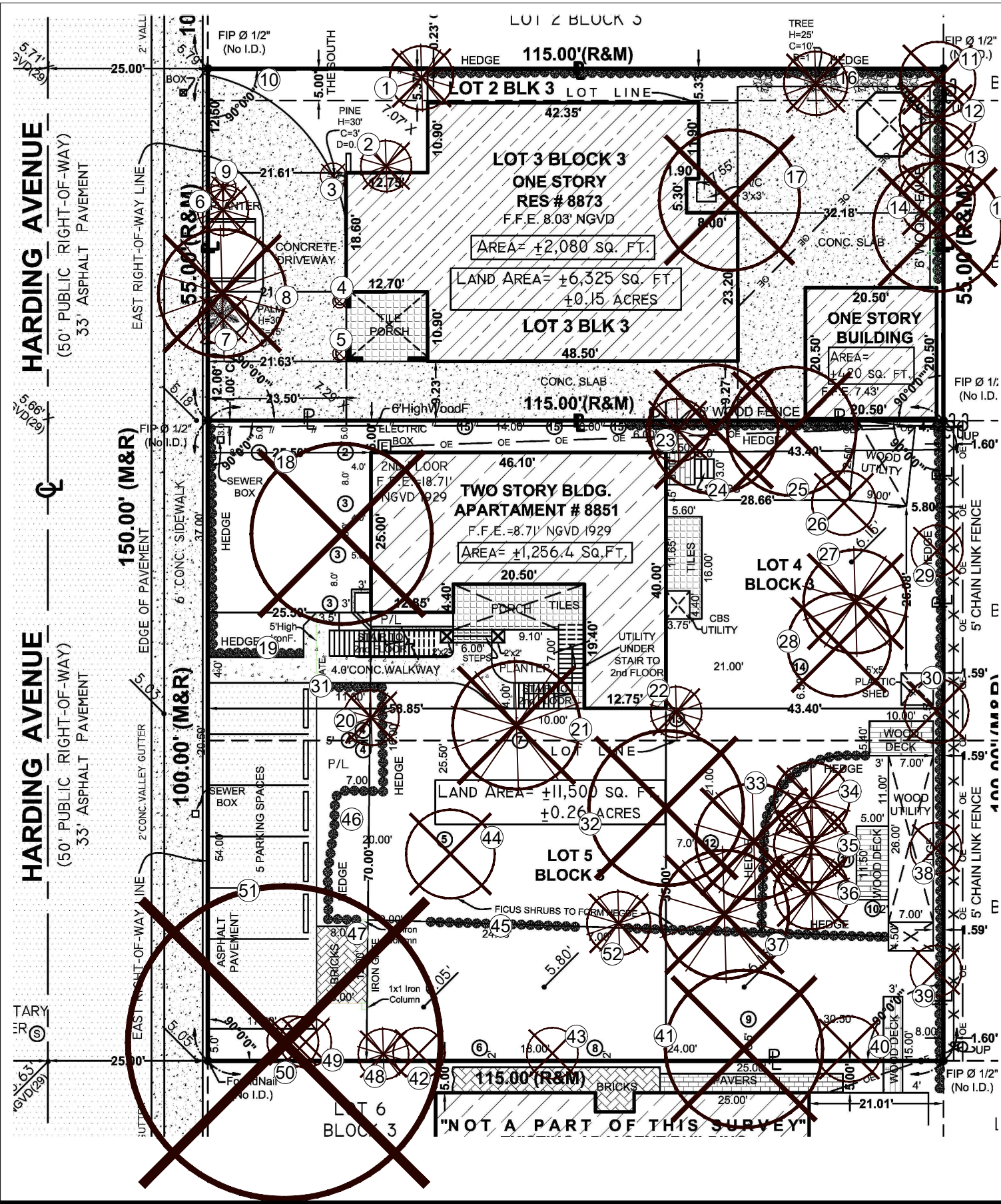
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**ILLUSTRATIVE SITE PLAN**

DATE:  
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**L-00**

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NOTES:  
 1. ALL EXPOSED ROOTS WITHIN ROOT PROTECTION ZONE SHALL BE HAND PRUNED TO HAVE A SMOOTH, CLEAN CUT WITHOUT TEARING OR SPLITTING.  
 2. BARRIER TO FORM A CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES.  
 3. CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN - AT THE START OF THE PROJECT. FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.  
 4. CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

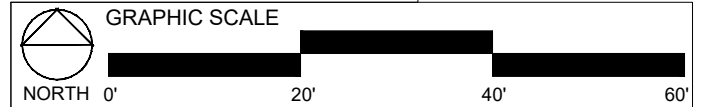
1. EXISTING TREE PROTECTION FENCE SECTION SCALE: N.T.S.

LEGEND  
 EXISTING TREE TO BE REMOVED  
 EXISTING PALM TO BE REMOVED

| TREE # | BOTANICAL NAME            | COMMON NAME      | DBH (in) | HEIGHT (ft) | SPREAD (ft) | CRZ/TPZ (ft) | CONDITION | STATUS |
|--------|---------------------------|------------------|----------|-------------|-------------|--------------|-----------|--------|
| 1      | Washingtonia filifera     | California palm  | 13       | 28          | 10          | 13           | Good      | REMOVE |
| 2      | Phycosperma elegans       | Alexander palm   | 4        | 28          | 8           | 4            | Good      | REMOVE |
| 3      | Cupressus sempervirens    | common cypress   | 6        | 25          | 4           | 6            | Poor      | REMOVE |
| 4      | Cupressus sempervirens    | common cypress   | 5        | 30          | 2           | 5            | Poor      | REMOVE |
| 5      | Cupressus sempervirens    | common cypress   | 4        | 30          | 2           | 4            | Poor      | REMOVE |
| 6      | Phycosperma elegans       | Alexander Palm   | 4        | 15          | 8           | 4            | Good      | REMOVE |
| 7      | Platycladus orientalis    | oriental thuja   | 12       | 14          | 8           | 12           | Good      | REMOVE |
| 8      | Cocos nucifera            | Coconut Tree     | 12       | 37          | 20          | 12           | Good      | REMOVE |
| 9      | Phoenix roebelenii        | pygmy date palm  | 3        | 8           | 4           | 3            | Fair      | REMOVE |
| 10     | Ficus benjamina           | weeping fig      |          |             |             |              | Poor      | REMOVE |
| 11     | Schefflera actinophylla   | Umbrella plant   | 16       | 28          | 12          | 16           | Good      | REMOVE |
| 12     | Schefflera actinophylla   | Umbrella plant   | 7        | 28          | 12          | 7            | Good      | REMOVE |
| 13     | Schefflera actinophylla   | Umbrella plant   | 17       | 28          | 12          | 17           | Good      | REMOVE |
| 14     | Schefflera actinophylla   | Umbrella plant   | 21       | 28          | 12          | 21           | Good      | REMOVE |
| 15     | Mangifera indica          | mango            | 9        | 28          | 20          | 9            | Good      | REMOVE |
| 16     | Ravenala madagascariensis | Traveler's Palm  | Cluster  | 28          | 12          | 10           | Poor      | REMOVE |
| 17     | Plumeria rubra            | frangipani       | 10       | 26          | 22          | 10           | Poor      | REMOVE |
| 18     | Ficus aurea               | strangler fig    | 24       | 44          | 28          | 24           | Good      | REMOVE |
| 19     | Ficus benjamina           | weeping fig      |          |             |             |              | Fair      | REMOVE |
| 20     | Veitchia merrilli         | Christmas Palm   | Cluster  | 29          | 10          | 3            | Good      | REMOVE |
| 21     | Cocos nucifera            | Coconut Tree     | 9        | 23          | 20          | 9            | Fair      | REMOVE |
| 22     | Dyopsis lutescens         | areca palm       | Cluster  | 19          | 8           | 3            | Good      | REMOVE |
| 23     | Dyopsis lutescens         | areca palm       | Cluster  | 17          | 10          | 3            | Good      | REMOVE |
| 24     | Ficus benjamina           | weeping fig      | 20       | 34          | 20          | 20           | Fair      | REMOVE |
| 25     | Ficus benjamina           | weeping fig      | 4        | 30          | 20          | 4            | Fair      | REMOVE |
| 26     | Mangifera indica          | mango            | 3        | 22          | 10          | 3            | Poor      | REMOVE |
| 27     | Cocos nucifera            | cabbage palm     | 14       | 26          | 16          | 14           | Good      | REMOVE |
| 28     | Syzygium                  | satini ash       | 10       | 26          | 16          | 10           | Fair      | REMOVE |
| 29     | Naronesia amarginata      | Madagascar olive | 12       | 30          | 8           | 12           | Poor      | REMOVE |
| 30     | Naronesia amarginata      | Madagascar olive | 2        | 26          | 10          | 2            | Poor      | REMOVE |
| 31     | Ficus benjamina           | weeping fig      |          |             |             |              | Fair      | REMOVE |
| 32     | Ficus benjamina           | weeping fig      | 6        | 42          | 24          | 6            | Fair      | REMOVE |
| 33     | Cocos nucifera            | Coconut Tree     | 8        | 32          | 18          | 8            | Good      | REMOVE |
| 34     | Washingtonia filifera     | California palm  | 11       | 30          | 12          | 11           | Good      | REMOVE |
| 35     | Washingtonia filifera     | California palm  | 11       | 30          | 12          | 11           | Good      | REMOVE |
| 36     | Washingtonia filifera     | California palm  | 11       | 30          | 12          | 11           | Good      | REMOVE |
| 37     | Cocos nucifera            | Coconut Tree     | 5        | 12          | 10          | 5            | Good      | REMOVE |
| 38     | Naronesia amarginata      | Madagascar olive | 8        | 30          | 8           | 8            | Poor      | REMOVE |
| 39     | Naronesia amarginata      | Madagascar olive | 8        | 30          | 8           | 8            | Poor      | REMOVE |
| 40     | Ficus benjamina           | weeping fig      | 4        | 18          | 10          | 4            | Fair      | REMOVE |
| 41     | Ficus benjamina           | weeping fig      | 12       | 58          | 25          | 12           | Fair      | REMOVE |
| 42     | Schefflera actinophylla   | Umbrella plant   | 6        | 25          | 8           | 6            | Fair      | REMOVE |
| 43     | Schefflera actinophylla   | Umbrella plant   | 6        | 25          | 8           | 6            | Fair      | REMOVE |
| 44     | Platycladus orientalis    | oriental thuja   | 12       | 15          | 14          | 12           | Good      | REMOVE |
| 45     | Ficus benjamina           | weeping fig      |          |             |             |              | Poor      | REMOVE |
| 46     | Ficus benjamina           | weeping fig      |          |             |             |              | Poor      | REMOVE |
| 47     | Dyopsis lutescens         | areca palm       | Cluster  | 6           | 4           | 3            | Poor      | REMOVE |
| 48     | Veitchia merrilli         | Christmas Palm   | 4        | 20          | 6           | 4            | Good      | REMOVE |
| 49     | Ficus benjamina           | weeping fig      | 2        | 15          | 8           | 2            | Poor      | REMOVE |
| 50     | Ficus benjamina           | weeping fig      | 2        | 15          | 8           | 2            | Poor      | REMOVE |
| 51     | Delonix regia             | royal poinciana  | 8        | 30          | 50          | 8            | Good      | REMOVE |
| 52     | Veitchia merrilli         | Christmas Palm   | 5        | 30          | 10          | 5            | Good      | REMOVE |

- NOTES:  
 1. BOUNDARY SURVEY OF THE PROPERTY PREPARED BY:  
 CBS SERVICES LAND SURVEYOR & MAPPER  
 8765 CORAL WAY, MIAMI FL 33155  
 ph:786.290.4184  
 carlos@cbservicesmiami.com  
 2. THE APPROXIMATE LOCATION, SIZE AND CONDITIONS OF THE EXISTING TREES/PALMS WITHIN THE PROJECT LIMITS HAS BEEN COLLECTED FROM THE EXISTING TREE SURVEY AND THE ARBORIST REPORT PREPARED BY:  
 PEDRO J. PARTIDAS CORDERO  
 CERTIFIED ARBORIST ISA FL-9963A  
 Ph: 786.218.8478  
 3. EXISTING TREES TO REMAIN TO BE PROTECTED DURING CONSTRUCTION - SEE EXISTING TREE PROTECTION FENCE DETAIL # 1- SHEET L-01  
 4. CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT PRIOR TO THE REMOVAL OF TREES/PALMS PROPOSED TO BE REMOVED.  
 5. CONTRACTOR TO REMOVE ALL EXISTING SHRUBS AND GROUNDCOVERS UNLESS NOTED IN LANDSCAPE PLAN AS EXISTING TO REMAIN.

