



**Town of Surfside  
Planning and Zoning Board Meeting  
AGENDA  
Thursday, June 27, 2024  
6:00 PM  
Town Commission Chambers**

***Rule 6.06 (a)3 Agenda. The good and welfare portion of the agenda is set for 8:15 p.m.***

***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 **Approval of May 30, 2024 Planning and Zoning Meeting Minutes** - Sandra N. McCready, MMC, Town Clerk  
[May 30, 2024 Planning and Zoning Board Meeting Minutes](#)
4. **Applications**
  - 4.A **9472 Byron Avenue - New Home Construction** - Scarlet Hammons, AICP CTP Town Planner  
[Attachment A: Images and Zoning Tables](#)  
[9472 Byron Avenue Plans](#)
  - 4.B **9450 Bay Drive - New Home Construction** - Scarlet Hammons, AICP CTP Town Planner  
[Attachment A: Images and Zoning Tables](#)  
[9450 Bay Drive Agenda Packet](#)
5. **Ordinances**
  - 5.A **Ordinance Amending Section 90-70 Sign Code** - Mark Blumstein, Interim Town Attorney  
  
**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING SECTION 90-70 et. seq. OF ARTICLE VI. – “SIGNS”, CHAPTER 90 OF THE TOWN CODE, TO AMEND THE EXEMPT SIGNS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE**  
[Ordinance Amending Sign Ordinance](#)
6. **Next Meeting Date**
7. **Discussion Items**
8. **Adjournment**

Respectfully submitted,

Marisol Vargas, MPA.  
Interim Town Manager

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

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

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

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

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



**Town of Surfside  
Planning and Zoning Board Meeting  
MINUTES  
May 30, 2024  
6:00 PM  
Town Commission Chambers**

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

Chair Lecour called the meeting to order at 6:01 p.m.

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

Present: Chair Lindsay Lecour, Vice Chair Andrea Travani, Board Member Carlos Aparicio, Board Member Adrian Chavez, Board Member James Mackenzie, Alternate Board Member Horace Henderson, and Alternate Board Member Regino Sanchez.

Also Present: Interim Town Attorney Mark Blumstein and Town Planner Scarlet Hammons.

**2. Town Commission Liaison Report**

Commission Liaison Commissioner Vildostegui was not in attendance.

**3. Approval of Minutes**

**3.A Approval of April 25, 2024 Planning and Zoning Board Meeting Minutes - Sandra McCreedy, MMC, Town Clerk**

A motion was made by Board Member Chavez to approve the April 25, 2024 Planning and Zoning Board Meeting Minutes, seconded by Vice Chair Travani. The motion carried with a 5-0 vote.

[April 25, 2024 Planning and Zoning Board Meeting Minutes](#)

**4. Applications**

**4.A 9472 Byron Avenue - New Single-Family Home - Scarlet Hammons, AICP CTP, Town Planner**

Staff finds this application for a new single-family home meets the zoning code. The proposed home as represented in the submitted plans package, has an F.A.R. of 0.71, which is less than the maximum permitted.

At this time the Planning and Zoning Board should determine whether the new home is “consistent with and in conformance with the design guidelines set forth in the Town Code”. If the Board determines the proposal is in compliance, staff recommends approval with the following conditions:

An outdoor lighting plan compliant with Ordinance No.24-1767 must be provided at the time of Building permit application.

A grading and drainage plan (with appropriate retaining wall) must be provided to comply with Ordinance No.24-1769 at the time of Building permit application.

Landscape, pool, driveway and fences must apply for separate permitting.

Town Planner Hammons introduced the item and provided an overview of the application.

Interim Town Attorney Blumstein shared the following comments from the Town Building Official:

1. Plans should be digitally signed and sealed by the design professional.
2. Verify and show compliance with flood criteria. Finish flood elevation.
3. Exterior elevations show site being raised and/or partially raised towards the rear. Show how rainwater run off to neighboring properties shall be controlled.

Chair Lecour asked if the applicant wished to speak.

Chair Lecour opened the floor to public comments.

No members of the public wished to speak.

Chair Lecour closed the floor to public comments.

Board Member Chavez stated how the setback with the pool, since the property is not in line, it needs to have at least five feet from the property line and how where it says the five feet, does not look like the end of the pool. He shared how there is a terrace that enables a third floor and make sure it complies with privacy with the neighboring properties. He spoke how the pool drawings show it will have grass and how by having grass, it sucks in the water and avoids flooding. He asked the Town Planner to make sure the grass specified in the plans is kept.

Town Planner Hammons stated how when they do the building permit review, they will also review the site plans and make sure they are consistent.

Board Member Mackenzie stated how the plans provided were not signed and sealed by an engineer or architect. He stated, since the applicant is not present to hear the comments, he would like to do a motion to postpone the review of the application until the plans are signed and sealed. He stated how some pages are signed and others are not. He stated how the hearing of the Board is part of a legal process and

expressed the importance of having signed and sealed plans.

Chair Lecour expressed how she understands this issue and how this Board is trying to establish a rigorous process for the applications.

A conversation was held regarding the signed and sealed pages of the application.

Board Member Aparicio stated how, since the applicant is not present, the application should be deferred. He shared how he is not in agreement with the design of the home.

Chair Lecour asked Board Member Aparicio if he would like to second Board Member Mackenzie's motion to defer this application.

Board Member Aparicio agreed.

Vice Chair Travani had a question to the Town staff regarding how the design guidelines call for a lateral setback on the second floor and how he does not see it on the current applicant's home and other homes in the Town. He said how the second story should have a minimum of five feet from sides and rear facades.

Chair Lecour added how some applicants brought sample material boards and how this applicant would benefit from doing the same.

Town Planner Hammons stated how she contacted the applicant to bring a sample material board.

A motion was made by Board Member Mackenzie to defer the application to a future meeting date presenting sealed and signed plans, seconded by Board Member Aparicio. The motion carried with a 5-0 vote.

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

[9472 Byron Avenue Plans](#)

#### **4.B 9517 Byron Avenue - Home Addition, Porch Enclosure and Garage Conversion** - Scarlet Hammons, AICP, CTP, Town Planner

Staff finds this application for a remodeled single-family home meets the zoning code. The remodeled home as represented in the submitted plans package, has an F.A.R. of 0.38, which is less than the maximum permitted.

At this time the Planning and Zoning Board should determine whether the remodeled home is "consistent with and in conformance with the design guidelines set forth in the Town Code". If the Board determines the proposal is in compliance, staff recommends approval with the following conditions:

An outdoor lighting plan compliant with Ordinance No.24-1767 must be provided at the time of building permit application.

A landscape plan compliant with Sec. 90-86 must be provided at the time of building permit application.

Landscape, driveway and fences must apply for separate permitting.

Town Planner Hammons introduced the item and provided an overview of the application.

Interim Town Attorney Blumstein shared the following comments from the Town Building Official:

1. Plans should be digitally signed and sealed by the design professional.
2. Rear and site elevations not provided.
3. Clarify if existing flood vents are being blocked in, as they are not being shown in the drawings.
4. Clarify on drawings if existing brick design is being removed from the front facade.

Chair Lecour opened the floor to public comments.

No members from the public wished to speak.

Chair Lecour closed the floor to public comments.

Jeffrey Diamond asked if the Board had the renderings.

Chair Lecour stated the Board had their plans and how there was a set of rendering in their application.

Anthony Lasoursa explained that the reason why the Building Official had mentioned the flood vents is because they are not in the renderings. He stated how they are not raising the ground and everything is going to stay the same.

Board Member Mackenzie stated how it is important for this particular applicant to know that in existing homes, there is something called the replacing value of the existing structure. If this is exceeded by more than 50%, the application is not going to be able to move forward.

Homeowner Elana Sturm stated how she is aware of the FEMA rule and how they are under the 50%.

Chair Lecour stated how this issue was raised during the last meeting and the Board spoke about potentially having some sort of math done upfront instead of waiting for submitting building plans.

Board Member Mackenzie shared how the rendering are showing the roof lines are straight on the sides and the front, however in the first picture of the existing house, the front has three levels of roof, the garage level, the bedroom in the north side of the home, and the lowest roof is in the back of the home. He said the renderings show that the rooflines are all going to share a common gutter as they move forward. He asked how will this be done without removing a big portion of the roof.

Mr. Lasoursa stated how the wall is going to be brought forward and the roof will be

raised.

Board Member Mackenzie stated how those will be expenses that have to be calculated.

Ms. Sturm spoke how the complete tear down of the wall is an expense that will be covered by her insurance.

Board Member Aparicio stated how when someone presents a project to a Board, the Board Members must know the applicant is replacing the roof and the wall means many materials are being changed. He stated how the applicant should have brought the materials they are going to put in the home.

Mr. Lasoursa explained how they brought a sample of the window and how the rest were basic construction materials.

Board Member Aparicio stated how that is not how someone presents a project to a Planning and Zoning Board and how many more factors have to be discussed, but the Board does not have any information on the project.

A conversation was held between Board Member Aparicio and Mr. Lasoursa regarding the changes that are being done to the home and how to present these changes to the Board.

Ms. Sturm stated how she is not sure what the Board wants in regards to a material board.

Chair Lecour stated how this new Board feels strongly about material boards. She shared how this application is a relatively small renovation. She said how the Board needs to set their expectations for applicants in advanced.

Board Member Chavez shared how he supports the remodeling of houses. He shared how the materials are important and that they are under the guidelines. He expressed how the architects and the engineers can have the roof look like the renderings, then they are in compliance.

Board Member Mackenzie stated he is supportive of the applicant's effort. He spoke how in his experience, the home has its original windows and how by putting the hurricane resistance windows will become a more complicated project that will add more cost to the home. He stated he is in support of the applicant, but he will not vote yes on this item as it is presented today. He suggested the applicant to study this project further. He asked the applicant to be realistic about the project and consider completing part of it now and other parts two years from now, or whenever the FEMA regulations expire, and another addition can be done.

Ms. Sturm stated how this is her fourth set of plans to comply with FEMA and the Town. She stated how there is no way to do this project any less in order to comply with the Town's standards.

Chair Lecour asked Board Member Mackenzie if his lack of approval is related to the



50% FEMA standard, she asked Board Member Mackenzie to at least give the applicant a chance.

Board Member Mackenzie stated he supports the idea, but the plans being presented are not signed and sealed and do not show the depth of the investment to the home. He stated how this remodeling will affect the whole facade.

Board Member Chavez stated how the first look at the house looks plain due to the shade of the tree and should be taken out.

Ms. Sturm stated how the tree to the left of the home was deemed by the Town to be impeding to the water pipes and might be taken out.

A motion was made by Vice Chair Travani to approve the application with Town staff and Building Official comments, seconded by Board Member Chavez. The motion carried with a 4-1 vote, with Board Member Mackenzie voting in opposition.

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

[9517 Byron Avenue Agenda Packet](#)

**4.C 9280 Byron Avenue - Front Facade Alterations** - Scarlet Hammons, AICP, CTP, Town Planner

Staff finds the application meets the zoning code requirements and recommends approval, if the Board determines that the proposed front facade complies with the Design Guidelines.

Town Planner Hammons introduced the item and provided an overview of the application.

Interim Town Attorney Blumstein shared the following comments from the Town Building Official:

1. Plans should be digitally signed and sealed by the design professional.
2. Any changes to the previous approved plans will require a revision to be submitted to the building department.

Chair Lecour asked the applicant to speak.

Jeff Rose introduced himself and continued to distribute the updated rendering to the present Board Members and Town staff. Mr. Rose stated how there was a change in the driveway due to the neighbors of the home having a concrete driveway and the homeowners not wanting theirs to look the same. He continued to show the Board the material board they were required to bring with the desired materials from the homeowners.

Valeria Lorenzo introduced herself for the record.

Board Member Aparicio asked regarding where the porcelain shown will go.

Mr. Rose stated the porcelain will go around the garage area and how the garage will

have double doors since it is being used as a storage.

Chair Lecour open the floor to public comments.

No members of the public wished to speak.

Chair Lecour closed the floor to public comments.

Board Member Aparicio stated how the house was approved by the previous Board with the previous drawing, however, he stated the facade at the bottom of the drawing that is being proposed is already built.

Mr. Rose stated how the home was brought up to the previous Town Planner, but the meeting was cancelled and they had the setbacks approved for the structure.