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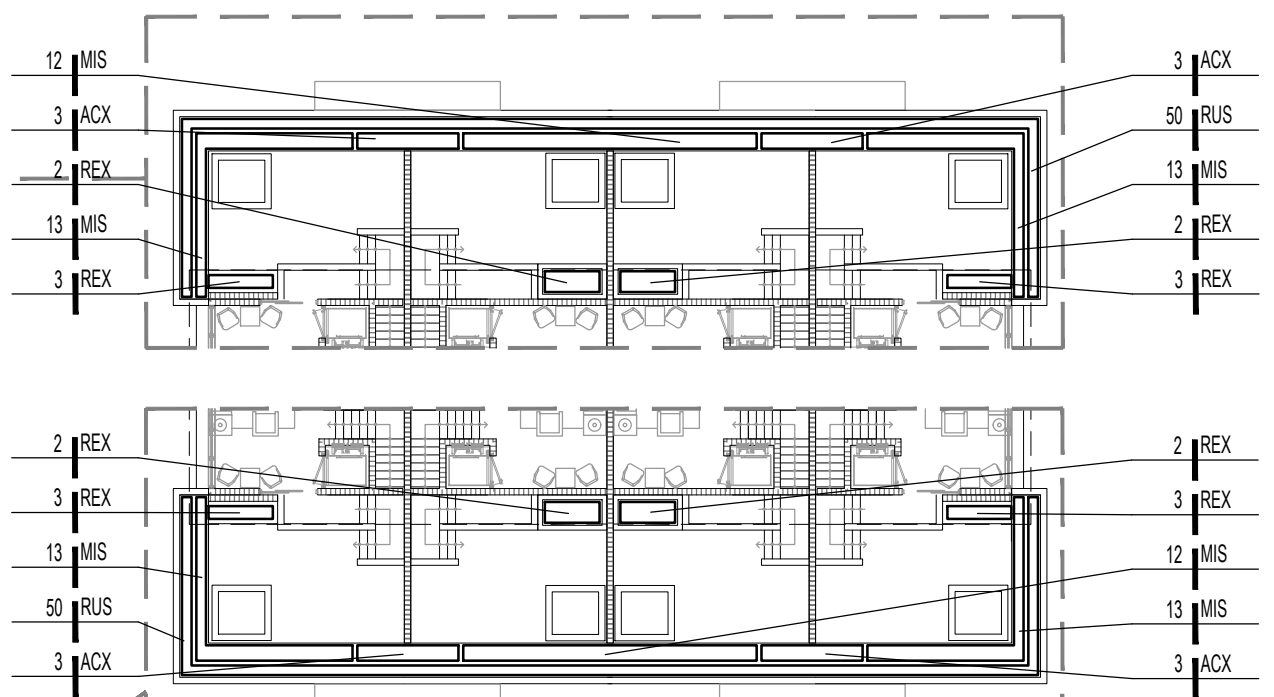
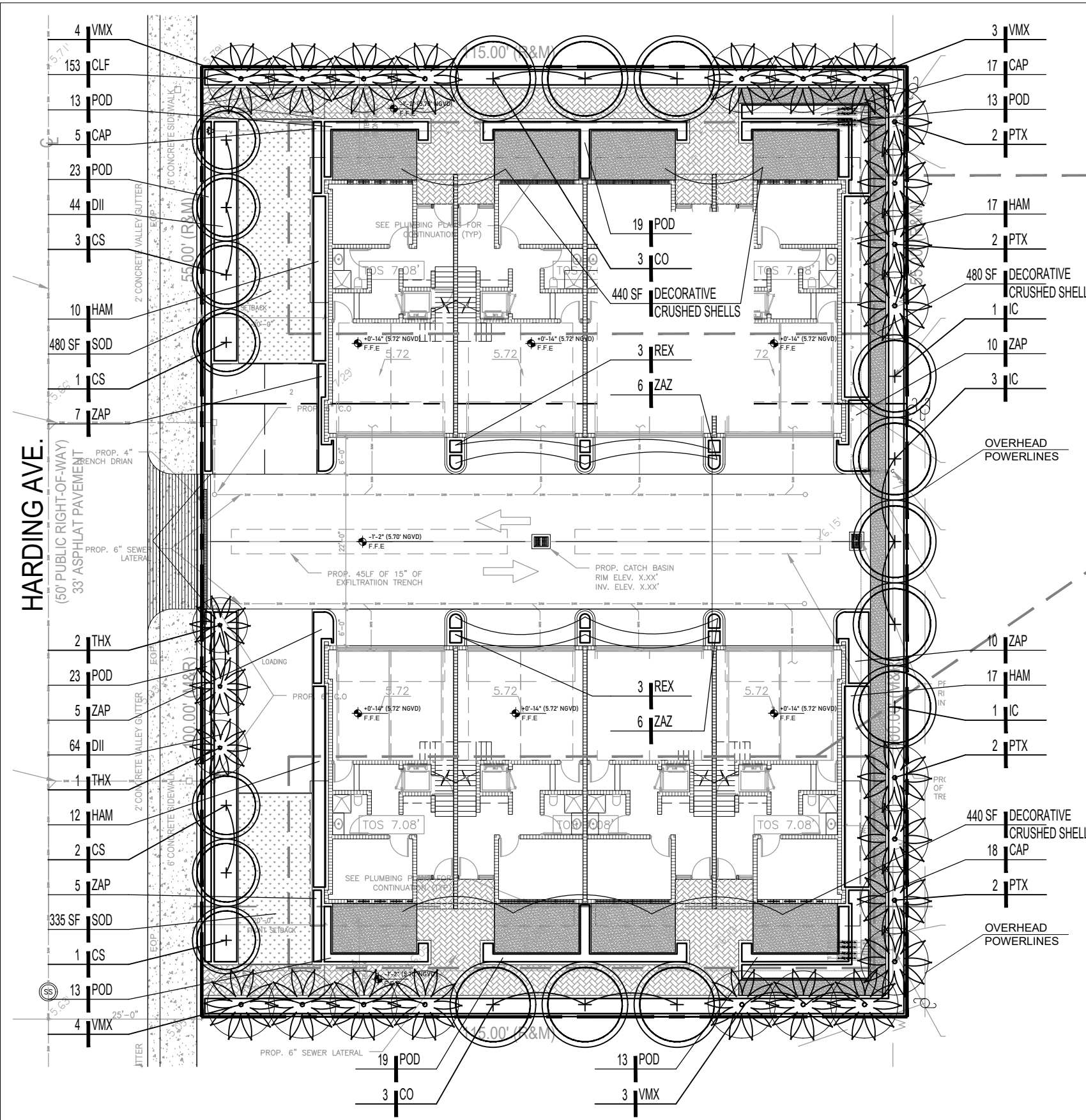
TREE DISPOSITION PLAN

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L-01

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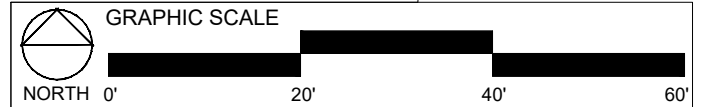
2ND LEVEL TERRACES

- NOTES:
1. ALL NEWLY LANDSCAPE AREAS WILL BE PROVIDED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM THAT PROVIDES 100 PERCENT COVERAGE TO ALL LANDSCAPE AREAS.
  2. ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES/PALMS THAT ARE PLANTED WITHIN FIVE (5) FEET OF UNDERGROUND UTILITIES OR UTILITY EASEMENT. SEE DETAIL #5 ON SHEET L-03.
  3. WITHIN VISIBILITY TRIANGLES, LANDSCAPE SHALL BE MAINTAIN TO PROVIDE CLEAR VISIBILITY WITHOUT OBSTRUCTION FROM AN AREA BETWEEN THIRTY (30) INCHES AND EIGHT (8) FEET ABOVE AVERAGE ELEVATION OF THE INTERSECTION.

NOTE:  
-SEE LANDSCAPE CALCULATION TABLES ON SHEET L-03

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| TREE MITIGATION TABLE                  |   |                  |          |             |
|--|---|------------------|----------|-------------|
| TREE #                                 | BOTANICAL NAME                                    | COMMON NAME      | DBH (in) | CANOPY (SF) |
| 1                                      | Washingtonian filifera                            | California palm  | 13       | 79          |
| 2                                      | Ptychosperma elegans                              | alexander palm   | 4        | 50          |
| 3                                      | Cupressus sempervirens                            | common cypress   | 6        | 13          |
| 4                                      | Cupressus sempervirens                            | common cypress   | 5        | 3           |
| 5                                      | Cupressus sempervirens                            | common cypress   | 4        | 3           |
| 6                                      | Ptychosperma elegans                              | Alexander Palm   | 4        | 50          |
| 7                                      | Platycladus orientalis                            | oriental thuja   | 12       | 50          |
| 8                                      | Cocos nucifera                                    | Coconut Tree     | 12       | 314         |
| 9                                      | Phoenix roebelenii                                | pygmy date palm  | 3        | 13          |
| 15                                     | Manguifera indica                                 | mango            | 9        | 314         |
| 17                                     | Plumeria rubra                                    | frangipani       | 10       | 380         |
| 18                                     | Ficus aurea                                       | strangler fig    | 24       | 616         |
| 21                                     | Cocos nucifera                                    | Coconut Tree     | 9        | 314         |
| 26                                     | Manguifera indica                                 | mango            | 3        | 79          |
| 27                                     | Cocos nucifera                                    | cabbage palm     | 14       | 201         |
| 28                                     | Syzygium  | satfin ash       | 10       | 201         |
| 29                                     | Noronhia amarginata                               | Madagascar olive | 12       | 50          |
| 30                                     | Noronhia amarginata                               | Madagascar olive | 2        | 79          |
| 33                                     | Cocos nucifera                                    | Coconut Tree     | 8        | 254         |
| 34                                     | Washingtonian filifera                            | California palm  | 11       | 113         |
| 35                                     | Washingtonian filifera                            | California palm  | 11       | 113         |
| 36                                     | Washingtonian filifera                            | California palm  | 11       | 113         |
| 37                                     | Cocos nucifera                                    | Coconut Tree     | 5        | 79          |
| 38                                     | Noronhia amarginata                               | Madagascar olive | 8        | 50          |
| 39                                     | Noronhia amarginata                               | Madagascar olive | 8        | 50          |
| 44                                     | Platycladus orientalis                            | oriental thuja   | 12       | 154         |
| 48                                     | Veitchia merrillii                                | Christmas Palm   | 4        | 28          |
| 51                                     | Delonix regia                                     | royal poinciana  | 8        | 1964        |
| 52                                     | Veitchia merrillii                                | Christmas Palm   | 5        | 79          |
| <b>TOTAL TREE CANOPY TO BE REMOVED</b> |   |                  |          | <b>5806</b> |
| NEW TREES/PALMS TO MITIGATE            |   |                  |          |             |
| 6                                      | Coccoloba diversifolia - Pigeon Plum              |                  |          | 1800        |
| 7                                      | Conocarpus erectus "sericeus" - Silver Buttonwood |                  |          | 2100        |
| 5                                      | Ilex cassine - Dahoon Holly                       |                  |          | 1500        |
| 2                                      | Thrinax radiata - Florida Thach Palm              |                  |          | 600         |
| <b>TOTAL MITIGATION</b>                |   |                  |          | <b>6000</b> |
| <b>MITIGATION SHORTFALL</b>            |   |                  |          | <b>0</b>    |

| QT                                      | code | species                       | common name         | drought tolerance | native | specifications                      | container |          |
|---|------|-------------------------------|---------------------|-------------------|--------|-------------------------------------|-----------|----------|
|   |      |                               |                     |                   |        |                                     | size      | spacing  |
| <b>TREES</b>                            |      |                               |                     |                   |        |                                     |           |          |
| 6                                       | CO   | Coccoloba diversifolia        | Pigeon Plum         | High              | yes    | 16' ht x 8' spr. 3" DBH. Std. 4' CT | FG        | as shown |
| 7                                       | CS   | Conocarpus erectus "sericeus" | Silver Buttonwood   | High              | yes    | 16' ht. Std. 4" DBH. 8' Spr. 6' CT  | FG        | as shown |
| 5                                       | IC   | Ilex cassine                  | Dahoon Holly        | High              | yes    | 14' ht. Std. 2.5" DBH. 6' Sprd      | FG        | as shown |
| <b>PALMS</b>                            |      |                               |                     |                   |        |                                     |           |          |
| 8                                       | PTX  | Ptychosperma elegans          | Alexander Palm      | Medium            | no     | 14' O.A./Double - Full head         | FG        | as shown |
| 3                                       | THX  | Thrinax radiata               | Florida Thach Palm  | High              | yes    | 6' C.T./Straight trunk - Matching   | FG        | as shown |
| 14                                      | VMX  | Veitchia montgomeriana        | Motgomery Palm      | Medium            | no     | 14' O.A./Single - Full head         | FG        | as shown |
| <b>SHRUBS, GROUNDCOVERS &amp; VINES</b> |      |                               |                     |                   |        |                                     |           |          |
| 12                                      | ACX  | Acoelorrhaphe wrightii        | Paurotis Palm       | Medium            | yes    | 8'Ht O.A, Clump                     | FG        | 42" O.C  |
| 40                                      | CAP  | Capparis cynophallophora      | Jamaican Caper      | High              | yes    | 24" ht x 24" spr.                   | 7 Gal.    | 30" O.C. |
| 153                                     | CLF  | Clusia flava                  | Small Leaf Clusia   | High              | yes    | 36" Ht.                             | 7 Gal.    | 30" O.C. |
| 108                                     | DII  | Dietes iridioides             | African Iris        | Medium            | no     | 15" O.A./ Full Clump                | 1 Gal.    | 24" O.C. |
| 56                                      | HAM  | Hamelia furciosa              | Dwarf Firebush      | Medium            | yes    | 30" ht x 30" spr.                   | 7 Gal.    | 36" O.C. |
| 76                                      | MIS  | Miscanthus sinensis 'Adagio'  | Adagio Grass        | High              | no     | 24" ht x 30" spr.                   | 3 Gal.    | 30" O.C. |
| 123                                     | POD  | Podocarpus macrophyllus       | Podocarpus          | High              | no     | 5' Ht. 30" spr.                     | 15 Gal.   | 30" O.C. |
| 23                                      | REX  | Rhapis excelsa                | Lady Palm           | Medium            | no     | 30" O.A. Clump, Full                | 7 Gal.    | 36" O.C. |
| 100                                     | RUS  | Russelia equisetiformis       | Firecracker Bush    | Medium            | no     | 24" O.A./1.25ft HT                  | 3 Gal.    | 30" O.C. |
| 37                                      | ZAP  | Zamia pumila                  | Coontie             | High              | yes    | 24" O.A./ Full Clump                | 3 Gal.    | 30" O.C. |
| 12                                      | ZAZ  | Zamioculcas zamiifolia        | Zanzibar Gem        | High              | no     | Shade Grown, 2-2.5ft HT             | 3 Gal.    | 18" O.C. |
| <b>SOD</b>                              |      |                               |                     |                   |        |                                     |           |          |
| 815                                     | SOD  | Stenotaphrum secundatum       | St. Augustine Grass |                   | yes    | Staggerd Panels                     |           |          |