Board Member Aparicio asked Mr. Rose if what he is asking is for the Board to approve a home that has been already built.

Mr. Rose stated the home has been built and approved since February.

Board Member Aparicio asked regarding what the process is for this. He said how he liked the second version of the home better.

Chair Lecour stated how sometimes the Board gets after the fact applications.

Board Member Aparicio asked how could that be possible. He said how what is being proposed is a different change from what it was previously approved.

A conversation was held regarding the changes of the home compared to the original approved plans.

Board Member Aparicio asked how can the Board accommodate for something that has been done without a permit. He stated how he wants to make sure that this does not happen again.

Chair Lecour asked Mr. Rose how can he make sure that these type of changes are presented to the Board before they are built.

Mr. Rose stated how he spoke with the previous Town Planner regarding the application and how they met all the setbacks. He said it was questionable whether the changes were administrative or if it had to be presented to the Board.

Chair Lecour asked why this change was not brought up six months ago.

Mr. Rose stated the change was made around January-February and it was discussed with the Town Planner regarding the setbacks. Mr. Rose stated the facade of the home is different which is why it was brought to the Board due to everything being the same except for the roofline.

Board Member Mackenzie addressed Mr. Rose and stated how the roof of the home

is completely different in the new proposed plans. He said that the application does not specify if these changes had already been done. He shared how the roof in the previous plan ended where the second story ended and just had an eyebrow on top of the windows, however, the new design has the roofline out to the outside face and five feet of the property line.

Mr. Rose stated the roofline does not go that far out.

Board Member Mackenzie asked Mr. Rose if he wanted to see the pictures he had taken on his phone of the home. He shared how in the north facade the original building drawings had the first floor within the five feet of the property line and the second floor was pushed back with a continuous balcony. He stated how the home today has a column in the northeast and another column in the northwest and a beam all the way across with the roofline ending on top of the beam. He stated how he will not approve this application.

Vice Chair Travani asked if this is the right place to have this type of legal discussion. He asked the Interim Town Attorney if they should address this application like they had addressed other projects or will this follow a separate procedure.

Interim Town Attorney Blumstein stated how the Board would have to go through the same process, however the issue is if this is something the Board would approve or not and the consequences of building without approval needs to be dealt separately by the Town.

Chair Lecour stated the Board's role is to approve or not and provide conditions to those approvals.

Alternate Board Member Henderson stated he is not in favor of this application and how it happened.

Mr. Rose stated there were questions whether there should be administrative approval or the Board's approval. Due to the Town code mentioning garage conversions. He stated how he respects the Town and the Board's decisions.

Alternate Board Member Henderson asked Mr. Rose who brought those questions to him.

Mr. Rose stated it was the former Town Planner.

Alternate Board Member Henderson said that if there were questions from the Town, the construction should have waited.

Chair Lecour clarified that the Town Planner supposedly indicated that there was questions as to whether this application should have been brought to the Board.

Interim Town Attorney Blumstein stated how the code is specific with what needs administrative review and what needs the Board's review. He stated how this application would not fit into the code of administrative review.

Board Member Aparicio expressed how this is a serious matter and how this might be a serious legal problem. He stated how he does not want an issue like this to happen again.

Board Member Henderson said if he could, he would make a motion to disapprove this application.

Board Member Aparicio stated how he is all for approving the application but does not want to make a horrible affair of this issue. He stated how next time this happens in the Town, construction needs to be stopped.

Chair Lecour shared how this is a serious matter but recommended for the Board to talk about avoiding this issue in the future.

Interim Town Attorney Blumstein stated that if the project is not approved, it cannot be permitted and built.

Board Member Chavez said he is in agreement with Board Member Aparicio, he stated how he sits on the Board to make sure people follow rules. He stated how the Town has an issue with the process for inspections.

Board Member Aparicio made a motion to approve the application with staff conditions.

Board Member Mackenzie shared that he thinks it is difficult to approve an application you are not 100% committed to.

The motion made by Board Member Aparicio died due to lack of a second.

Board Member Mackenzie stated how he is not in agreement with how this application is being done. He spoke regarding the softening of the look of the home.

A discussion was held regarding different components of the home.

Valeria Lorenzo stated how the balcony of the home was always covered with a difference in height with the two roofs, now with the roof extended at the same heights with a beam being dropped from the roof, which looks like it is one wall.

Mr. Mackenzie asked Ms. Lorenzo to bring the component back to what it used to be.

Mr. Rose asked regarding clarification on the application for when he applies again.

Board Member Aparicio stated how the house is paired to the one that is next to it and how he would not like to see a house like this one in Surfside. He stated how he thinks the new proposed home is cleaner. He expressed how the massing of the home was pre-approved before the current Board. He stated he is in favor of approving the home due to it being a change in the facade.

Vice Chair Travani stated how he has a hard time with the home being a straight line and how the second floor should always have a setback.

Board Member Chavez stated he wanted to put a condition on the motion to run an audit of what happened in the process of the building of the home.

Board Member Aparicio stated how there are two separate processes, one legal and one of the continuation of the project.

Alternate Board Henderson stated how the work of the home has been done. He asked if the Board could try and get the applicant in the next 30 days to get rid of the big, long wall that was not approved.

Mr. Rose stated that the wall he is mentioning is part of the balcony and it is a concrete wall.

Board Member Sanchez stated how last month the Board had asked the applicant to bring the materials and how the Board needs to approve them. However, he believes that there should be portions of the application approved to move along with the process while others are being studied.

Board Member Mackenzie stated how the plans presented are not clear, not even the approved version since the details are not consistent. He told Mr. Rose he is willing to meet with him and discuss all the details of the home. He stated how the presentation is inconsistent.

A motion was made by Board Member Aparicio to approve the application with staff conditions as stated on the agenda.

Board Member Chavez asked if the motion can be conditioned with an audit to understand who allowed this construction and if constructions are being checked by the Town.

Interim Town Attorney Blumstein stated that the Board can decide amongst themselves what they want to do after the Interim Town Attorney gives them his input on how this matter happened. He stated that if the Board wants to stop this project, they could differ the item until more factual information is given. He suggested the Board to approve with or without conditions if desired.

A conversation was held regarding the approval of the materials for the facade.

The motion was seconded by Vice Chair Travani.

Chair Lecour stated that the audit on this application will be brought back as a discussion item for next month for the Board to understand what happened with this home.

The motion carried with a 4-1 vote, with Board Member Mackenzie voting in opposition.

Mr. Rose stated he will be available after the meeting to speak with Board Members regarding the application.

Alternate Board Member Henderson asked Chair Lecour regarding the motion just made and if Mr. Rose will be working with Board Member Mackenzie to do something regarding the wall.

Chair Lecour stated that was not part of the motion.

Alternate Board Member Henderson stated that the Board just did a huge disservice to the Town.

[Attachment A: Images and Zoning Tables](#)  
[9280 Byron Avenue Agenda Packet](#)

## 5. Ordinances

### 5.A Ordinance Amending Section 90-41 "Regulated Uses" by Providing Exemptions to Drug Stores - Scarlet Hammons, AICP, CTP, Town Planner

For the Planning and Zoning to provide recommendation to the Town Commission.

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

Interim Town Attorney Blumstein introduced the ordinance to the Board. He explained this ordinance is an allowance for a deviation for the distance requirement of 850 feet between drugstores. He shared this change is due to a business owner that wishes to relocate from Bay Harbor Islands to the Town's business district. He stated the store is mostly a retail store, but a small component of the store is a drugstore, however, under the available space they wish to lease, the owner would be prohibited to establish his business due to the existing code. He said the Town Commission saw fit to carve out an exception to this rule that would apply to this business and any other, however, up to 20% of the store space can be devoted to drugstore and the rest needs to be for retail.

Chair Lecour opened the floor to public comments.

No members of the public wished to speak.

Chair Lecour closed the floor to public comments.

Board Member Chavez asked regarding the specific store.

Board Member Aparicio asked what is a drug store.

Interim Town Attorney Blumstein explained the owner is a pharmacist and that they fill our prescriptions.

Board Member Aparicio stated that the store is a pharmacy even though it is only 20%.

Alternate Board Member Sanchez asked regarding the State's proposal to legalize recreational marijuana and if this ordinance fell into this.

Interim Town Attorney Blumstein stated it does not have to do with recreational or medical marijuana.

Chair Lecour stated that the code came to be in anticipation of the Town not wanting establishments that sell marijuana, but this particular business got caught up in that. She shared how the Board needs to look into this ordinance since it will affect other businesses as well.

Alternate Board Member Sanchez asked the Interim Town Attorney Blumstein regarding if the legal term in Tallahassee is not being changed and does comply with what they desire as the Town code.

Interim Town Attorney Blumstein stated that the provision he is mentioning is separate from the ordinance being presented. He shared that the only thing they are looking into changing is the 850 feet for drugstores only.

Board Member Sanchez expressed his concerns for loopholes on this provision.

Interim Town Attorney Blumstein stated that the Town has a code prohibition for smoke shops.

Board Member Chavez stated how the owner of the store should bring a presentation to the Board. He states that if the Board approved this, some stores might take advantage of the 20%.

Chair Lecour asked if the store is not a drugstore, why the change in the code.

Interim Town Attorney Blumstein explained the store is not a drugstore as it is marketed to the street but the owner is a pharmacist that dispenses prescription drugs that are contained within the store.

Board Member Mackenzie asked the Interim Town Attorney Blumstein why they are changing the code if it has been a rule that has been standing for so long.

Interim Town Attorney Blumstein explained how this item came to be.

Chair Lecour stated how she is in favor of having different types of businesses in Surfside, however, she wants to make sure this store is not dressing up as something else.

Interim Town Attorney Blumstein stated that the business have been very open with the Town attorney when they brought up this situation. He shared they seek the exception due to the pharmacy being run inside of the store.

Vice Chair Travani asked why the 850 feet rule was placed.

Interim Town Attorney Blumstein stated that the Town did not want many drugstores being placed.

Vice Chair Travani asked why did the Town not want many drugstores.

Interim Town Attorney Blumstein stated that medical marijuana establishments and drugstores are the only types of establishments that have that type of limitation in the code.

Board Member Mackenzie asked why the Town needs another drugstore if Publix and CVS are already in place.

Alternate Board Member Sanchez stated that this store would be a local owned store. He asked how would this store benefit the Town. He expressed he does not want to see a slip up on the laws later on. He shared how she would like to see a presentation from the owner and what they will be bringing into the Town.

Chair Lecour stated that when this section of the code came out it was to avoid smoke shops and marijuana dispensaries. She asked if the code could be amended by saying medical marijuana dispensaries instead of drugstores. She stated that she is concerned about marijuana stores coming into Town due to the way the code is written.

The board further discussed this item, their different opinions and options.

A motion was made by Vice Chair Travani to approve the ordinance striking through Section 2 - (c) Drug Stores, seconded by Board Member Chavez. The motion carried with a 5-0 vote.

[90-41 Regulated Uses - Drug Stores - After First Reading](#)

## **6. Next Meeting Date: Discussion on possibly changing the July meeting to Wednesday, July 24, 2024.**

Consensus was reached to hold the next meeting on June 27, 2024 at 6:00 pm.

A motion was made by Board Member Chavez to change the Planning and Zoning Board Meeting in July from July 25, 2024 to July 24, 2024, seconded by Board Member Makenzie. The motion carried with a 5-0 vote.

## **7. Discussion Items**

### **7.A Design Guidelines Update - Scarlet Hammons, AICP, CTP, Town Planner**

The Planning and Zoning Board should review the proposed new Design Guidelines and provide comments if desired to the Town Commission.

Town Planner Hammons introduced the item. She asked the Planning and Zoning Board to defer this item to another meeting as she was not part of the design guidelines process.

Interim Town Attorney Blumstein stated that this item will be shown by the Town Planner and most of the board has not been involved in the process. He believes it is important to set up a framework to tackle and get everyone familiar with where we



are. The Design Guidelines Standards proposal was provided to the board members. He suggested scheduling a special meeting to focus on the presented guidelines so that they can provide input and how they would like to tackle the standards.

Chair Lecour spoke about the different documents that were included in their packet as part of this item. She mentioned the 2007 guidelines which she believes are provided as a reference point, the draft of the 2024 design guidelines, appendixes with architectural styles, pre-approved paint palette which are not included in the proposed 2024 design review guidelines and the board should discuss their desire to include a paint palette and what colors they would like to see. Finally she stated that a checklist was also included in the packet, which she believes is intended for the board to use when reviewing applications.