| LANDSCAPE CALCULATIONS_ 8851-8873 HARDING AVE   |        |      |
|---|--------|------|
| <b>ZONING DISTRICT</b>  | H30C   |      |
| <b>SITE AREA</b>  | 17,825 |      |
| <b>MINIMUM PERVIOUS AREA REQUIRED 20%</b>   | 3565   | 5402 |
| <b>MIN. LANDSCAPE REQUIREMENTS</b>  |        |      |
| 1 TREE PER 1,000 SF OF THE LOTE AREA (17,825 SF)  | 18     | 18   |
| PALMS SHALL BE NO MORE THAN 40% OF THE REQUIRED TREES   | 7      | 7    |
| <b>STREET TREE REQUIREMENTS</b>   |        |      |
| ONE SHADE TREE/PALM PER 20 LINEAR FEET OF STREET FRONTAGE THEREOF ALONG ROADWAYS (155 LF)                         | 8      | 8    |
| <b>SHRUBS &amp; TURF REQUIREMENTS</b>   |        |      |
| 10 SHRUBS PER 1,000 SF OF THE LOTE AREA (17,825 SF)   | 178    | 444  |
| MAX. 80% OF THE LANDSCAPE AREA MAY BE TURF GRASS  | 4,322  | 850  |
| 50% OF ALL VEGETATION (TREES & SHRUBS) SHALL BE NATIVE  |        | 60%  |
| HEDGE/FENCE PROVIDED TO SCREEN MECH. EQUIPMENT  |        | YES  |
| ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE |        |      |
| IRRIGATION SYSTEM SHALL BE EQUIPED WITH A RAIN SENSOR   |        |      |

ANDRES MONTERO, P.L.A., A.S.L.A.

STATE OF FLORIDA  
REGISTRATION LA0666973


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GRAPHIC SCALE

NORTH 0' 20' 40' 60'

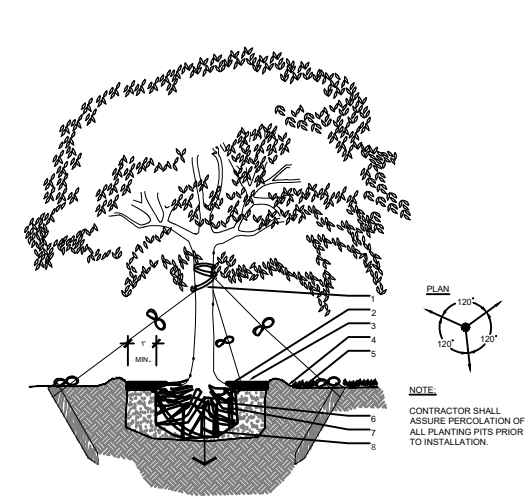
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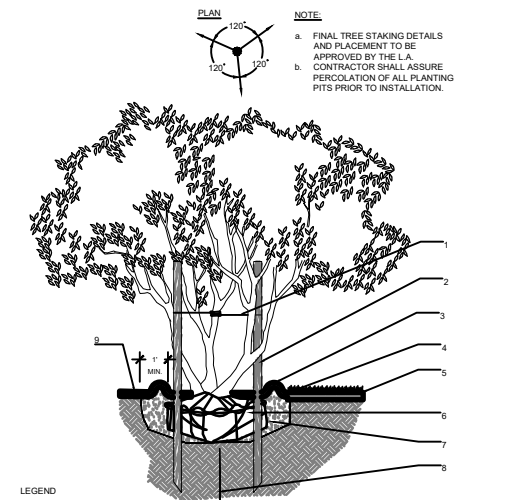
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GENERAL NOTES

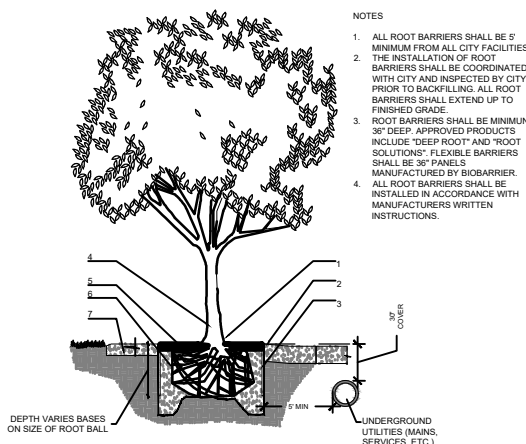
- Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
- All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
- In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.
- All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches.
- All planting beds shall be excavated to a minimum depth of twenty-four (24") inches and backfilled with a suitable soil. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean and friable condition. The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
- All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturers specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
- All plant beds shall receive a 3" layer of organic mulch, which is to be watered-in after installation. Mulch should be at least six (6) inches away from any portion of a structure or tree trunk and three (3) inches away from the base of shrubs. Only environmental friendly mulch shall be approved, Cypress mulch shall not be accepted.
- All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
- The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant key, the plan shall prevail.
- Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
- All tree and shrub locations shall be approved by Landscape Architect prior to planting.
- The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
- The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
- Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
- All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
- There shall be no additions, deletions or substitutions without written approval of the Landscape Architect.
- The Landscape Contractor shall guarantee, in writing, plant survivability. Trees and palms for twelve (12) months, shrubs and groundcovers for ninety (90) days and sod for sixty (60) days from final acceptance by the Owner or Owner's representative.
- All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
- All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
- Existing sod shall be removed as necessary to accommodate new plantings
- All existing trees on site shall be protected from damage during construction - See existing tree protection fence detail.
- Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to original conditions by the Landscape Contractor.
- The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
- All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs or VUA
- All shade and medium trees installed within 5' of a public infrastructure shall utilize a root barrier system.



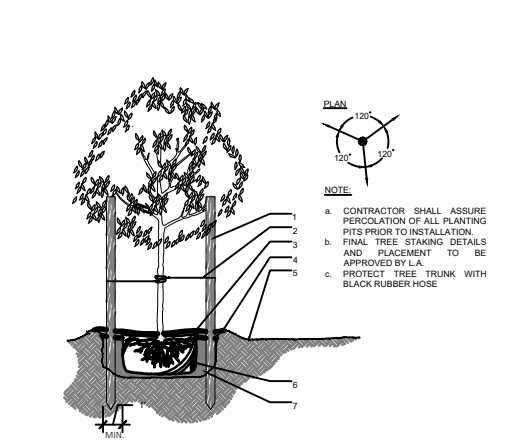
**2) LARGE TREE** d-Large tree.dwg  
SECTION SCALE: N.T.S



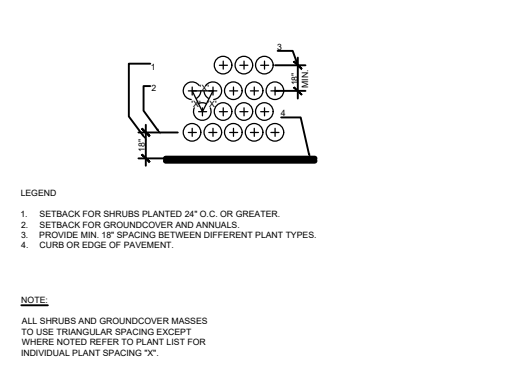
**3) MULTI-TRUNK TREE** d-Multi-trunk tree.dwg  
SECTION SCALE: N.T.S



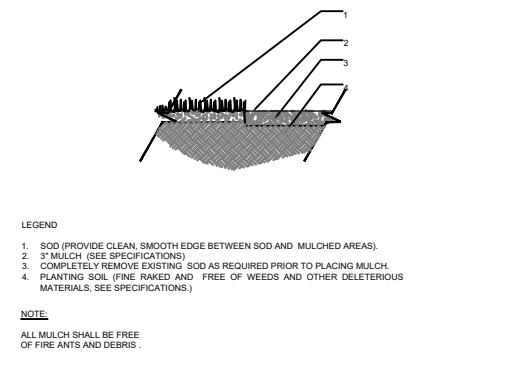
**5) ROOT BARRIER INSTALLATION** d-2006-Root barrier.dwg  
SECTION SCALE: N.T.S



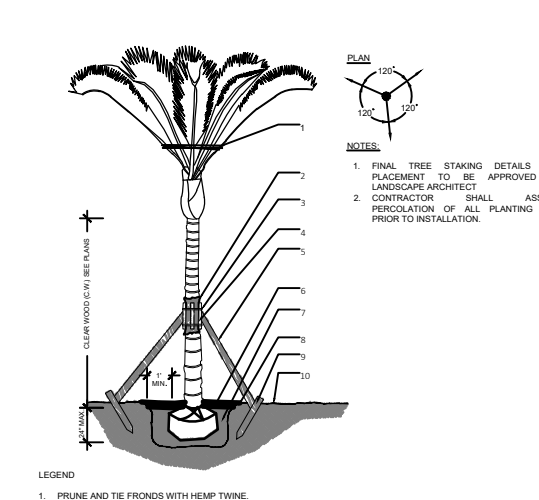
**6) SMALL TREE** d-Small tree.dwg  
SECTION SCALE: N.T.S



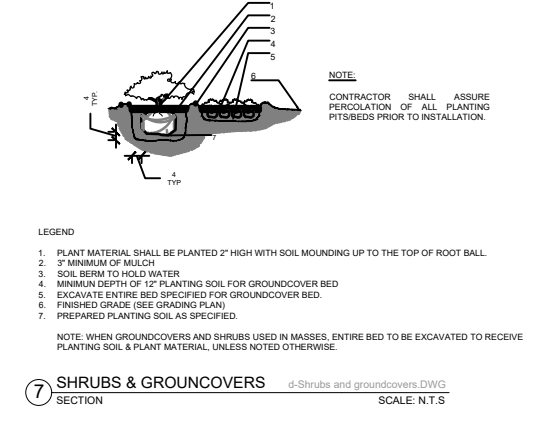
**8) TYPICAL PLANT SPACING** d-Typical spacing.DWG  
SECTION SCALE: N.T.S