Board Member Chavez stated that he reviewed the 2007 and the proposed 2024 guidelines. He stated that he likes the format of the 2007 guidelines. He believes the 2007 is more clear, containing more pictures and bullet points. The 2024 guidelines refer mainly to the zoning map. He is not sure on how the process should be as the information between the two guidelines are a bit confusing.

Chair Lecour expressed that maybe a good approach will be to focus on the 2024 design guidelines and review those. If someone likes something from the 2007 design guidelines, they are welcome to bring it forward for the board's consideration. She believes a special meeting will be very helpful and they can even section the guidelines and tackle it in more than one minute.

The board members took some time to discuss some possible dates for a special meeting.

The board agreed to discuss sections 1-5 during the special meeting.

Chair Lecour asked the board to review and submit or write their comments down.

Board member Aparicio believes that the board needs to standardize what they will require as a board. He believes that applicants should present in accordance to the standards they set forth. He would like to see samples of materials when applicants present in front of the board.

Chair Lecour asked the Town Planner to make sure that the signed and sealed plans requirement as well as the materials board are included in the checklist. She also added that they need to further discuss the after the fact concept.

Jeff Rose spoke about the setbacks and how they are calculated in Surfside. He believes that this is a conversation that the board should discuss in the early stages of this process.

Chair Lecour responded that in her opinion there is a lot of work that needs to be done.

A motion was made by Board member Chavez to schedule a Special Planning and

Zoning Board meeting for June 25, 2024 at 5:00pm, seconded by Board member Aparicio. The motion carried with a 5-0 vote.

[Attachment A: Design Guidelines 2007](#)

[Design Standards 2024 DRAFT](#)

[Appendix A1 - ARCHITECTURAL STYLE- art Deco.pdf](#)

[Appendix A2 - ARCHITECTURAL STYLE Coastal Contemporary.pdf](#)

[Appendix A3 - ARCHITECTURAL STYLE Mediterranean.pdf](#)

[Appendix A4 - ARCHITECTURAL STYLE Mid Century Modern.pdf](#)

[Appendix A5 - ARCHITECTURAL STYLE MiMo.pdf](#)

[Appendix A6 - ARCHITECTURAL STYLE Spanish.pdf](#)

[Appendix C: Pre-Approved-Paint-Pallet-for-SFH Surfside.pdf](#)

[Appendix D - Checklist](#)

## **7.B Comp Plan Amendments Update - Scarlet Hammons, AICP, CTP, Town Planner**

Town Planner Hammons introduced the item and gave a brief presentation to the Board.

Town Planner Hammons spoke about the process of the comp plan adoption. She spoke about the major items being amended which includes the addition of the property rights element as a new chapter since it became law in the State of Florida two years ago. She further mentioned that another requirement is to update the Town's water supply facility workplan. There was also an update done to the flood base elevation making it eight (8) plus two (2) feet. She further mentioned that minor changes were made to address some statutory requirements and updates to the comprehensive plan and socioeconomic characteristics of the town as they change overtime. She provided an overview of the status of the comp plan as it is a state requirement. She continued to mention that this is something that needs to occur on a seven (7) year cycle, that the schedule is set by the State of Florida Department of Commerce and the due date for the Town of Surfside was March 20, 2024. The Town of Surfside has received a letter from the State as the deadline was not met and the State did not receive any comprehensive plan amendments from the town.

Alternate Board Member Henderson asked if the item will come back to the Planning and Zoning Board.

Town Planner Hammons stated that it will come back in front of the board between first and second reading of the ordinance.

Chair Lecour spoke about one of the items included in the comp plan amendment having to do with the density of the Tennis Center.

Board Member Henderson asked the Town Planner what happens if during the first reading, the Town Commission rejects the comp plan amendments.

Town Planner Hammons explained the process and stated that there may be different scenarios and recommendations.

Chair Lecour stated how the Interim Town Attorney Blumstein is looking into the audit of the after the fact concept for this particular applicant that they will have a discussion item next month. She requested that the Interim Town Attorney educate the board in regards to penalties currently existing in the Town Code.

Interim Town Attorney Blumstein stated that the penalties of doing work without a permit are double the fees for taking out that permit. He stated that by doing work without permit, you run the risk of doing things inconsistent with Town Code, or inconsistent with what the inspectors may require and you may end up having to tear something that was built which in turn has financial consequences. He further stated that the idea of the code is to ensure compliance and to make sure that you are building things in accordance with Florida Building Code and the Town's code.

Chair Lecour also raised the conversation related to Code Compliance and asked if someone from code enforcement could maybe speak on this matter.

Interim Town Attorney Blumstein explained how code enforcement works several days a week at different times of the day. He further stated that currently the code compliance department currently has three employees and they are unable to be everywhere at all times.

Alternate Board Member Makenzie asked if there will be a stop work order.

Interim Town Attorney Blumstein stated that the town usually issues stop work orders on works without permit and that they will look into this case tomorrow.

Board Member Chavez asked questions related to inspections and how the Town does not have their own inspectors.

Interim Town Attorney Blumstein spoke about what he has learned about how to run Building Departments and when you have a full time Building Department, you are required to have full time inspectors for most of the trades. He mentioned how some municipalities do not have a building department, they outsource the entire operation. He explained that historically, the Town has had a hybrid with Building Clerks, Building Official, and part time inspectors.

Board Member Aparicio asked who is responsible to make sure a house is built in accordance with what was approved.

Interim Town Attorney Blumstein responded that the Town Manager is the Chief Officer for the Town and all Departments report to him/her.

Board Member Aparicio stated that staff should be able to review and familiarized themselves with whatever was approved so that when they are driving in the Town, they can tell if a construction looks different than what was approved.

Chair Lecour stated that at a minimum before a TCO is issued, you would have someone reviewing the plans verses what was built.

Chair Lecour would like to discuss this in the next meeting to see how the town can

prevent this from happening again.

Interim Town Attorney Blumstein stated how there has been many changes in personnel and how the current Town Commission has placed a personnel to lead the town effectively and follow the boards approvals.

Alternate Board Member Makenzie stated how this issue has been going on for a long time. He stated how there is not a system in place and in lots of jurisdictions they have systems in place.

Chair Lecour requested for the Town Manager to maybe explain next month on what the policy is within the building department and how it will work moving forward.

Interim Town Attorney Blumstein stated that one of the matters that the Town Commission will be discussing in their upcoming June 18th meeting, is their review of all the zoning ordinances that were adopted during the last two years.

Board Member Aparicio posted questions regarding the code compliance department and suggested they assist the building department and familiarize themselves with the drawings and stop any work that does not look like what was approved. He feels that code compliance is not doing what they are supposed to be doing.

Alternate Board Member Henderson stated there is always two sides and in his opinion the Town's code compliance department works very hard. He further stated how last month 9124 Harding Avenue was approved to work on a balcony due to a safety concern and no work has been done as he drove by the property. He suggested that they just begin work or do something regarding the safety concerns.

Board Member Chavez stated how property 9133 Carlyle Avenue has issues as well but was not included in this meeting.

Town Planner Hammons stated how the applicant was not ready to present during this meeting, but that it is up to them to see when they will be presenting.

Vice Chair Travani asked for advice if there is a discrepancy between the proposed design guidelines and the Code, which one prevails.

Interim Town Attorney Blumstein stated that what's in the code prevails.

Mr. Rose stated how when it comes down to it, the board has to approve based on the code and not the design guidelines.

Board Member Makenzie mentioned that it is frustrating when their advice doesn't matter. When they try to abide by design guidelines but if the proposed project meets code, there is nothing you can really do.

Board Member Aparicio stated how the Board wants the residents to understand their positions and the harmony they want for the Town.

**8. Adjournment**

There being no further business to discuss before the Board, a motion was made by Board Member Chavez to adjourn the meeting at 8:58 p.m., seconded by Vice Chair Travani. The motion carried with a 5-0 vote.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Lindsay Lecour, Chair

Attest:

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



**Town of Surfside  
Planning and Zoning Board Meeting  
June 27, 2024**

**DISCUSSION ITEM MEMORANDUM**

**Agenda #:** 4.A

**Date:** June 27, 2024

**From:** Scarlet Hammons, AICP CTP Town Planner

**Subject:** 9472 Byron Avenue - New Home Construction

---

**Suggested Action:** –

Staff finds this application for a new single-family home meets the zoning code. The proposed home as represented in the submitted plans package, has an

F.A.R. of 0.72, which is the maximum permitted.

At this time the Planning and Zoning Board should determine whether the new home is “consistent with and in conformance with the design guidelines set forth in the Town Code”. If the Board determines the proposal is in compliance, staff recommends approval with the following conditions:

An outdoor lighting plan compliant with Ordinance No.24-1767 must be provided at the time of Building permit application.

A grading and drainage plan (with appropriate retaining wall) must be provided to comply with Ordinance No.24-1769 at the time of Building permit application.

Landscape, pool, driveway and fences must apply for separate permitting.

**Background/Analysis:** –

This application is a request to construct a new two-story single- family home. The subject property is located at 9472 Byron Avenue in the H30B zoning district. the application was first heard at the February 29th Planning and Zoning Board meeting and deferred to the March 28th, 2024, meeting due to inconsistencies in the lot coverage calculations that have now

been resolved. See tables in **Attachment A**.

The proposed home is 30 feet in height with a parapet of an additional 2 feet 8 inches. Rooftop mechanical equipment and a roof deck is proposed. Height notations are provided for the rooftop mechanical screens which extend 5 feet above the roof slab. The lot coverage for the home is at the maximum of 40% for a two-story home. The plans show the house has a total of 4,049 SF which equals an F.A.R. of 0.72, the maximum allowed. Sheet A-04.1 provides the required additional average setbacks for a home with an F.A.R. of 0.72. See **Attachment A and Sheets A-04 and A-04.1** for lot coverage, FAR and setback calculations .

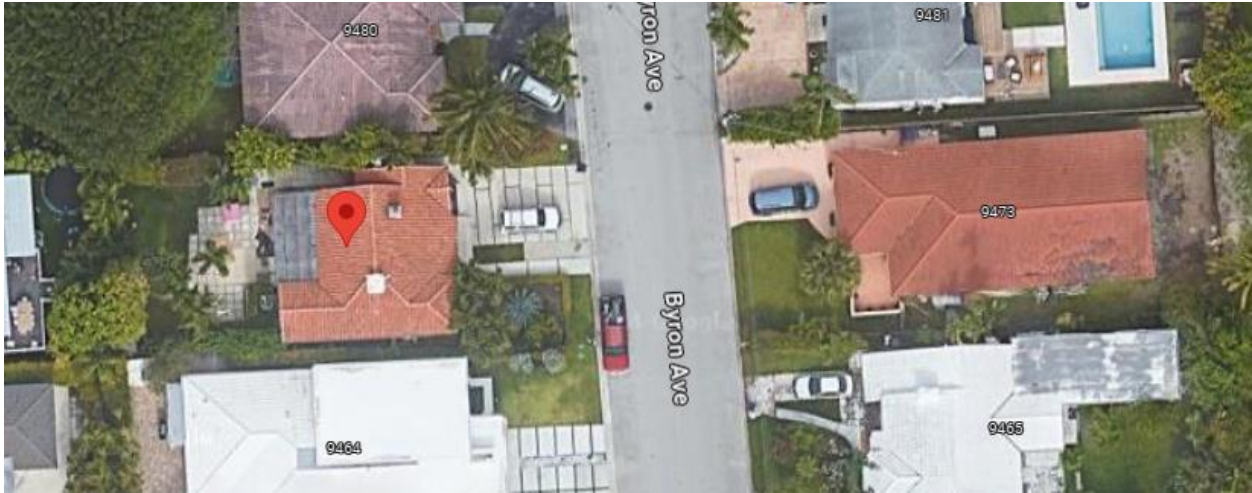
The calculation for pervious provided on the zoning table on Sheet S-01 shows 1,996 SF or 35% pervious space at the property. The Landscape Plan provides 3 Florida Royal Palms as street trees, 5 on-site trees and 109 shrubs. Greater than 40% of the required trees and shrubs are Florida Friendly Landscaping species. A separate Landscaping permit will be required at the time of permitting.

The exterior design elements on the front façade include white stucco walls, black mullion windows, roof trim accent, glass railing and light gray stone entry steps. The covering for the entryway extends slightly into the front setback. Dimensions for the entry overhand and roof trim has been provided as 1-foot 9-inches, which demonstrates compliance with 90-47.1. The roof trim extends less than the maximum 8-inch encroachment into the setbacks permitted for cornices. See page 3 of **Attachment A** for Design Guideline review.

Applicant has not provided an outdoor lighting plan as now required for permitting of new houses. The plan must include all lighting fixed to the house as well as landscape lighting. The exterior lighting plan is required to comply with Ordinance No.24-1767. This is required at the time of permit application. Also, a grading and drainage plan (with appropriate retaining wall if needed) must be provided to comply with Ordinance No.24-1769 at the time of Building permit application. These plans will be reviewed by the Town Building Official during the permitting process.



## Existing Conditions



Aerial view of 9472 Byron Avenue



West Elevation of 9472 Byron Avenue





# Town of Surfside, Florida Development Review

## Site Characteristics

<b>Address</b>	9472 Byron Avenue
<b>General Location</b>	Central Area of Town
<b>Property Size</b>	5,625 SF per Property Survey
<b>Zoning District</b>	H30B
<b>Floors</b>	2
<b>Total SF</b>	4,239.9 SF

## Zoning Code Tables

### Building Heights

Zoned Height in NGVD	Maximum	Proposed
H30B	30 FT from Crown of Road	30 FT
Modification in height	3 FT	Not Provided for parapet
Mechanical Equip. height	6 FT	Not provided*

\*Line-of-sight diagram provided on Sheet S-03

### Ordinance No. 2023-1754 Setbacks

Minimum Setbacks	Required	Proposed
Primary Frontage	20 feet	20 FT
Interior Side - north	5 FT	5 FT
Interior Side - south	5 FT	5 FT
Rear	20 feet	20 FT
<b>Additional Average Setbacks</b>		
Front	400 SF	400 SF
North Side	362.5 SF	363 SF
South Side	362.5 SF	558 SF
<b>Structure Volume</b>		
F.A.R.	.72 Max	<b>0.75</b>

### Lot Standards

Lot Standards for H30 B	Required	Proposed
Minimum Lot Width	50 ft	50 FT
Minimum Lot Area	5,600 SF	5,625 SF
Maximum Lot Coverage	40%	2,249.53 (40%)
Total Pervious Area	35% or 1,969 SF Min	1,973.3 (35.1%)
Front Yard Paved	50% Max.	329.7 SF (33%)
Rear Yard Landscaped	20% Min.	Provided
Roof Deck	10 FT Setback	Provided

\*Include entry space as it is enclosed on more than two sides and covered.



## 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	Planning and Zoning Board to provide determination
Decorative Features	Decorative features should be stylistically consistent throughout the entire building.	Planning and Zoning Board to provide determination
Overall Architectural Style	The overall style of each house should be consistent on all sides of the building, as well as among all portions of the rood.	Planning and Zoning Board to provide determination
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	Flat Roof with parapet
Window Style	Window styles should always be consistent among all elevations of a building	Black Mullion Windows
Frame Materials	Frame Materials should never vary on a single building	Black Aluminum
Window, Door and Eave	Window, door and eave trim should be consistent on all elevations of the house.	Consistent

# PROPOSED NEW 1-FAMILY HOME

## ROTH RESIDENCE

9472 BYRON AVENUE,  
SUFSIDE, FL 33154

### LIST OF DRAWINGS

A-01	COVER
A-02	SURVEY
A-02.1	CONTEXT IMAGES
A-03	DEMO
A-04	SITE DIAGRAM AND ZONING DATA
A-04.1	SITE & F.A.R. DIAGRAMS CALCULATIONS
A-04.2	LINE OF SITE DIAGRAM
A-05	FIRST FLOOR PLAN
A-06	SECOND FLOOR PLAN
A-07	ROOF FLOOR PLAN
A-08	ELEVATIONS - FRONT & REAR
A-09	ELEVATIONS - RIGHT & LEFT
R-01	RENDERINGS
R-02	PROPOSED EXTERIOR MATERIALS
TOTAL SHEETS: 14	



RISE | FL  
architecture

ARCHITECT: RESIDE ARCHITECTURE, LLC  
 NYC OFFICE:  
 241 37TH STREET SUITE 440  
 BROOKLYN, NEW YORK 11232  
 JEFF AKERMAN, RA  
 JEFF@RISEARCHITECTURE.COM  
 516-249-3746  
 NJ OFFICE:  
 36 AIRPORT RD SUITE 402  
 LAKEWOOD, NJ 08701  
 SHIMON GREENEBAUM, RA  
 SHIMON@RISEARCHITECTURE.COM  
 908-674-8717  
 FL OFFICE:  
 210 N UNIVERSITY DR  
 CORAL SPRINGS, FL 33071  
 DUBI BLASBERG, RA  
 DBLASBERG@RISEARCHITECTURE.COM  
 305-488-1969

CLIENT:

REVISIONS  
 DESCRIPTION DATE NO.

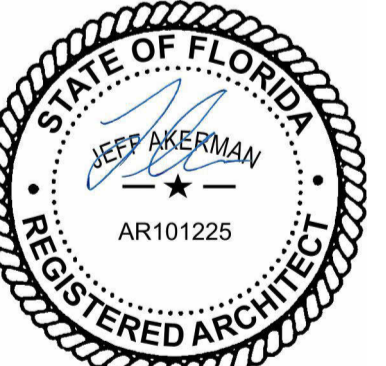
27

PROJECT NAME/LOCATION: ROTH  
 RESIDENCE  
 9472 BYRON AVENUE,  
 SUFSIDE, FL 33154  
 LOT 10 BLOCK 9

DRAWING TITLE: COVER

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:



JEFF AKERMAN, RA  
 FL LIC. NO.  
 AR101225

SCALE:

DATE:

PROJECT NO.

A-01

DRAWING NO. 1 OF

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

5/15/2024 3:46:09 PM



9472 Byron Avenue  
Surfside, Florida 33154

National Flood Insurance  
Community Panel: 12086C0144L  
Flood Zone: AE  
Base Flood Elevation: 8'  
Firm Date: 09/11/2009

Certified to:  
9472 BYRON LLC

Survey Date: 10/30/23  
Job Number: 23-2129  
Order Number:  
Revision:

Property Location

Legal Description

Lot 10, Block 9 of ALTOS DEL MAR NO 6, according to the Plat thereof, as recorded in Plat Book 8, Page 106, of the Public Records of Miami-Dade County, Florida.

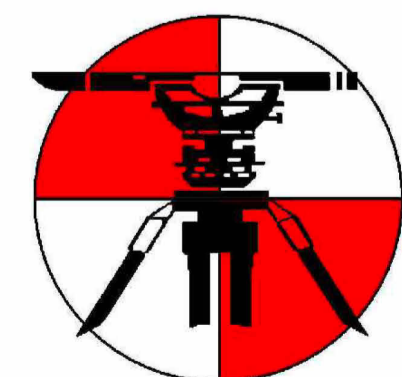
SURVEYORS NOTES

- This is a Topographic survey.
- Legal description used for this survey was provided by others.
- This Survey has been prepared for the exclusive use of the entities named hereon and do not extend to any unnamed parties.
- The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat Obtain current title work and verify easements before constructing improvements.
- This survey does not determine or imply ownership.
- This survey only shows above ground improvements, underground improvements and utilities were not located.
- Bearings, if any, shown hereon are based on Plat Book 8, Page 106, of the Public Records of Miami-Dade County, Florida.
- All dimensions and directions shown hereon are in substantial agreement with record values unless otherwise noted.
- Due to varying construction standards, house dimensions are approximate.
- All ties to property line are perpendicular to it, unless otherwise noted.
- In all cases dimensions shall control location over scaled positions.
- Elevations, if shown, are based of NGVD29, Benchmark F.D.O.T. N.T.R.I.P. stations (FLMB & FLND).
- If there is a septic tank, well, or drain field marked on this survey, the location of such items was shown to us by others and the information was not verified.
- Not valid without the signature & raised seal of a Florida licensed surveyor and mapper.

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

No part of this drawing may be reproduced by photocopying, recording or by any other means, or stored, processed or transmitted in or by any computer or other systems without the prior written permission of R. Minguell Land Surveyors. Copies of this plan without an original signature and impression seal are not valid.

Richard J. Minguell  
Registered Land Surveyor & Mapper  
No. 6402, State of Florida



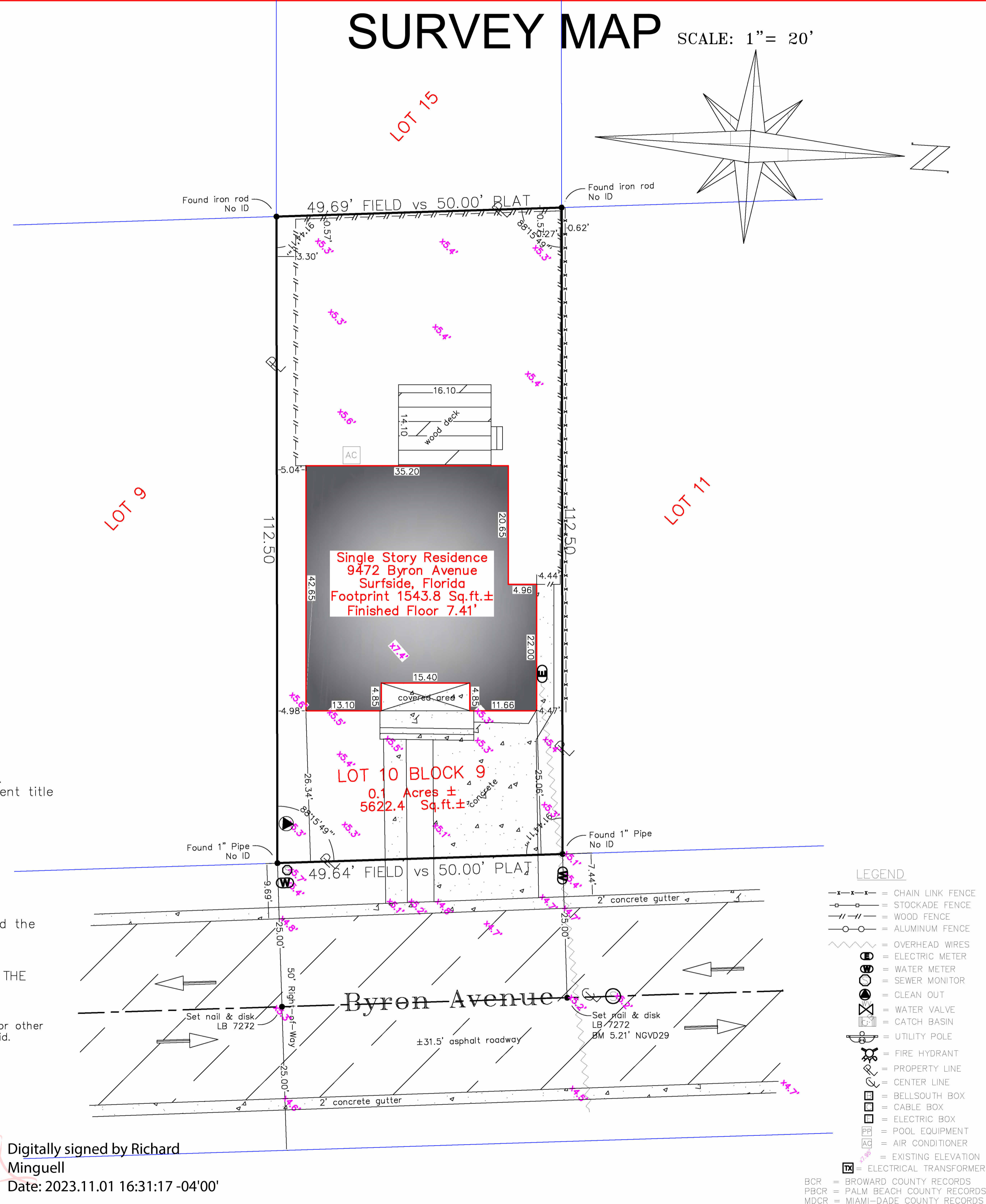
R. Minguell, Inc.