**9) MULCH** d-Mulch.DWG  
SECTION SCALE: N.T.S



**4) SMALL PALM** d-Small palm.DWG  
SECTION SCALE: N.T.S



**7) SHRUBS & GROUNDCOVERS** d-Shrubs and groundcovers.DWG  
SECTION SCALE: N.T.S



**10) DECORATIVE CRUSHED SHELLS PATHWAY** d-paving sections.DWG  
SECTION SCALE: N.T.S

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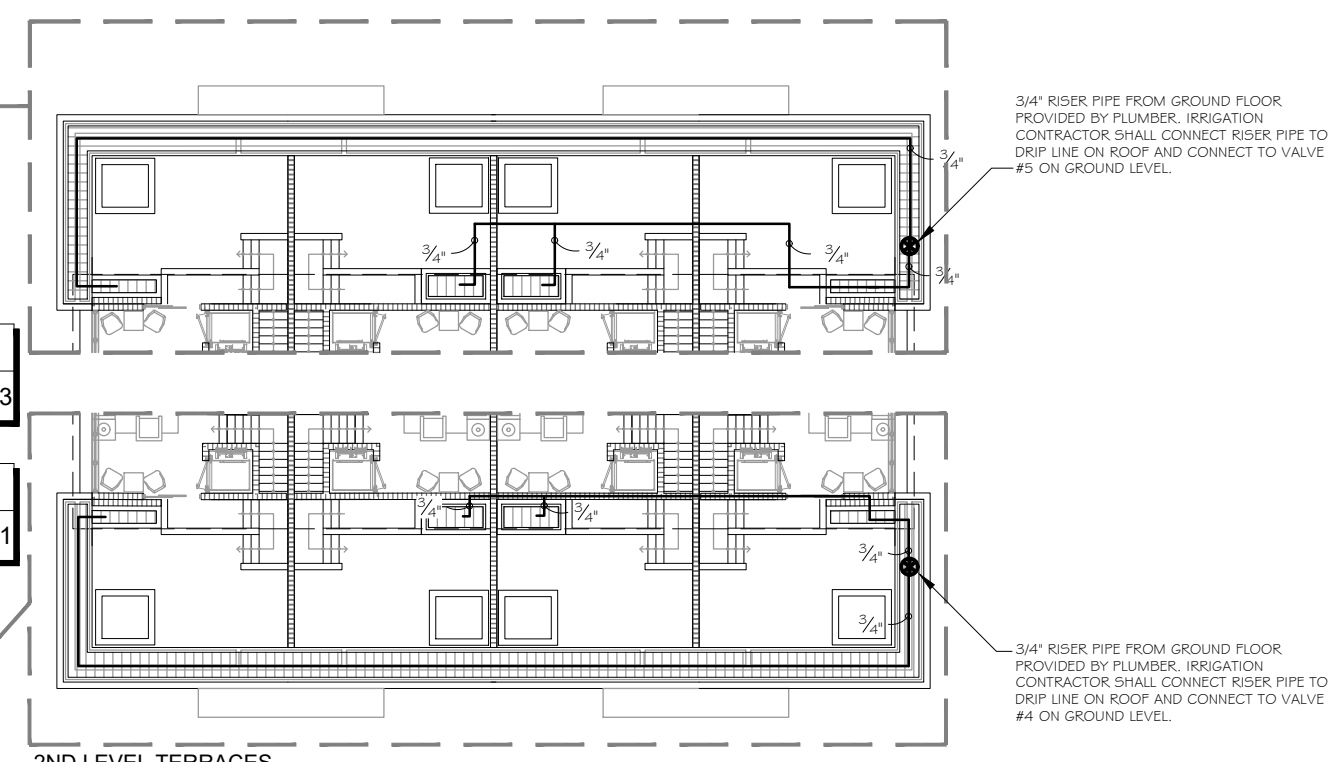
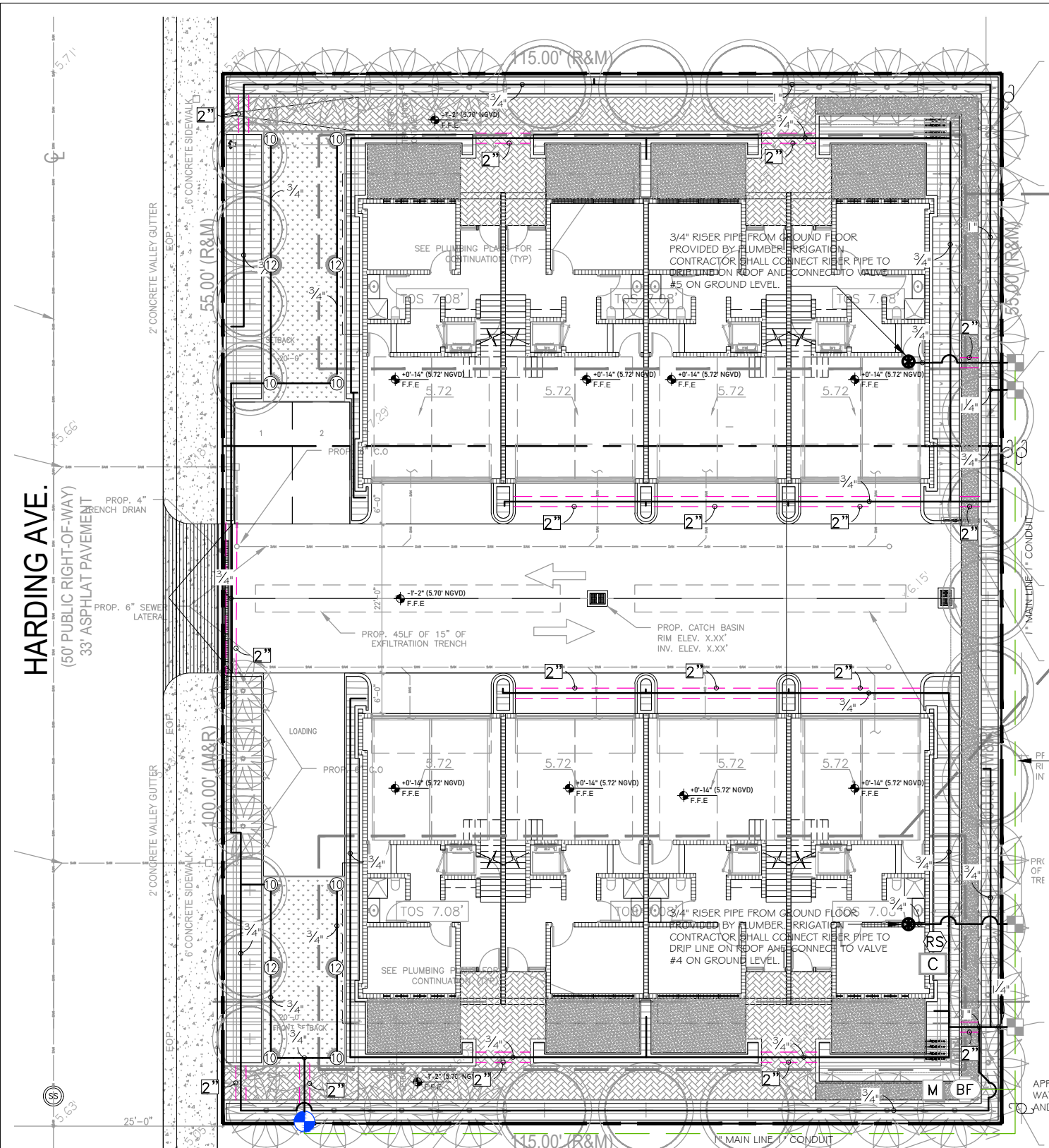
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www.gaviria.com AR 92739

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DESIGN REVIEW BOARD FINAL SUBMITTAL  
8851-8873 HARDING AVE,  
SURFSIDE FL 33154

LANDSCAPE DETAILS  
& GENERAL NOTES  
PERMIT SET - NOT FOR CONSTRUCTION

DATE:  
08/18/2023  
L-04



|         |
|---------|
| 5       |
| 1" 0.63 |

|         |
|---------|
| 3       |
| 1" 18.1 |

|        |
|--------|
| 4      |
| 1" 0.5 |

|         |
|---------|
| 2       |
| 1" 19.5 |

|      |
|------|
| 1    |
| 1" 9 |

NOTE:  
 ALL IRRIGATION EQUIPMENT AND PIPING ARE SHOWN FOR CLARITY PURPOSE ONLY AND SHALL BE INSTALLED WITH IN ALL PROPERTY LINES AND AVOID ALL UTILITIES.

MAIN LINE IS SHOWN FOR CLARITY PURPOSE ONLY AND SHALL BE INSTALLED IN SAME TRENCH AS ZONE LINE.

APPROX. LOCATION OF TIME CLOCK AND RAIN SENSOR. OWNER SHALL DETERMINE EXACT LOCATION.

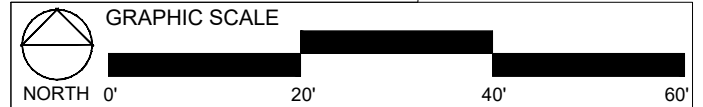
APPROX. LOCATION OF WATER METER AND RPZ. BACKFLOW.

3/4" RISER PIPE FROM GROUND FLOOR PROVIDED BY PLUMBER. IRRIGATION CONTRACTOR SHALL CONNECT RISER PIPE TO DRIP LINE ON ROOF AND CONNECT TO VALVE #5 ON GROUND LEVEL.

3/4" RISER PIPE FROM GROUND FLOOR PROVIDED BY PLUMBER. IRRIGATION CONTRACTOR SHALL CONNECT RISER PIPE TO DRIP LINE ON ROOF AND CONNECT TO VALVE #4 ON GROUND LEVEL.

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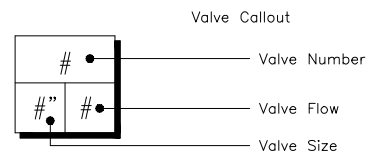
# IRRIGATION SCHEDULE OR EQUIVALENT

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION  |
|--------|---|
|        | Rain Bird 1806 10 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. |
|        | Rain Bird 1806 12 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION   |
|--------|--|
|        | Rain Bird XZ-100-IVM Wide Flow IVM Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1" Pressure Regulating 40psi Flow-Indicating Basket Filter 0.3-20 gpm   |
|        | Area to Receive Dripline Rain Bird XFS-CV-09-12 XFS-CV Sub-Surface and On-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Specify XF insert fittings. |

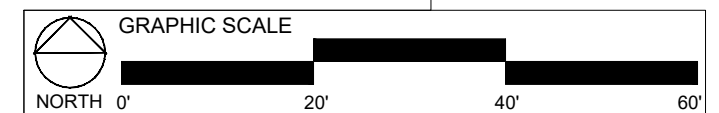
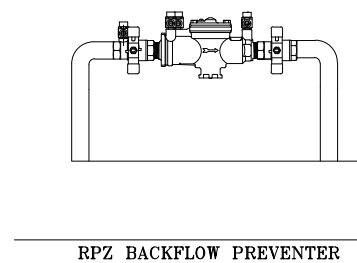
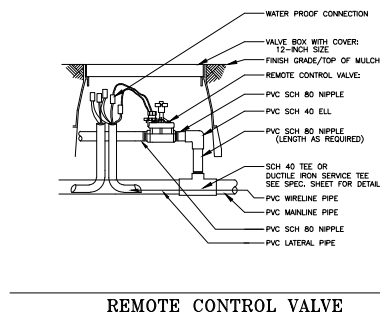
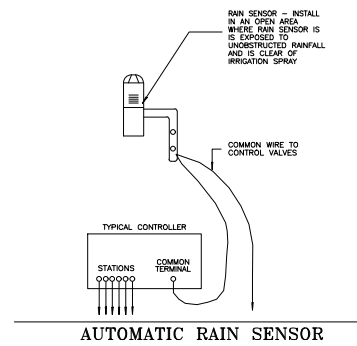
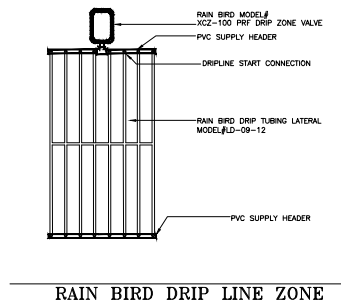
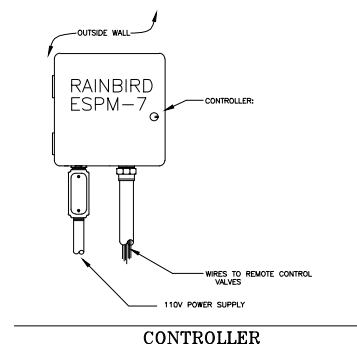
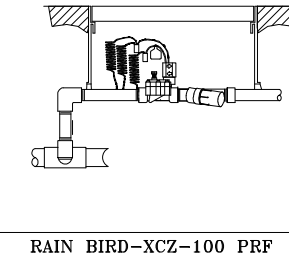
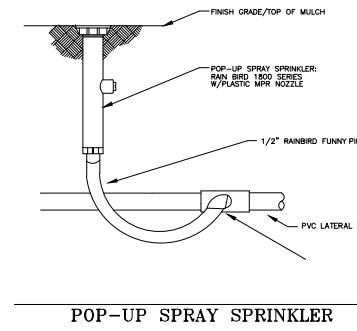
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION   |
|--------|--|
|        | Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.  |
|        | Febco 825Y 1" Reduced Pressure Backflow Preventer  |
|        | Rain Bird ESP4ME3 with (1) ESP-SM3 7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready. |
|        | Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.  |
|        | Water Meter 1"   |

- Irrigation Lateral Line: PVC Schedule 40
- Irrigation Mainline: PVC Schedule 40
- Pipe Sleeve: PVC Schedule 40



## GENERAL NOTES:

- Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
- All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved. Main Line shall be installed in with lateral pipe where possible.
- Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
- Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
- 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
- All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
- The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
- This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible.
- It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
- Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve shut-off draining, of the irrigation head occurs or as directed by the owner's authorized representative.
- The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
- All control wires shall be installed in PVC conduit.
- All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.
- The installation devices are to be guaranteed for the period of (1) year from the date of final acceptance.