Land Surveyors & Planners L.B.7272  
591 S.W. 112 Avenue  
Plantation, Florida 33325  
954-298-8935  
Minguell@bellsouth.net  
RMinguell.com

Richard Minguell

Digitally signed by Richard Minguell  
Date: 2023.11.01 16:31:17 -04'00'

SURVEY MAP SCALE: 1" = 20'



- LEGEND
- CHAIN LINK FENCE
  - STOCKADE FENCE
  - WOOD FENCE
  - ALUMINUM FENCE
  - OVERHEAD WIRES
  - ELECTRIC METER
  - WATER METER
  - SEWER MONITOR
  - CLEAN OUT
  - WATER VALVE
  - CATCH BASIN
  - UTILITY POLE
  - FIRE HYDRANT
  - PROPERTY LINE
  - CENTER LINE
  - BELLSOUTH BOX
  - CABLE BOX
  - ELECTRIC BOX
  - POOL EQUIPMENT
  - AIR CONDITIONER
  - ELECTRICAL TRANSFORMER
  - EXISTING ELEVATION
- BCR = BROWARD COUNTY RECORDS  
PBCR = PALM BEACH COUNTY RECORDS  
MDCR = MIAMI-DADE COUNTY RECORDS



RISE | FL  
architecture

ARCHITECT  
RESIDE ARCHITECTURE, LLC  
NYC OFFICE:  
241 37TH STREET SUITE 440  
BOOKLYN, NEW YORK 11232  
JEFF AKERMAN, RA  
JEFF@RISEARCHITECTURE.COM  
516-249-3746  
NJ OFFICE:  
36 AIRPORT RD SUITE 402  
LAKEWOOD, NJ 08701  
SHIMON GREENEBALUM, RA  
SHIMON@RISEARCHITECTURE.COM  
908-674-8717  
FL OFFICE:  
210 N UNIVERSITY DR  
CORAL SPRINGS, FL 33071  
DUBI BLASBERG, RA  
DBLASBERG@RISEARCHITECTURE.COM  
305-488-1969

CLIENT

REVISIONS

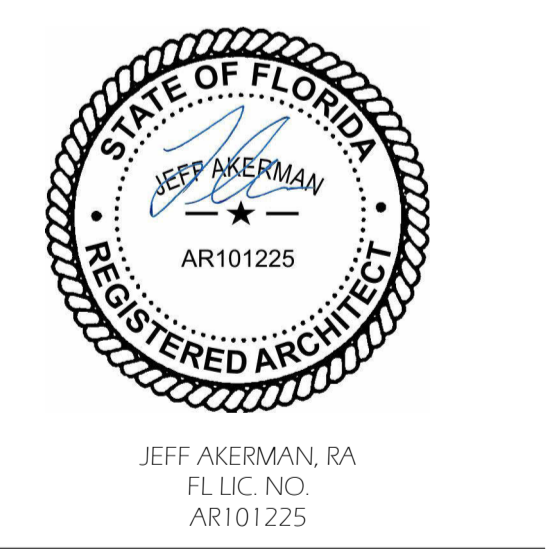
DESCRIPTION	DATE	NO.

PROJECT NAME/LOCATION  
ROTH RESIDENCE  
9472 BYRON AVENUE,  
SURFSIDE, FL 33154  
LOT 10 BLOCK 9

DRAWING TITLE  
SURVEY

EXAMINER'S SIGNATURE

PROFESSIONAL SEAL



JEFF AKERMAN, RA  
FL LIC NO.  
AR101225

SCALE

DATE

PROJECT NO.

DRAWING NO. A-02



**A** 9480 BYRON AVE.



**B** 9472 BYRON AVE.



**C** 9464 BYRON AVE.



**D** 9473 CARLYLE AVE



RISE | FL  
architecture

ARCHITECT: RESIDE ARCHITECTURE, LLC  
 NYC OFFICE: 440 241 37TH STREET SUITE 440 BOOKLYN, NEW YORK 11232 JEFF AKERMAN, RA JEFF@RISEARCHITECTURE.COM 516-249-3746  
 NJ OFFICE: 36 AIRPORT RD SUITE 402 LAKEWOOD, NJ 08701 SHIMON GREENEBALUM, RA SHIMON@RISEARCHITECTURE.COM 908-674-8717  
 FL OFFICE: 210 N UNIVERSITY DR CORAL SPRINGS, FL 33071 DUBI BLASBERG, RA DBLASBERG@RISEARCHITECTURE.COM 305-488-1969

CLIENT:

REVISIONS:

DESCRIPTION	DATE	NO.

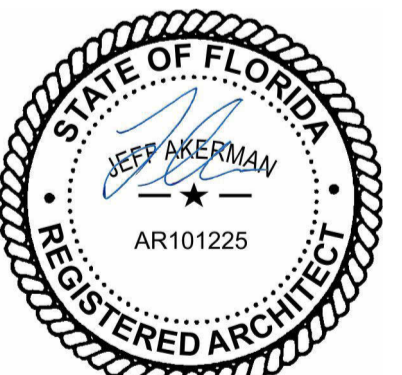
29

PROJECT NAME/LOCATION: ROTH RESIDENCE 9472 BYRON AVENUE, SUFIDE, FL 33154 LOT 10 BLOCK 9

DRAWING TITLE: CONTEXT IMAGES

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:



JEFF AKERMAN, RA  
 FL LIC. NO. AR101225

SCALE:

DATE:

PROJECT NO.:

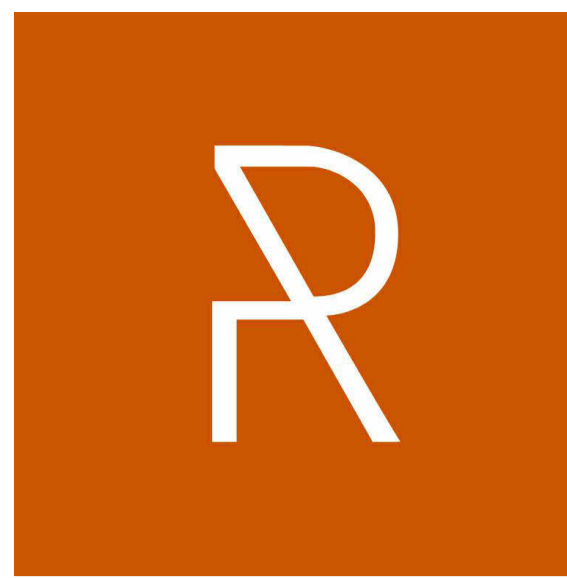
A-02.1

DRAWING NO.:

12 OF

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

5/15/2024 3:46:11 PM



RISE | FL  
architecture

ARCHITECT  
RESIDE ARCHITECTURE, LLC  
NYC OFFICE:  
241 37TH STREET SUITE 440  
BOOKLYN, NEW YORK 11232  
JEFF AKERMAN, RA  
JEFF@RISEARCHITECTURE.COM  
516-249-3746  
NJ OFFICE:  
36 AIRPORT RD SUITE 402  
LAKEWOOD, NJ 08701  
SHIMON GREENEBALUM, RA  
SHIMON@RISEARCHITECTURE.COM  
908-674-6717  
FL OFFICE:  
210 N UNIVERSITY DR  
CORAL SPRINGS, FL 33071  
DUBI BLASBERG, RA  
DBLASBERG@RISEARCHITECTURE.COM  
305-488-1969

CLIENT

REVISIONS	DESCRIPTION	DATE	NO.

PROJECT NAME / LOCATION  
ROTH  
RESIDENCE  
9472 BYRON AVENUE,  
SUFSIDE, FL 33154  
LOT 10 BLOCK 9

DRAWING TITLE  
**DEMO**

EXAMINER'S SIGNATURE

PROFESSIONAL SEAL



JEFF AKERMAN, RA  
FL LIC. NO.  
AR101225

SCALE 1/4" = 1'-0"

DATE

PROJECT NO.

DRAWING NO. **A-03**

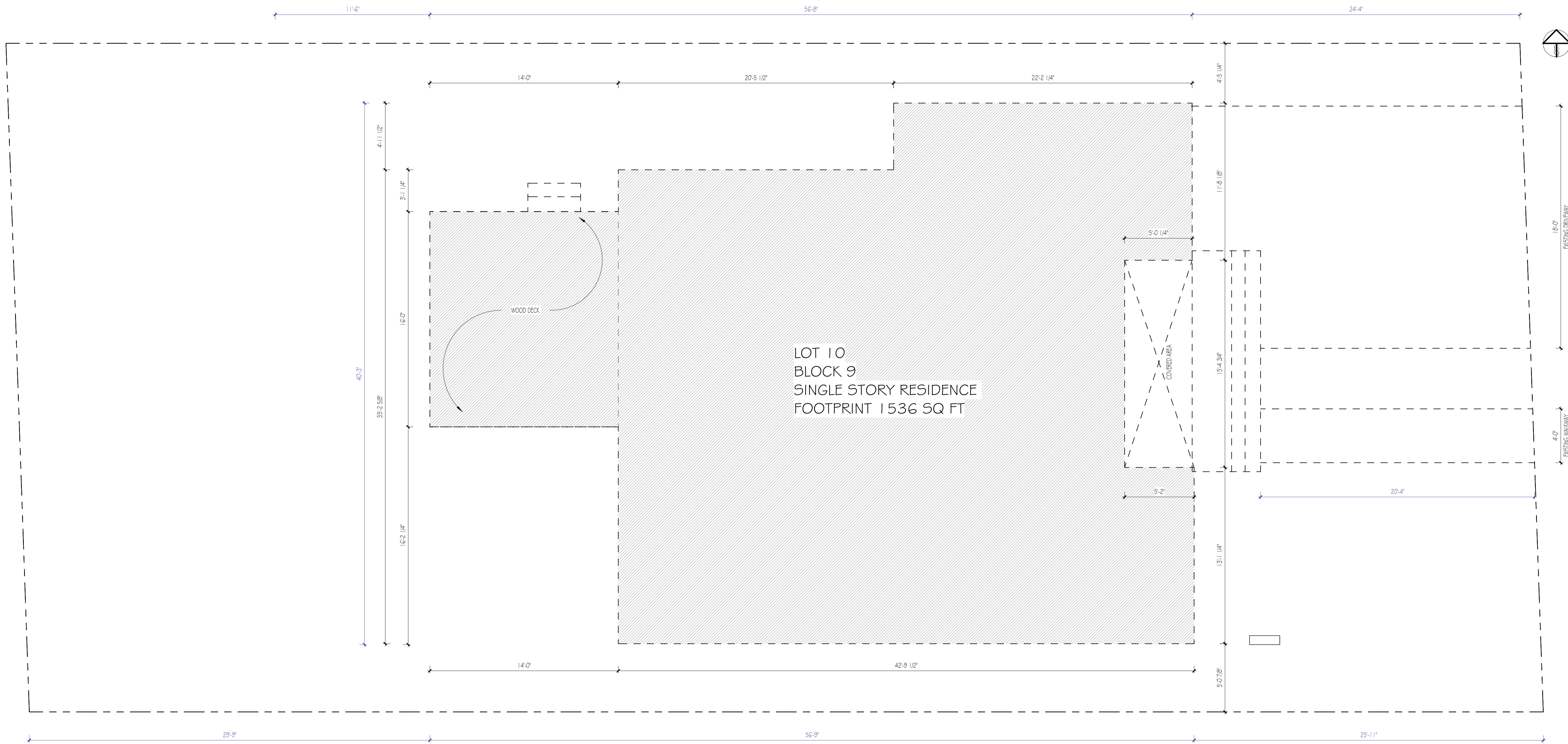
2 OF

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

5/15/2024 3:46:12 PM

PROPOSED & NEW SQ. FT.  
EXISTING BUILDING SQ. FT. 1,536 SQ. FT.  
NEW PROPOSED BUILDING SQ. FT. 2,236 SQ. FT.