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**GENERAL EROSION & SEDIMENTATION CONTROL NOTES**

- A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.
- E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.
- F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- H. DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- I. RUBBISH , TRASH , GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- J. ALL DENUDED / BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE , MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY , WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKIFIERS, NETTING OR BLANKETS.
- K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDDED, SODDED , AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.
- L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED
- M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- N. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- O. ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
- R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
- S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

**BMP MAINTENANCE EROSION NOTES**

- 1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
- 2. ALL SEEDDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.
- 3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- 4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
- 5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
- 6. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- 7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND I OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

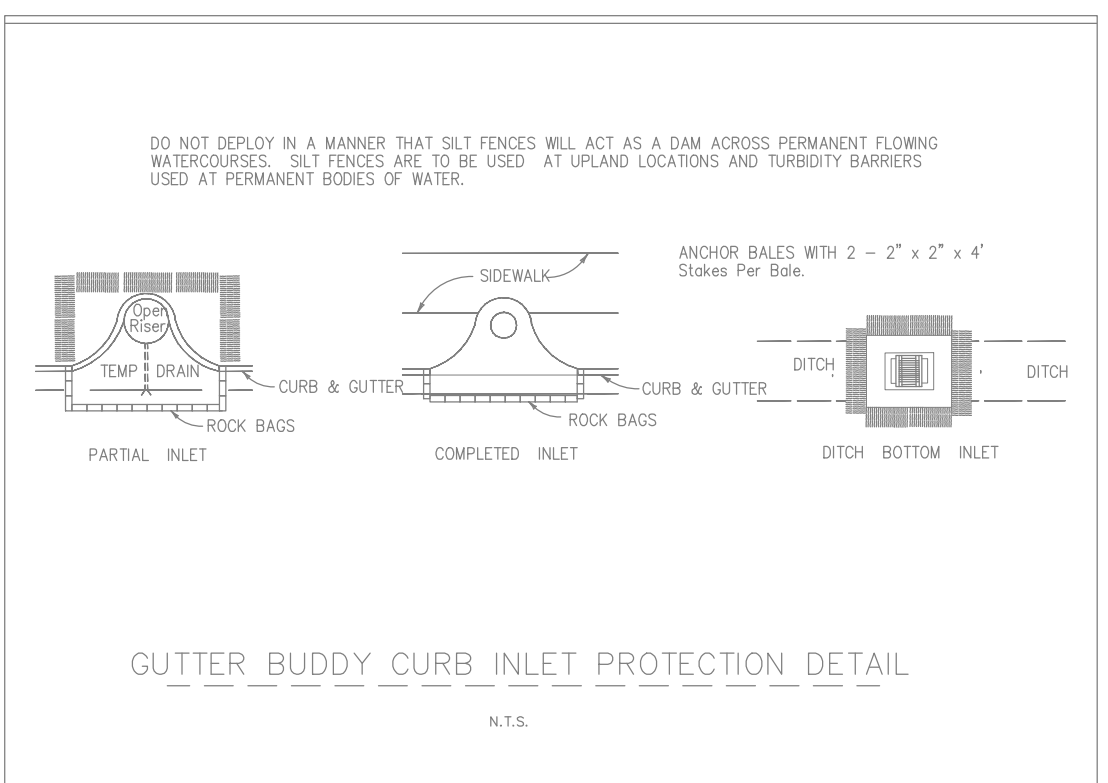
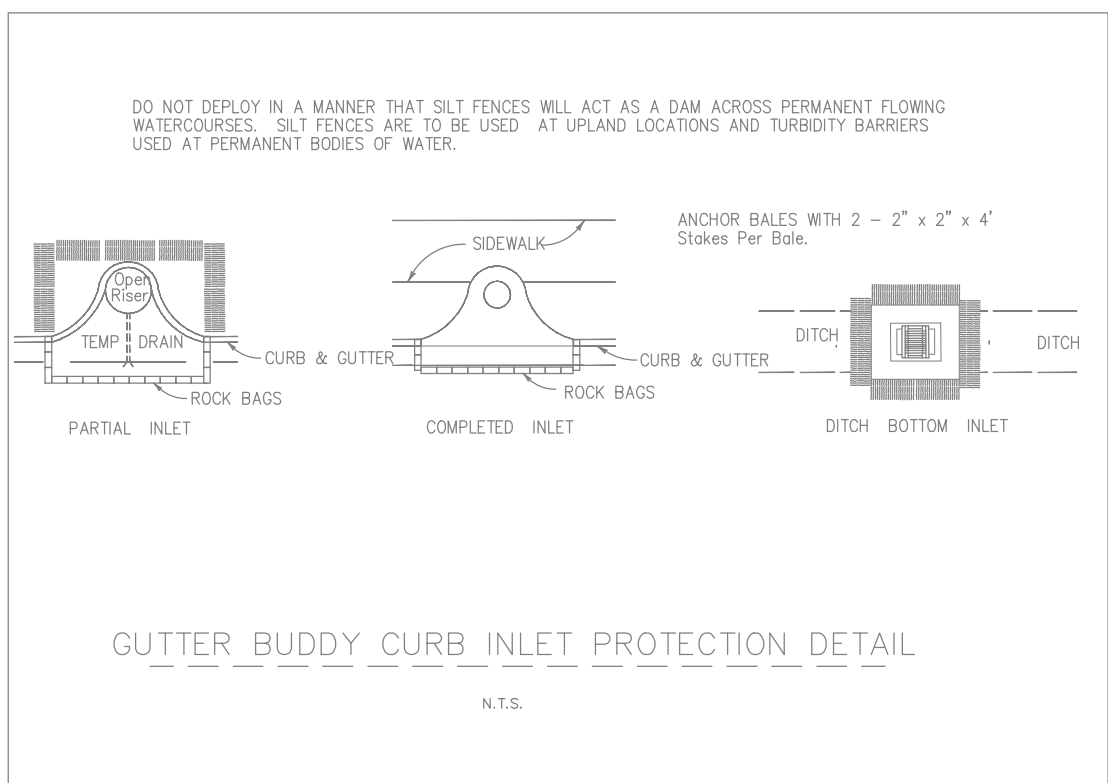
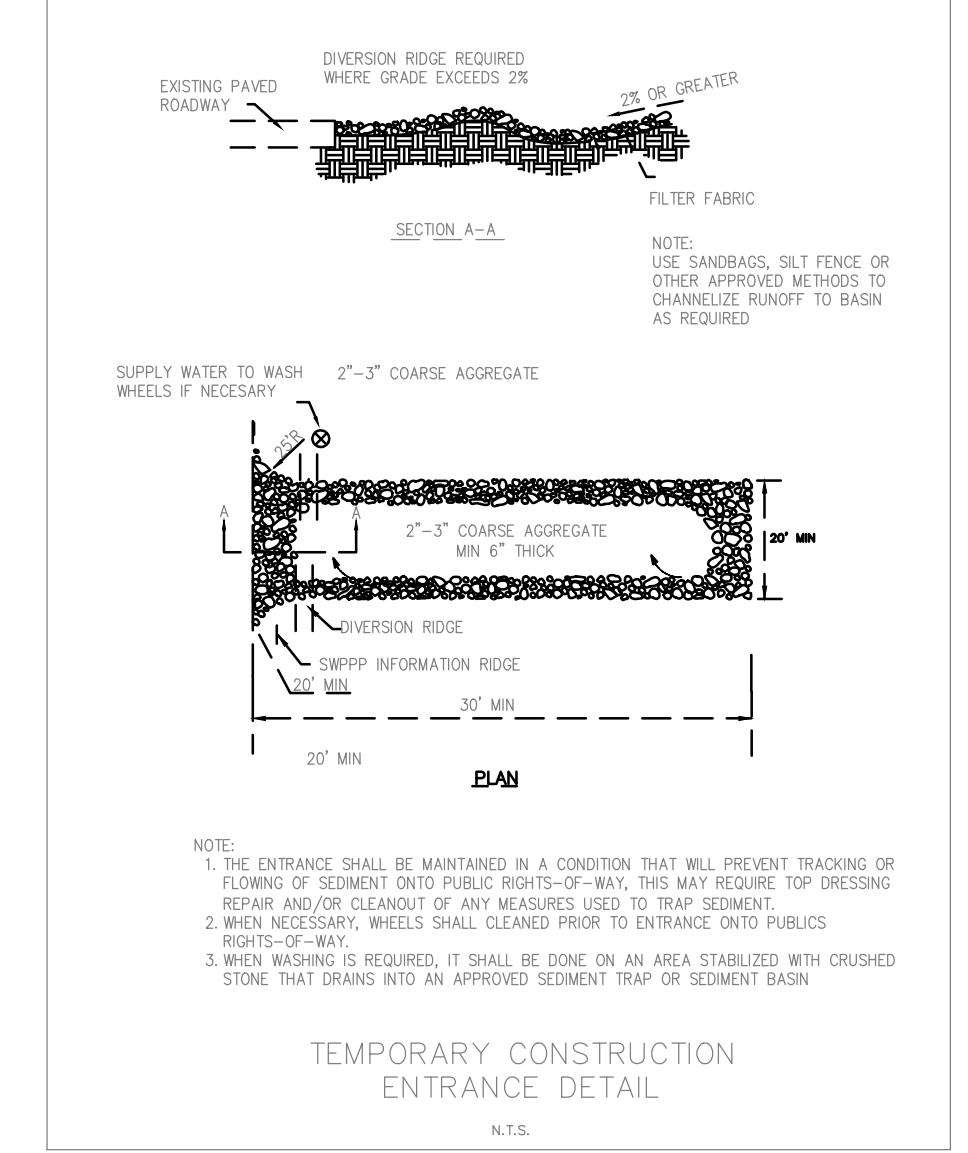
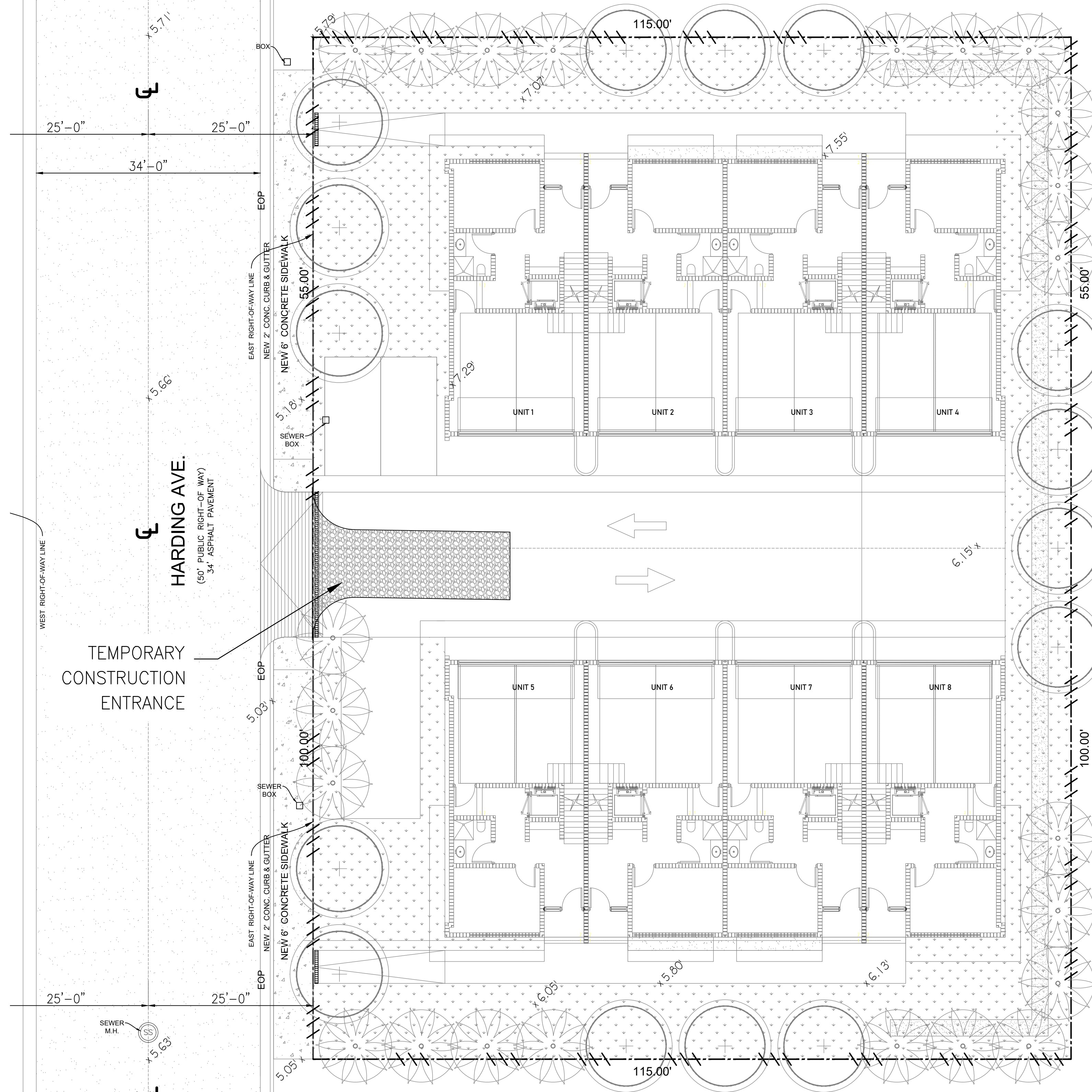
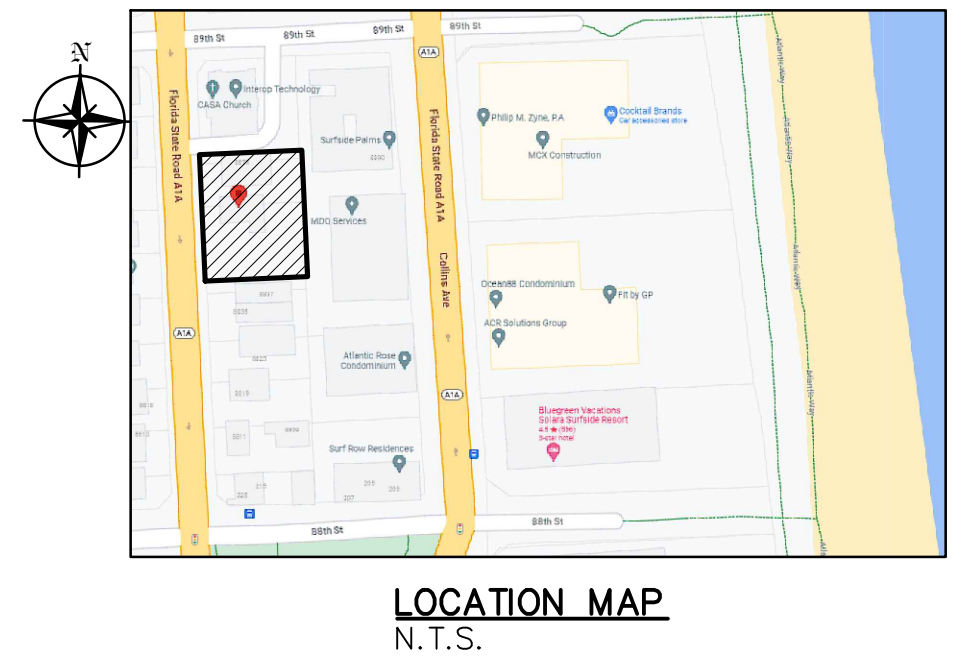
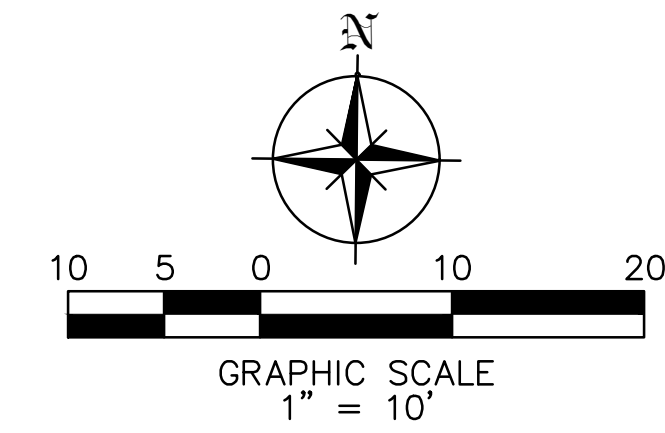
**WASHING AREAS**