DEMO KEY  
TO BE DEMOLISHED



1 DEMO PLAN  
1/4" = 1'-0"

ZONING ANALYSIS	
9472 BYRON AVENUE, SURFSIDE FLORIDA 33154	ZONING DISTRICT IN TOWN OF SURFSIDE: H30B
BLOCK: 09 / LOT: 64	FOLIO NO. 14-2235-007-1620
FLOOD ZONE: AE+8'	LOWEST REQUIRED AND PROPOSED FIRST FLOOR ELEVATION: +10.00 FEET
DESIGN FLOOD ELEVATION AS PER NGVD29: +10.00 FEET	BASE FLOOD ELEVATION AS PER NGVD29: +8.00 FEET

LOT DIMENSIONS: 112.5'X50'      LOT AREA: 5625.00 SF

ZR SECTION	USE	MAXIMUM PERMITTED	MINIMUM REQUIRED	PROPOSED	COMPLIANCE	NOTES
90-45(a)(2)	F.A.R. FLOOR AREA RATIO	72.00%		71.89% (Level 1) 2,123.81 + (Level 2) 1,920.14 = 4,043.94 SF	OK	
90-2	LOT COVERAGE	46.00%		38.22% 2,149.81	OK	1
90-43	BUILDING HEIGHTS	30'		30'	OK	
90-45(a)(1)(a)	FRONT SETBACK		20'	20'	OK	
90-45(a)(1)(b)	INTERIOR SIDE SETBACK		5'	5'	OK	2
90-45(a)(1)(d)	REAR SETBACK		20'	30'-9"	OK	
90-45(a)(2)	ADDITIONAL AVERAGE SETBACK FOR SIDE YARD SETBACK		2.5'	2.5'	OK	3
90-45(a)(2)	ADDITIONAL AVERAGE FRONT SETBACK		5'	5'	OK	
90-45(a)(2)(a)	ADDITIONAL AVERAGE FRONT SETBACK CALCULATIONS		(5'X40')= 200.00 SF X 2 STORIES = 400.00 SF	408.06	OK	4
90-45(a)(2)(b)	ADDITIONAL AVERAGE SIDE SETBACK CALCULATIONS		(2.5' x (112.5' - 40')) = 181.25 SF X 2 STORIES = 362.50 SF FOR EACH SIDE SETBACK	NORTH SIDE: (A.1) 376.41 + (A.2) 323.58 = 699.99 SF SOUTH SIDE: (A.1) 223.49 SF + (A.2) 223.49 = 446.98 SF	OK	5
90-45(a)(4)	A CONTINUOUS WALL ALONG A CONSISTENT PLANE	56'-3"		50'-7"	OK	6
90-49	PERVIOUS AREA	35.00%		35.45%	OK	7
		1,968.75		1,993.88		
90-47.1(2)(a)&(b)	ALLOWABLE PROJECTIONS INTO INTERIOR SIDE YARDS	8"		6"	OK	8
	ALLOWABLE PROJECTIONS INTO FRONT/REAR YARD	24"		21"	OK	
SECT-90-54.2	ACCESSORY SWIMMING POOLS AND DECKS, OPEN AND UNENCLOSED, OR COVERED BY A SCREEN ENCLOSURE		(A) REAR= 5'-0 (B) INTERIOR SIDE= 5'-0 (C) PRIMARY FRONT= 10'	(A) REAR=5'-0 (B) INTERIOR SIDE=5'-0 (C) PRIMARY FRONT= N/A POOL PLANS TO BE FILED UNDER SEPARATE APPLICATION	OK	10
SECT-90-61	FRONT YARD PAVING	50.00%		42.32%	OK	11
		496.90		420.59	OK	
90-77(c)	OFF-STREET PARKING		2 SPACES	2 SPACES	OK	12
90-81(1)	PARKING SPACE SIZE		9'X18'	18'X18'	OK	

NOTE 1: THE SUM OF LOT COVERAGE AND ALL EXEMPTIONS LISTED IN SUBSECTIONS (1)-(3) NOT EXCEED 46% OF THE LOT AREA FOR TWO-STORY HOMES: (0.40)(1) (2.5X50')=2,587.50 SF

NOTE 2: MINIMUM INTERIOR SIDE SETBACK TO BE 5'-0 OR 10% OF LOT FRONTAGE, WHICHEVER IS LARGER. 0.10(5625)=5'-0

NOTE 3: ADDITIONAL AVERAGE SIDE SETBACK REQUIRED FOR EACH SIDE (INCLUDING SECONDARY FRONTAGE): 2.5 FEET OR 5% OF FRONTAGE (0.05X50)=2.5 FEET, WHICHEVER IS GREATER

NOTE 4: [SECT: 90-45(A)(2)(A)] ADDITIONAL AVERAGE FRONT SETBACK CALCULATIONS REQUIRED: . . . (A) MULTIPLY THE REQUIRED ADDITIONAL AVERAGE FRONT SETBACK BY THE WIDTH OF THE ALLOWABLE BUILDING ALONG THE FRONTAGE (LINEAL FEET BETWEEN MINIMUM SIDE SETBACKS);

ii. MULTIPLY THE RESULTING FIGURE, IN SQUARE FEET, BY THE NUMBER OF STORIES TO ARRIVE AT THE TOTAL AREA OF REQUIRED ADDITIONAL FRONT SETBACK, IN SQUARE FEET.

iii. THE TOTAL AREA OF REQUIRED ADDITIONAL FRONT SETBACK MUST BE APPLIED IN ANY ONE OR MULTIPLE AREAS THROUGHOUT THE HEIGHT AND WIDTH OF THE FIRST AND IF APPLICABLE SECOND STORIES OF THE HOME (FURTHER REDUCING THE BUILDING ENVELOPE CREATED BY THE MINIMUM REQUIRED FRONT SETBACK OF 20 FEET) TO REDUCE THE FLOOR WIDTH (I.E. PARALLEL TO THE FRONT LOT LINE) AND/OR DEPTH (I.E. PERPENDICULAR TO THE FRONT LOT LINE), AT THE DISCRETION OF THE DESIGN PROFESSIONAL. AVERAGE FRONT SETBACK MAY BE APPLIED AT ANY POINT ALONG A FLOOR, OR MIXED AND MATCHED AMONG THE FLOORS OF THE HOME, AS LONG AS THE AVERAGE SETBACK AREA IS CONTIGUOUS WITH THE MINIMUM FRONT SETBACK. COVERED EXTERIOR AREAS MAY NOT BE USED TO MEET AVERAGE SETBACK REQUIREMENTS.

NOTE 5: [SECT: 90-45(A)(2)(B)] ADDITIONAL AVERAGE SIDE SETBACK CALCULATIONS SHALL BE PROVIDED AS FOLLOWS:

i. MULTIPLY THE REQUIRED ADDITIONAL AVERAGE SIDE SETBACK BY THE DEPTH OF THE ALLOWABLE BUILDING ON THAT SIDE (I.E. BETWEEN MINIMUM FRONT AND REAR SETBACK)

ii. MULTIPLY THE RESULTING FIGURE, IN SF, BY THE NUMBER OF STORIES TO GET THE TOTAL AREA OF REQUIRED ADDITIONAL SIDE SETBACK FOR EACH SIDE, IN SF

iii. THE TOTAL AREA OF REQUIRED ADDITIONAL SIDE SETBACK FOR EACH SIDE SHALL BE APPLIED IN ANY ONE OR MULTIPLE AREAS THROUGHOUT THE HEIGHT AND DEPTH OF THE FIRST AND IF APPLICABLE SECOND STORIES OF THE HOME (FURTHER REDUCING THE BUILDING ENVELOPE CREATED BY THE MIN. REQUIRED SIDE SETBACKS) TO REDUCE THE FLOOR WIDTH (I.E. PARALLEL TO THE FRONT LOT LINE) AND/OR DEPTH (I.E. PERPENDICULAR TO THE FRONT LOT LINE), AT THE DISCRETION OF THE DESIGN PROFESSIONAL.

NOTE 6: A CONTINUOUS WALL ALONG A CONSISTENT PLANE SHALL NOT EXCEED 50 PERCENT OF THE LOT DEPTH.

NOTE 7: MINIMUM PERVIOUS AREA IN H30B IS 35%, 0.35X(5,625.00)= 1,968.75 SF NOTE 1 [3] FLOOR AREA: THE SUM OF THE GROSS HORIZONTAL AREAS OF THE SEVERAL FLOORS OF A BUILDING OR BUILDINGS, MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS OR FROM THE CENTERLINE OF WALLS SEPARATING TWO ATTACHED BUILDINGS. BASEMENT SPACE USED FOR RETAILING SHALL BE INCLUDED FOR THE PURPOSES OF CALCULATING REQUIREMENTS FOR ACCESSORY OFF-STREET PARKING SPACES AND ACCESSORY OFF-STREET LOADING BERTHS.

NOTE 8: ALLOWABLE PROJECTIONS INTO REQUIRED YARDS 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 SAVES MAY PROJECT NOT MORE THAN 24 INCHES INTO ANY REQUIRED YARD.

NOTE 9: ACCESSORY BUILDINGS NOT CONNECTED TO THE MAIN BUILDING, EXCEPT BY A BREEZEWAY, MAY BE CONSTRUCTED IN A REAR YARD.

NOTE 10: ACCESSORY SWIMMING POOLS AND DECKS, OPEN AND UNENCLOSED, OR COVERED BY A SCREEN ENCLOSURE . . .

NOTE 11: FRONT YARD PAVING AT H30 DISTRICT IS 50% PAVED OVER ANY TYPE OF MATERIAL THAT IS NOT READILY PERMEABLE BY RAINWATER AND GROUNDWATER. PAVERS, PERVIOUS HARD MATERIAL INCLUDING PERVIOUS CONCRETE SHALL NOT BE UTILIZED IN CALCULATION OF PERVIOUS AREA. DRIVEWAY MATERIAL TO BE ONLY: (A) PAVERS, (B) COLOR AND TEXTURE TREATED CONCRETE, (C) COLOR AND TEXTURE STAMPED CONCRETE. LANDSCAPE AREA SHALL BE (A) LESS THAN 30% OF FRONT YARD, (B) GREATER THAN 20% OF REAR YARD. CURBOUT TO START AT 5'-0 FROM SIDE LOTLINE, AND MAX. LENGTH TO BE 24'-0

NOTE 12: MIN. OFF-STREET PARKING SPACE FOR SINGLE OR TWO FAMILY HOME @ 2 SPACES

NOTE 13. FLOOR AREA: THE SUM OF THE GROSS HORIZONTAL AREAS OF THE SEVERAL FLOORS OF A BUILDING OR BUILDINGS, MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS OR FROM THE CENTERLINE OF WALLS SEPARATING TWO ATTACHED BUILDINGS. BASEMENT SPACE USED FOR RETAILING SHALL BE INCLUDED FOR THE PURPOSES OF CALCULATING REQUIREMENTS FOR ACCESSORY OFF-STREET PARKING SPACES AND ACCESSORY OFF-STREET LOADING BERTHS.