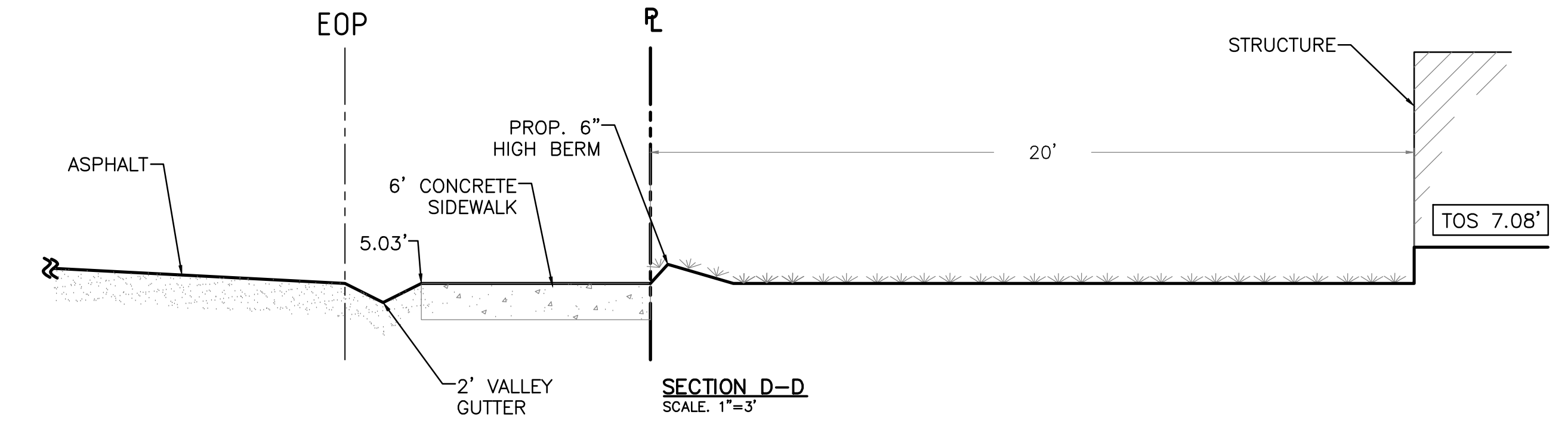
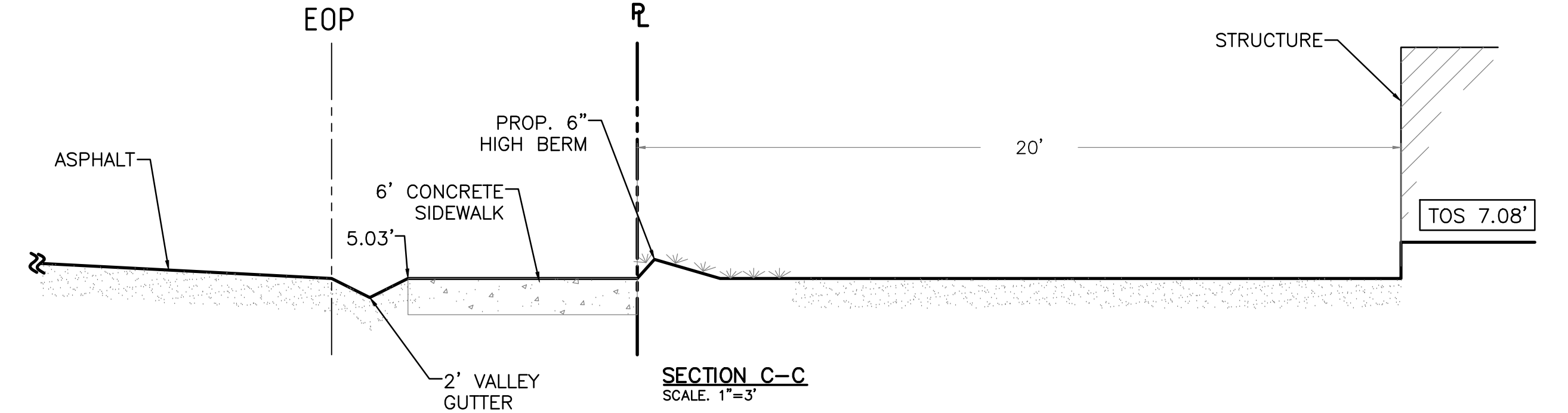
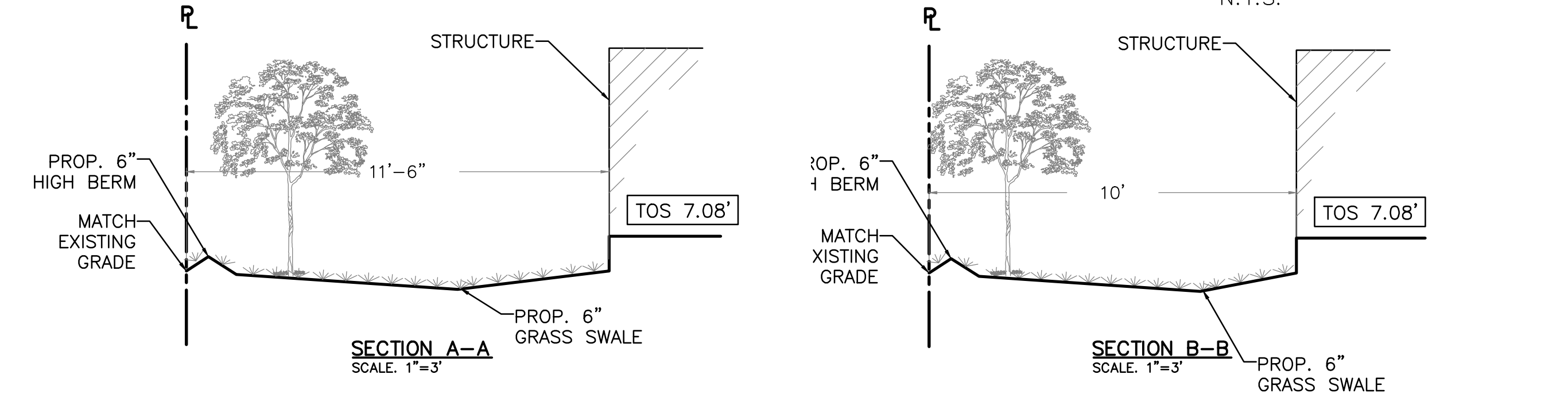
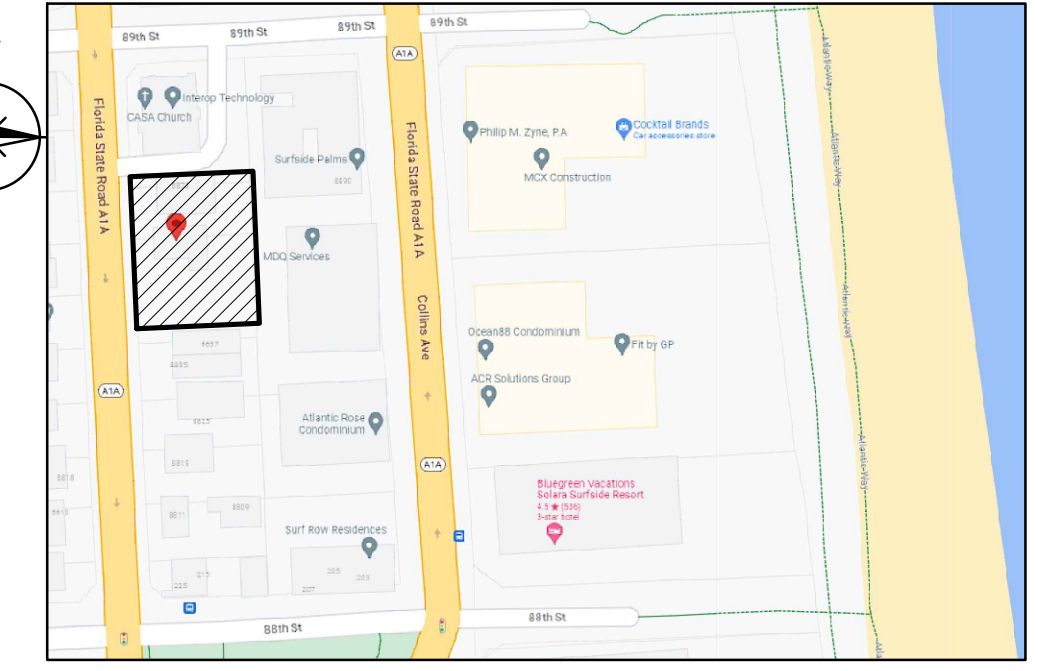
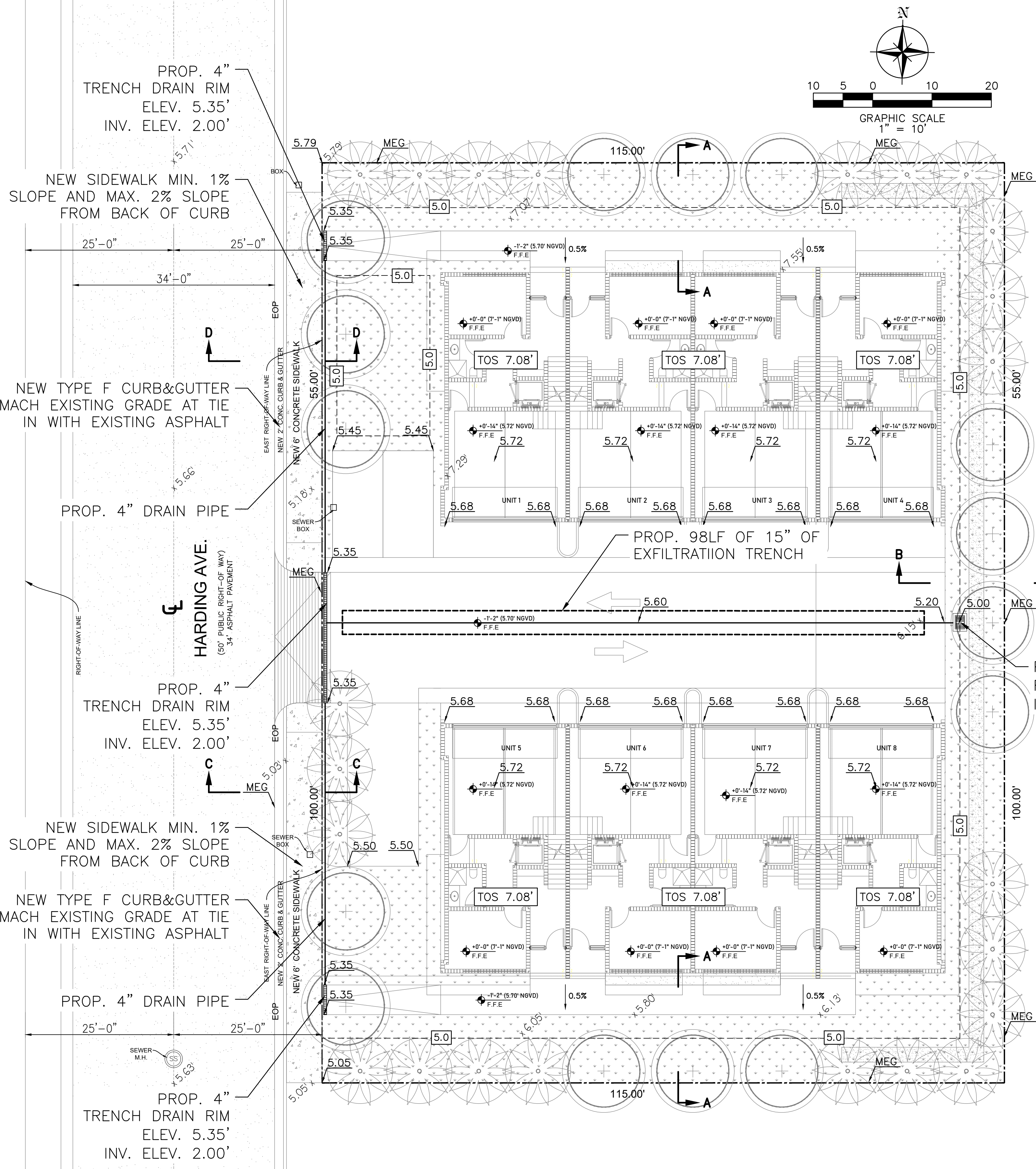
VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORM WATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