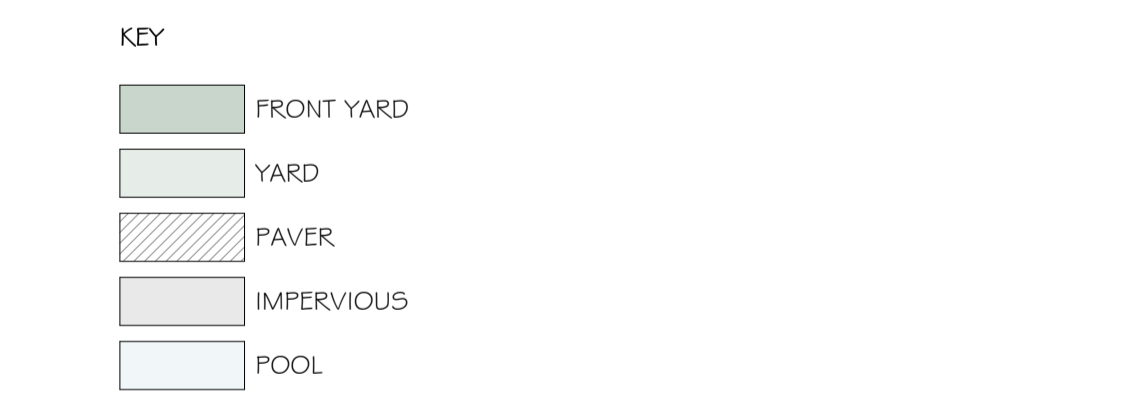
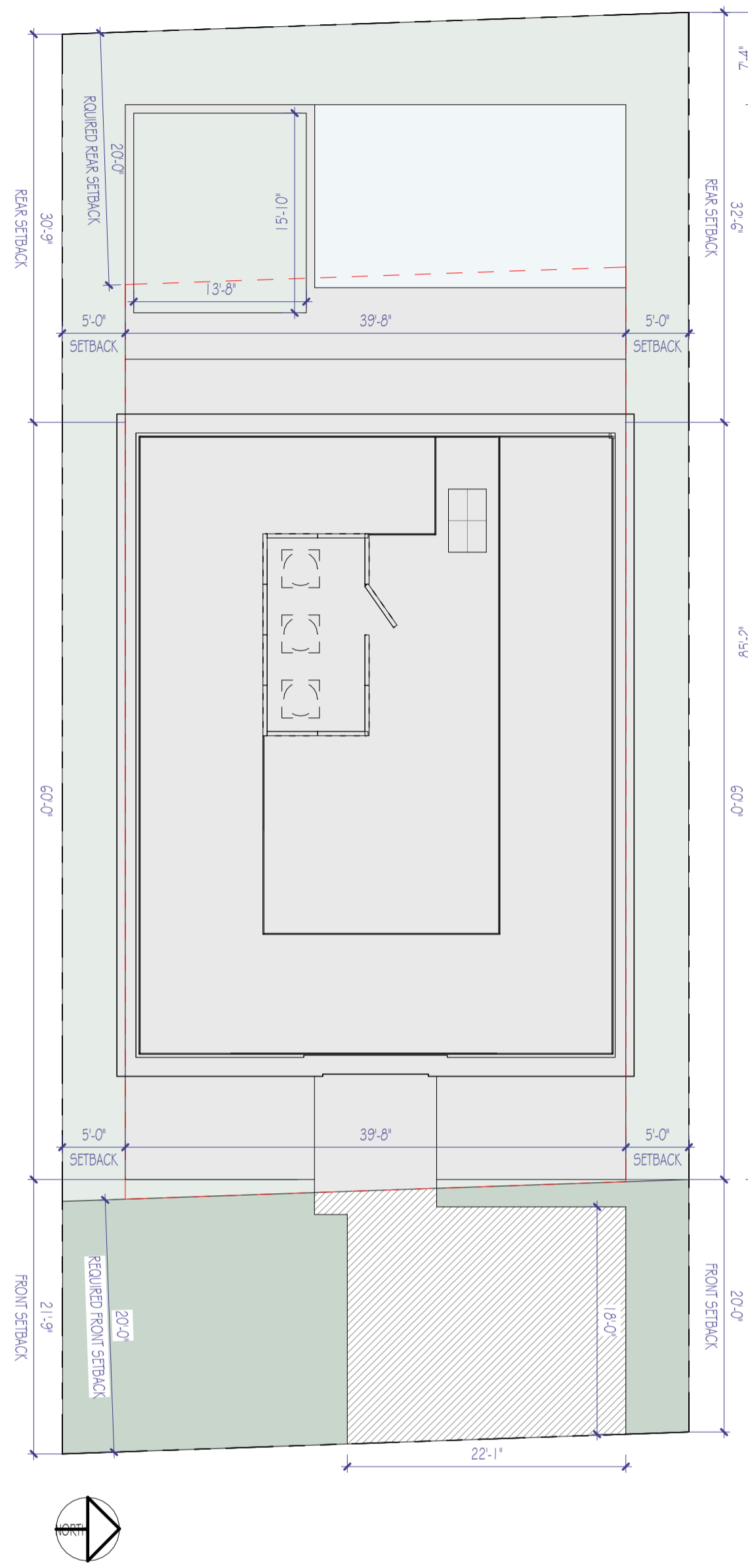
1. IN PARTICULAR, FLOOR AREA INCLUDING (BUT NOT LIMITED TO):  
ELEVATOR SHIFTS OR STAIRWELLS AT EACH FLOOR  
FLOOR SPACE USED FOR MECHANICAL EQUIPMENT  
FLOOR SPACE IN PERVIOUSNESS  
ATTIC FLOOR SPACE (WHETHER OR NOT A FLOOR HAS BEEN LAID) PROVIDING STRUCTURAL HEADROOM OF SEVEN FEET SIX INCHES OR MORE.  
FLOOR SPACE IN INTERIOR BALCONIES OR INTERIOR MEZZANINES.  
FLOOR SPACE IN PORCHES AND POOLS (INCLUDED WITH PLASTIC, GLASS OR PERMANENT TYPE OF MATERIAL.  
ANY FLOOR SPACE USED FOR RESIDENTIAL USE, NO MATTER WHERE LOCATED WITHIN THE BUILDING.  
GARAGES (ATTACHED AND UNATTACHED), SHEDS AND ACCESSORY BUILDINGS.

2. HOWEVER, THE FLOOR AREA OF A BUILDING SHALL INCLUDE:  
BASEMENT SPACE WHEN USED FOR PARKING OF VEHICLES, AS PROVIDED IN THE DESIGN STANDARDS FOR UNDERGROUND PARKING IN THIS CODE.  
ACCESSORY WATER TANKS OR COOLING TOWERS.  
UNCOVERED STEPS AND EXTERIOR BALCONIES.  
INTERIOR BALCONIES, WHERE THE WIDTH OF AN INTERIOR BALCONY SHALL NOT BE GREATER THAN THE DEPTH.  
COVERED OR UNCOVERED TERRACES, PATIOS, BREEZEWAYS, OR PORCHES WHICH ARE OPEN ON TWO (2) SIDES.

NOTE 14. FLOOR AREA RATIO: THE FLOOR AREA OF A BUILDING OR BUILDINGS ON ANY LOT DIVIDED BY THE AREA OF THE LOT. (BLOG FLOOR AREA)/LOT AREA.

NOTE 15. LOT COVERAGE: THE PERCENTAGE OF THE TOTAL AREA OF A LOT THAT, WHEN VIEWED FROM ABOVE, WOULD BE COVERED BY ALL PRINCIPAL AND ACCESSORY BUILDINGS AND STRUCTURES (EXCEPT SWIMMING POOLS, FENCES, SCREEN ENCLOSURES, AND PERGOLAS, OR PORTIONS THEREOF.  
IN THE H30B AND H30B SINGLE-FAMILY DISTRICTS, THE LOT COVERAGE IS LIMITED TO A MAXIMUM 50 PERCENT OF THE LOT FOR SINGLE-STORY HOMES, PROVIDED, HOWEVER, THAT THE FOLLOWING SHALL NOT BE INCLUDED IN DETERMINING THE LOT COVERAGE:  
UNCOVERED STEPS AND EXTERIOR BALCONIES, UNCOVERED TERRACES, PATIOS, BREEZEWAYS, OR PORCHES WHICH ARE OPEN ON TWO SIDES, AND COVERED TERRACES, PATIOS, BREEZEWAYS, OR PORCHES WHICH ARE OPEN ON TWO SIDES.  
UNCOVERED STEPS AND EXTERIOR BALCONIES, UNCOVERED TERRACES, PATIOS, BREEZEWAYS, OR PORCHES WHICH ARE OPEN ON TWO SIDES.

NOTE 16. INSTANTANCE: MAY THE SUM OF THE LOT COVERAGE AND ALL EXEMPTIONS LISTED IN SUBSECTIONS (1)-(3) ABOVE EXCEED 50 PERCENT OF THE LOT AREA FOR ONE-STORY HOMES AND 46 PERCENT OF THE LOT AREA FOR TWO-STORY HOMES.

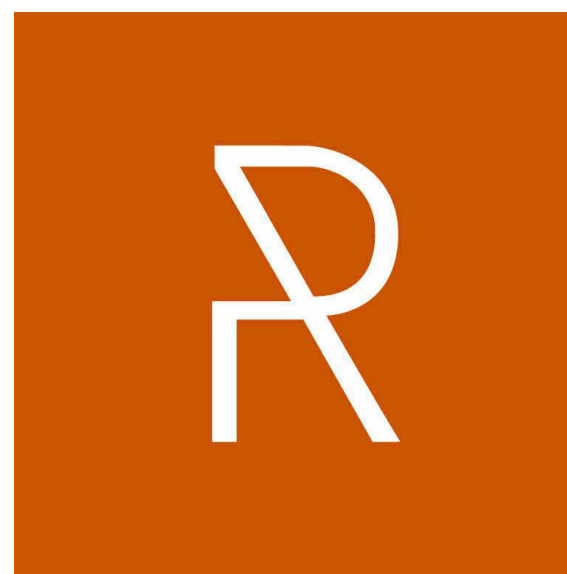


1 PERVIOUS AREA DIAGRAM & CALCULATIONS  
1' = 10'-0"

NET LOT AREA:	5,625 SF
PERVIOUS AREA REQUIRED 35%:	1,968.75 SF
TOTAL PERVIOUS AREA PROVIDED:	1,993.88 SF
FRONT YARD PERVIOUS AREA (SECT-90-61)	
FRONT YARD AREA PROVIDED:	573.21 SF
PAVER NOT CALCULATED AS PERVIOUS AREA	420.59 SF
SEE NOTES: 13, 14	

LOT COVERAGE DIAGRAM & CALCULATIONS  
LEVEL 1  
1' = 10'-0"

TOTAL LOT COVERAGE INCLUDING EXEMPTIONS:	
(60'-0+5'-0) (39'-8) = 2,578.33 SQ.FT	
LOT COVERAGE RATIO:	
2,578.33 SQ.FT / 5,625.00 SQ.FT = 0.45837	
0.45837 X 100 = 45.84%	
45.84% < 46.00%	



ARCHITECT

RESIDE ARCHITECTURE, LLC  
NYC OFFICE: 241 37TH STREET SUITE 440 BOOKLYN, NEW YORK 11232  
JEFF AKERMAN, RA  
JEFF@RISEARCHITECTURE.COM 516-249-3746  
NJ OFFICE: 36 AIRPORT RD SUITE 402 LAKEWOOD, NJ 08701  
SHIMON GREENEBALUM, RA  
SHIMON@RISEARCHITECTURE.COM 908-674-6717  
FL OFFICE: 210 N UNIVERSITY DR CORAL SPRINGS, FL 33071  
DUBI BLASBERG, RA  
DUBLASBERG@RISEARCHITECTURE.COM 305-488-1969

CLIENT

REVISIONS

DESCRIPTION	DATE	NO.

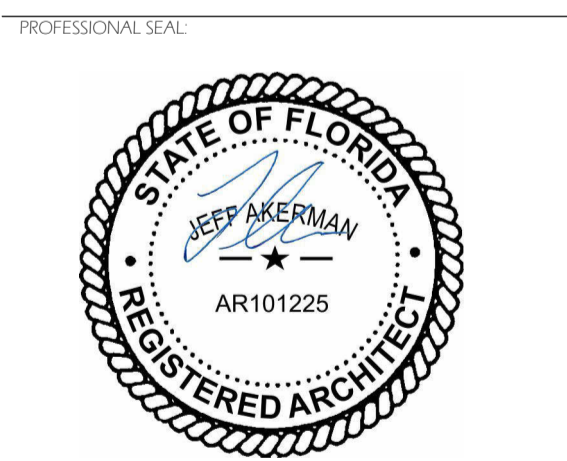
PROJECT NAME / LOCATION

ROTH RESIDENCE  
9472 BYRON AVENUE,  
SURFSIDE, FL 33154  
LOT 10 BLOCK 9

DRAWING TITLE

SITE DIAGRAM AND ZONING DATA

EXAMINER'S SIGNATURE



SCALE: As indicated

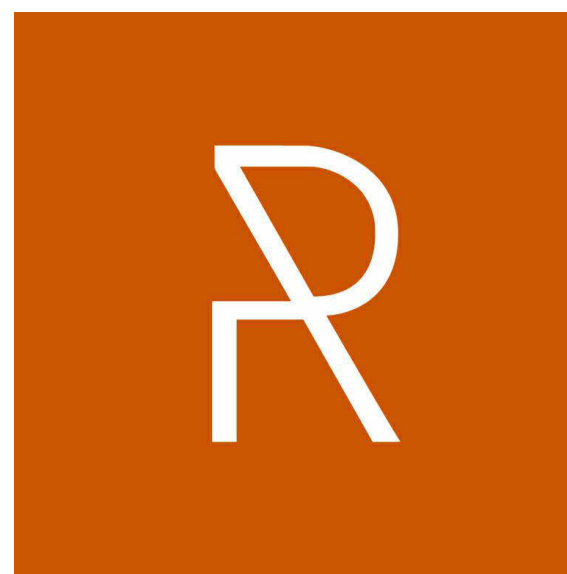
DATE:

PROJECT NO:

DRAWING NO: A-04

10 OF

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.