**SYMBOLS LEGEND**

- PROPERTY LINE/LIMITS OF DISTURBANCE
- /// /// PROPOSED SILT FENCE

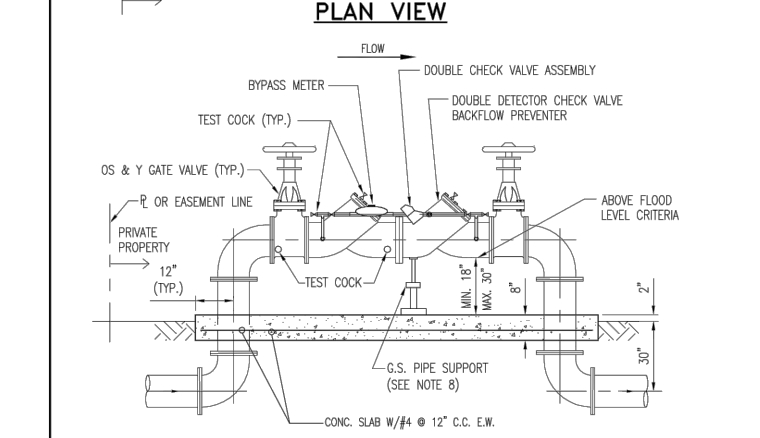
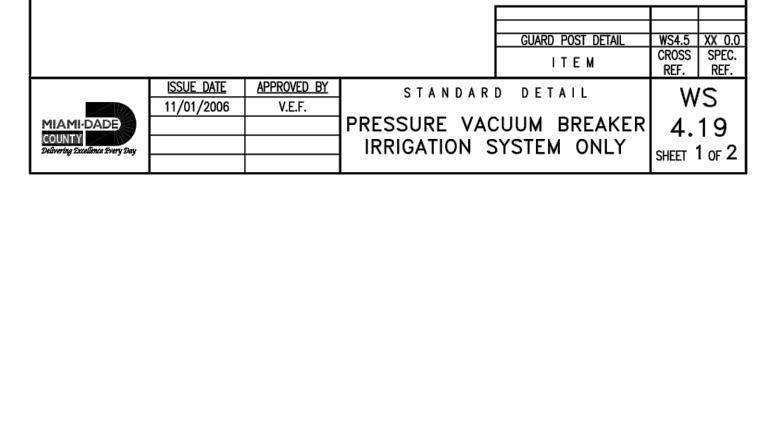
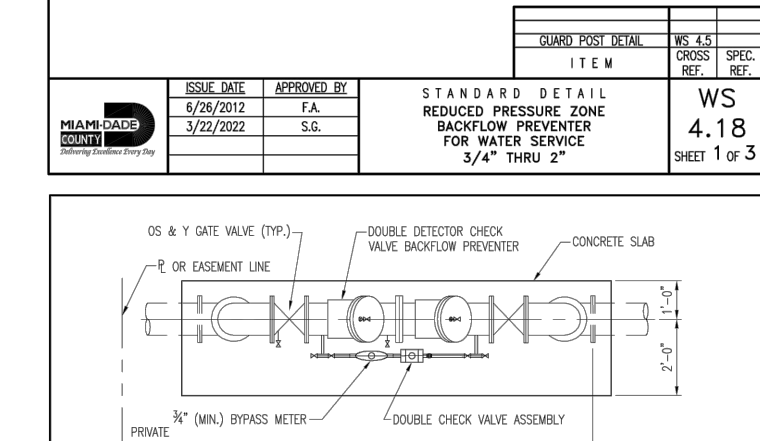
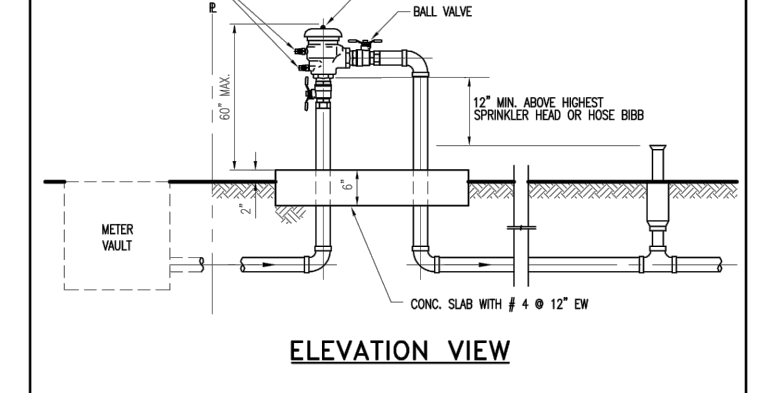
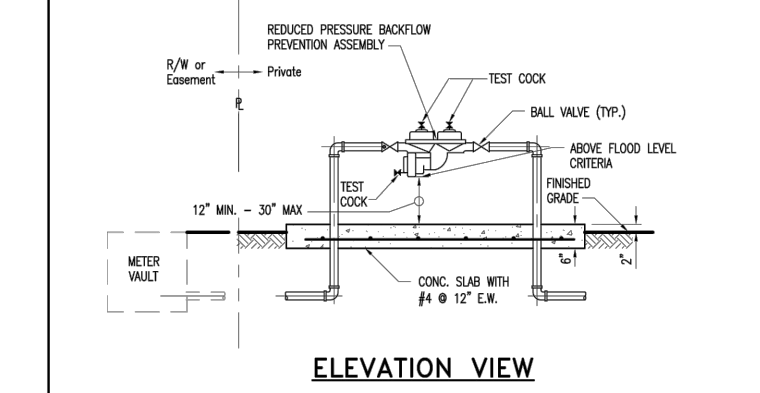
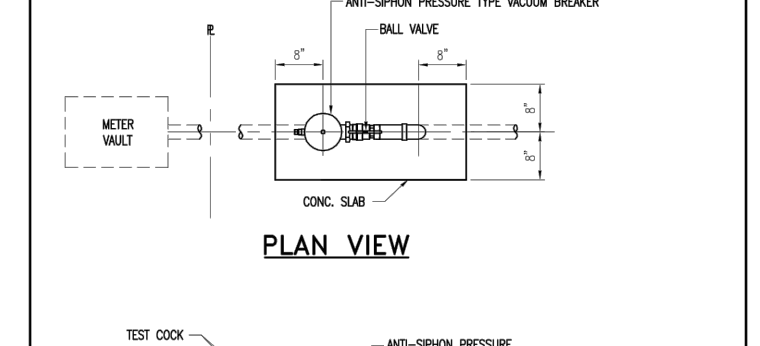
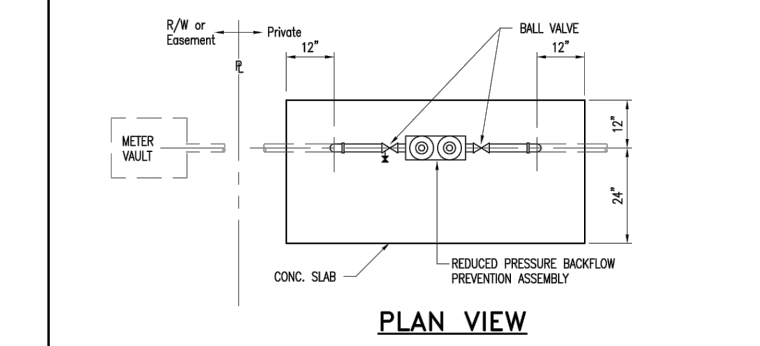
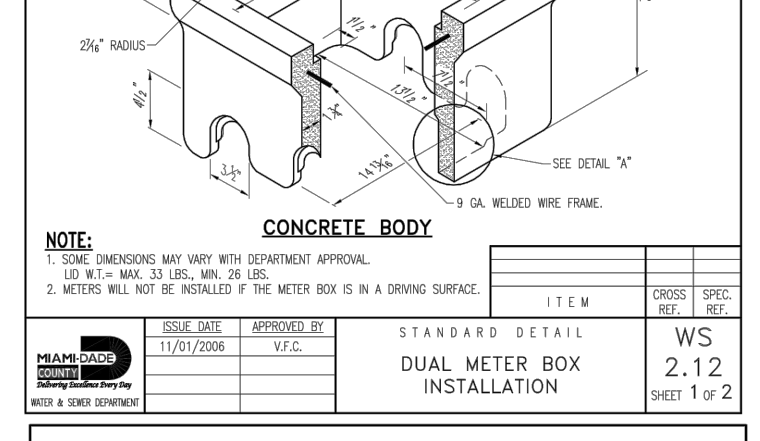
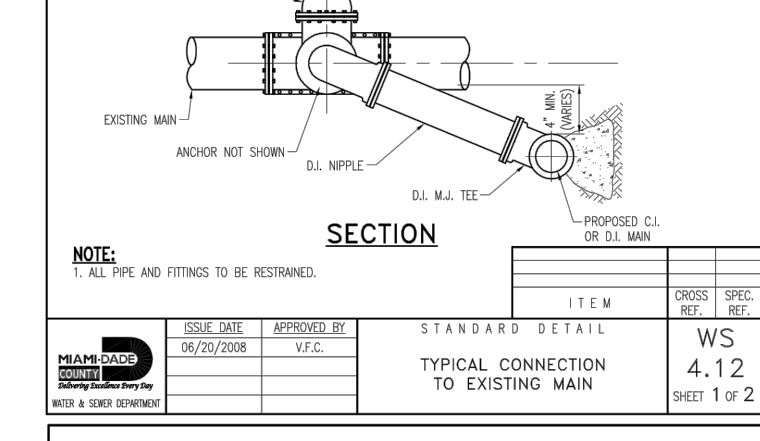
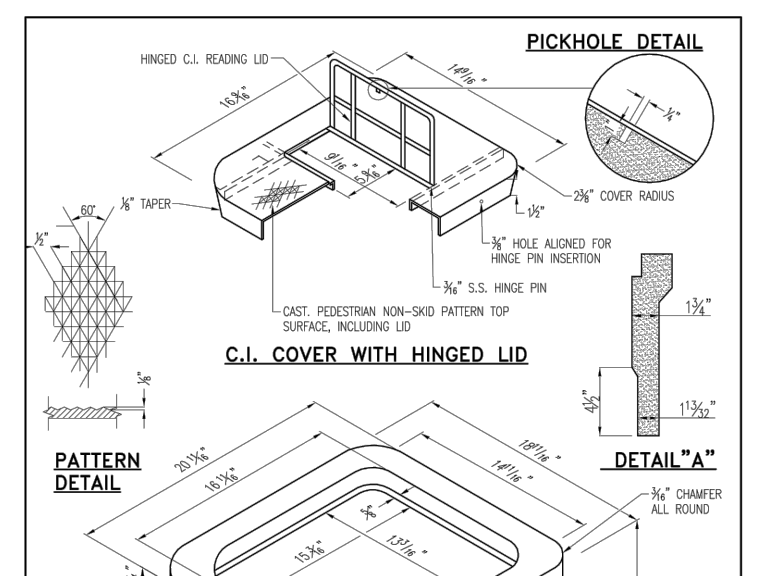
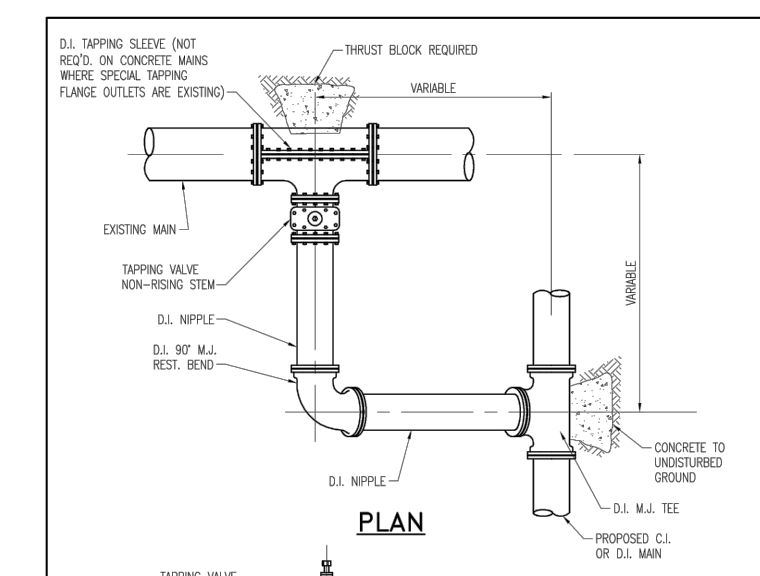
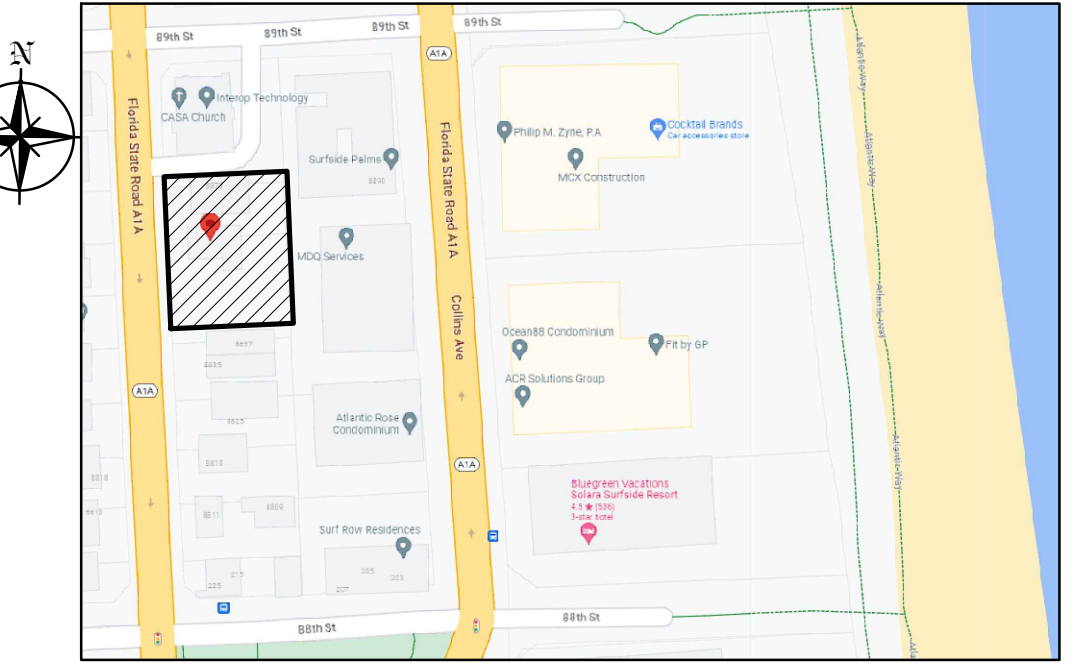
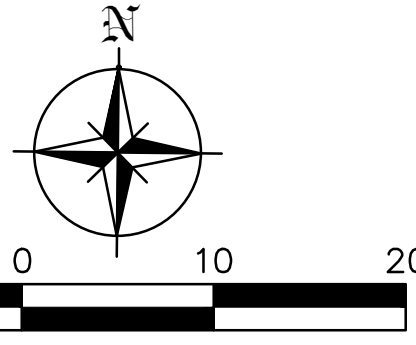
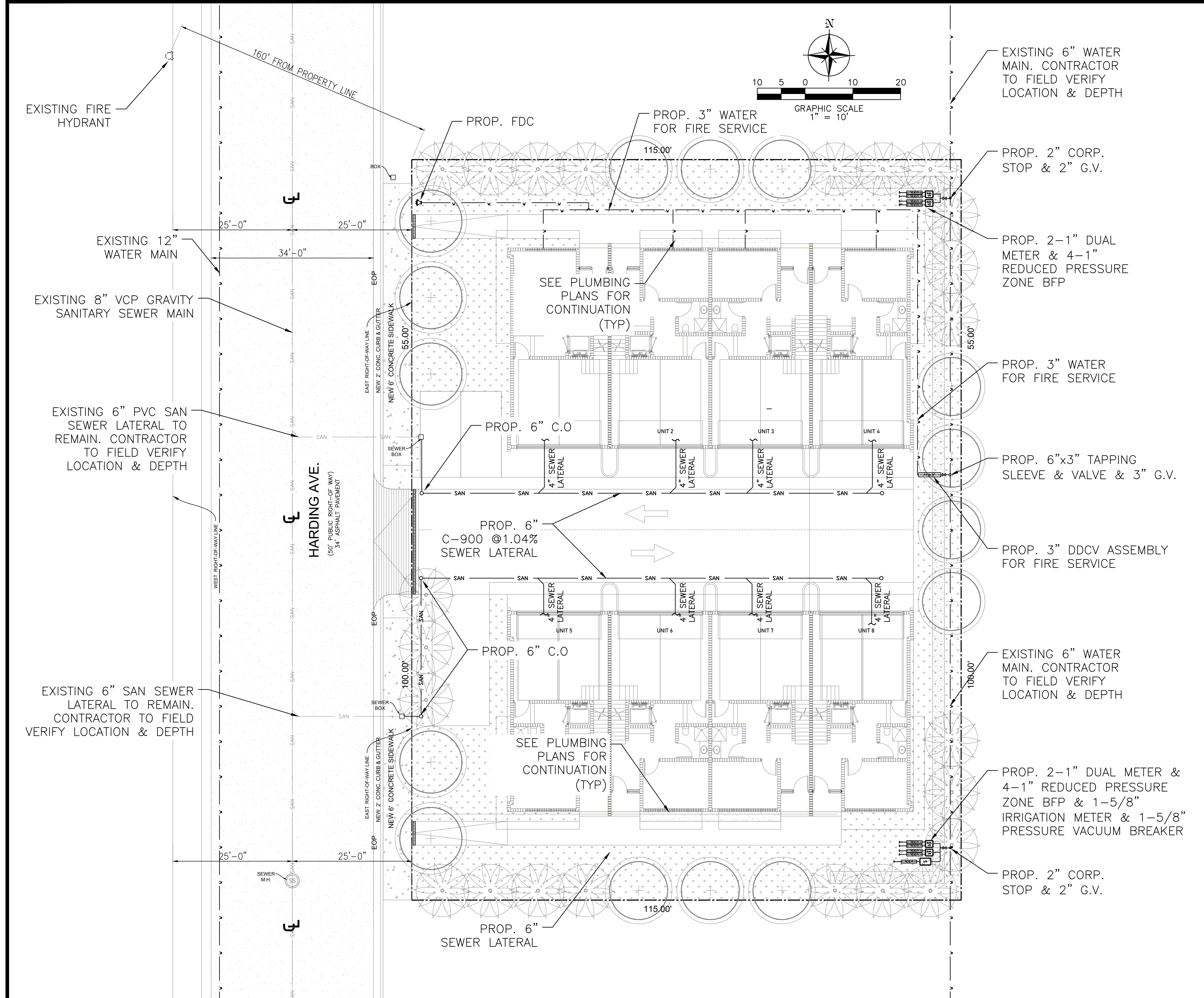
CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT INTRUSION INTO STORM WATER INLETS DURING CONSTRUCTION, WHEN APPLICABLE.



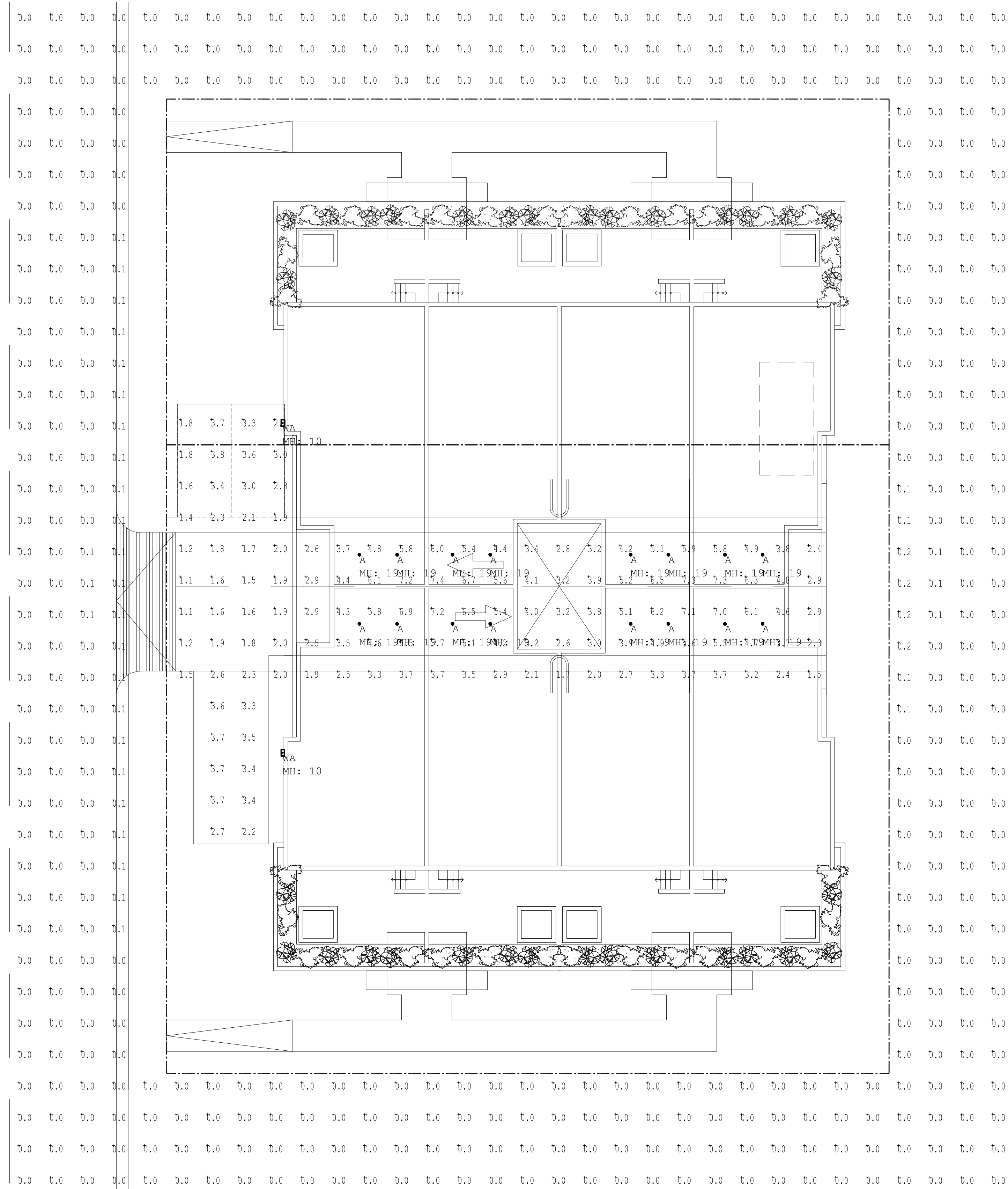


- LEGEND**
- PROPERTY LINE
  - [Pattern] GRASS
  - [Pattern] ASPHALT
  - [Pattern] CONCRETE
  - + 4.40' EXISTING ELEVATIONS
  - + 6.50' PROPOSED ELEVATIONS
  - MEG MATCH EXISTING GRADE





- LEGEND**
- PROPERTY LINE
  - [Pattern] GRASS
  - [Pattern] ASPHALT
  - [Pattern] CONCRETE



| Luminaire Schedule |     |       |             |  |       |                  |                 |             |
|--------------------|-----|-------|-------------|--|-------|------------------|-----------------|-------------|
| Symbol             | Qty | Label | Arrangement | Description                                  | LLF   | Luminaire Lumens | Luminaire Watts | Total Watts |
| ⊕                  | 16  | A     | Single      | Atlantic Lighting COM4-SYL11-4K-U / 4CMPR-CL | 0.900 | 917              | 9.5             | 152         |
| ⊞                  | 2   | WA    | Single      | LSI Industries XWM-3-LED-03L-40-UE-XX        | 0.900 | 3144             | 22.6            | 45.2        |

| Calculation Summary     |             |       |      |     |     |         |         |
|-------------------------|-------------|-------|------|-----|-----|---------|---------|
| Label                   | CalcType    | Units | Avg  | Max | Min | Avg/Min | Max/Min |
| Parking And Drive Lanes | Illuminance | Fc    | 3.68 | 7.4 | 1.1 | 3.35    | 6.73    |
| Spill                   | Illuminance | Fc    | 0.01 | 0.2 | 0.0 | N.A.    | N.A.    |

**1 ELECTRICAL SITE PHOTOMETRICS PLAN**  
SCALE: 3/32" = 1'-0"