RISE | FL  
architecture

ARCHITECT  
RESIDE ARCHITECTURE, LLC  
NYC OFFICE:  
241 37TH STREET SUITE 440  
BOOKLYN, NEW YORK 11232  
JEFF AKERMAN, RA  
JEFF@RISEARCHITECTURE.COM  
516-249-3746  
NJ OFFICE:  
36 AIRPORT RD SUITE 402  
LAKEWOOD, NJ 08701  
SHIMON GREENEBAUM, RA  
SHIMON@RISEARCHITECTURE.COM  
908-674-8717  
FL OFFICE:  
210 N UNIVERSITY DR  
CORAL SPRINGS, FL 33071  
DUBI BLASBERG, RA  
DBLASBERG@RISEARCHITECTURE.COM  
305-488-1969

CLIENT

REVISIONS  
DESCRIPTION DATE NO.

PROJECT NAME / LOCATION  
ROTH  
RESIDENCE  
9472 BYRON AVENUE,  
SUFSIDE, FL 33154  
LOT 10 BLOCK 9

DRAWING TITLE  
SITE & F.A.R  
DIAGRAMS  
CALCULATIONS

EXAMINER'S SIGNATURE

PROFESSIONAL SEAL



JEFF AKERMAN, RA  
FL LIC. NO.  
AR101225

SCALE 1" = 10'-0"

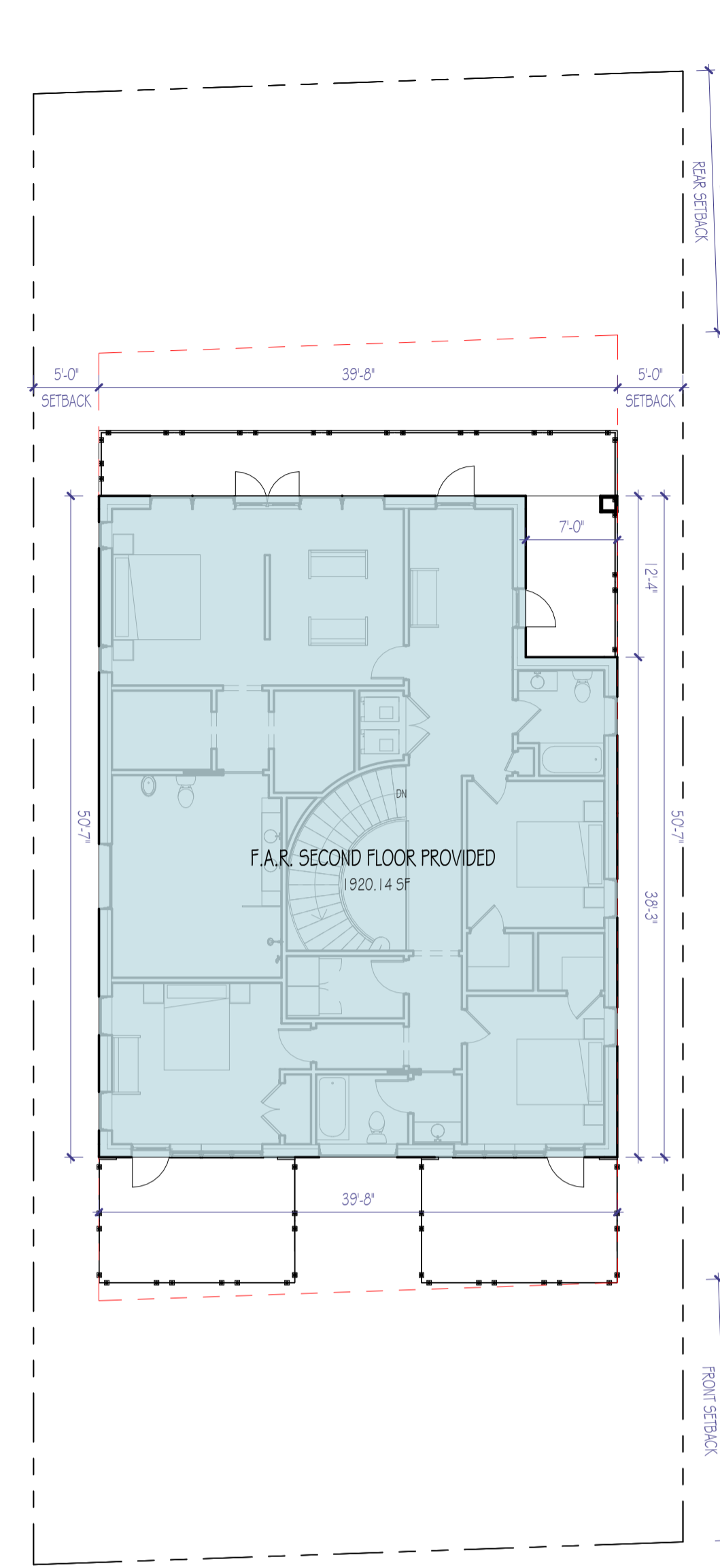
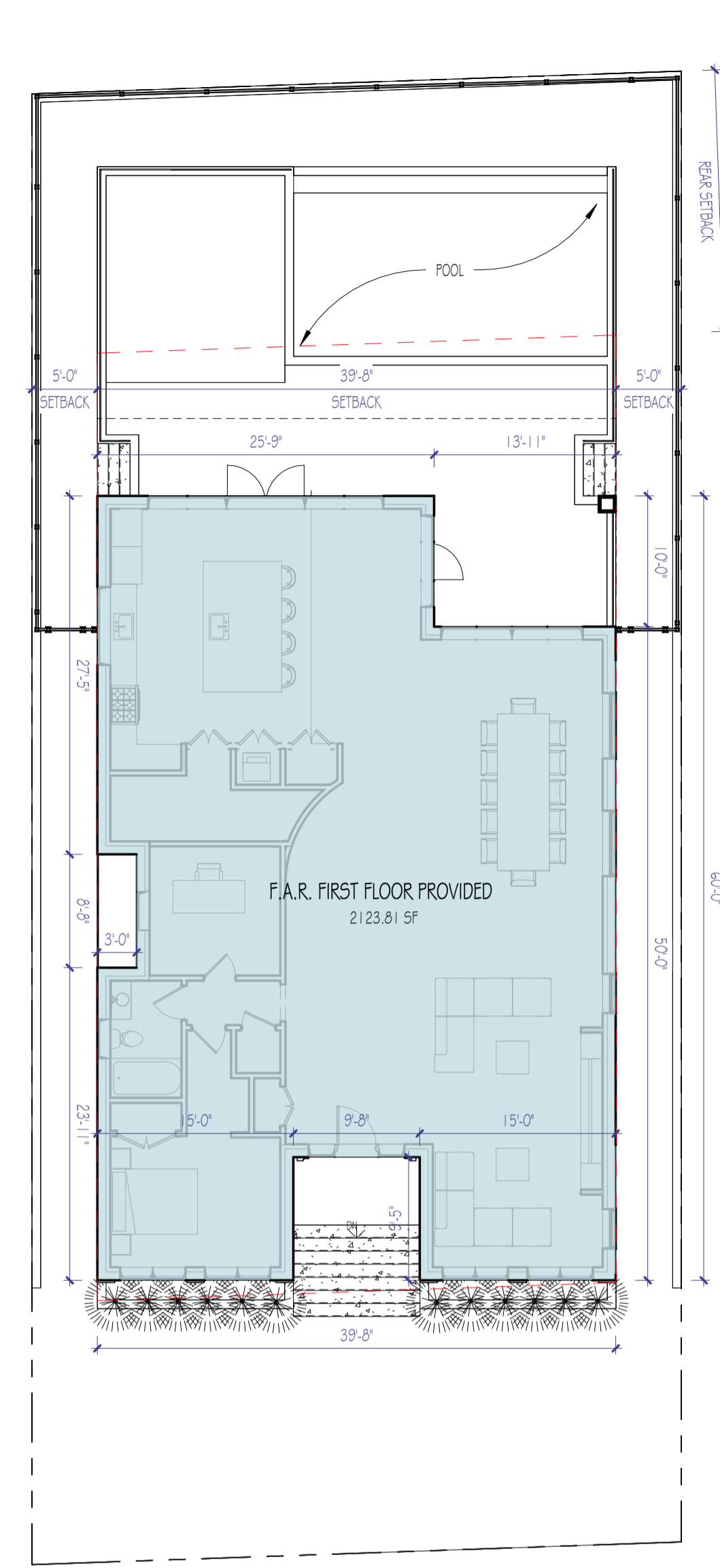
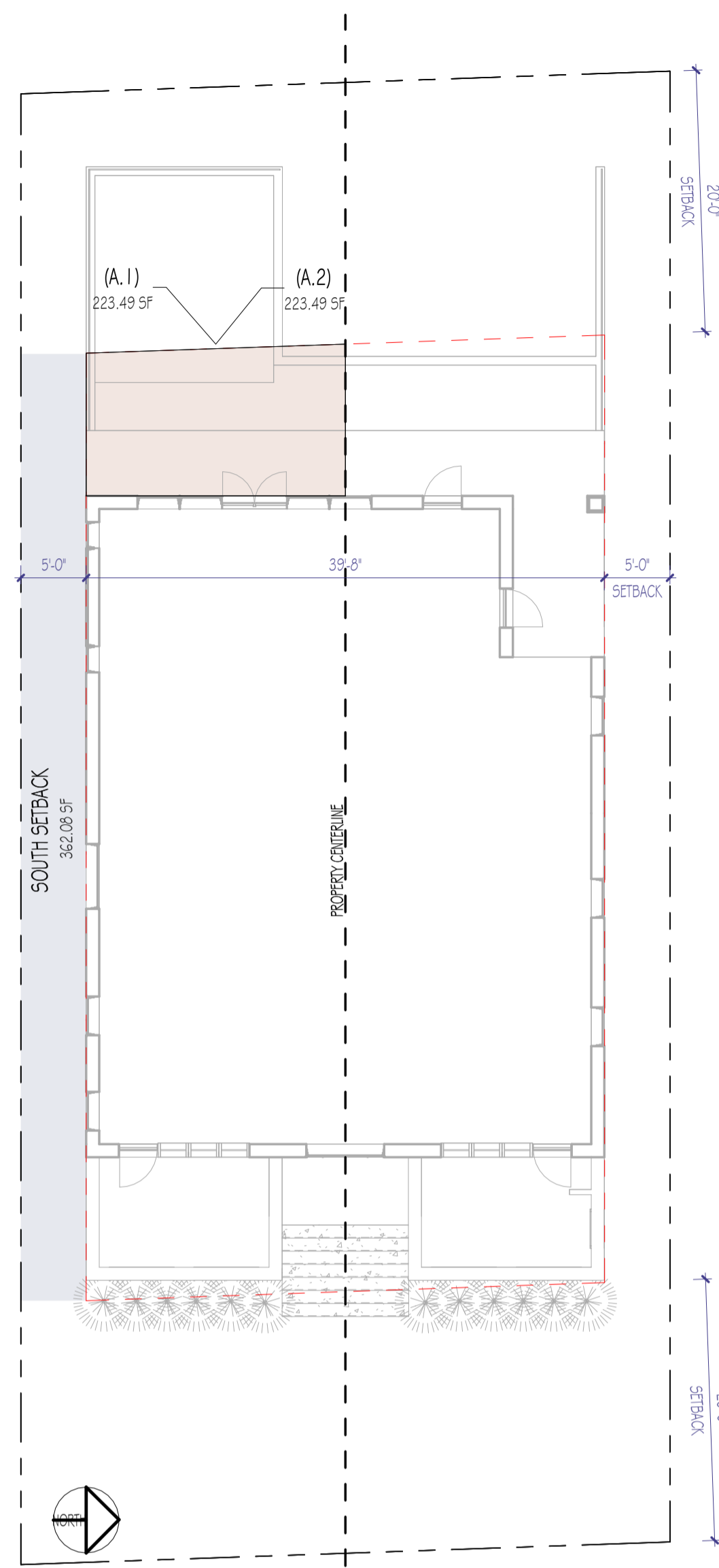
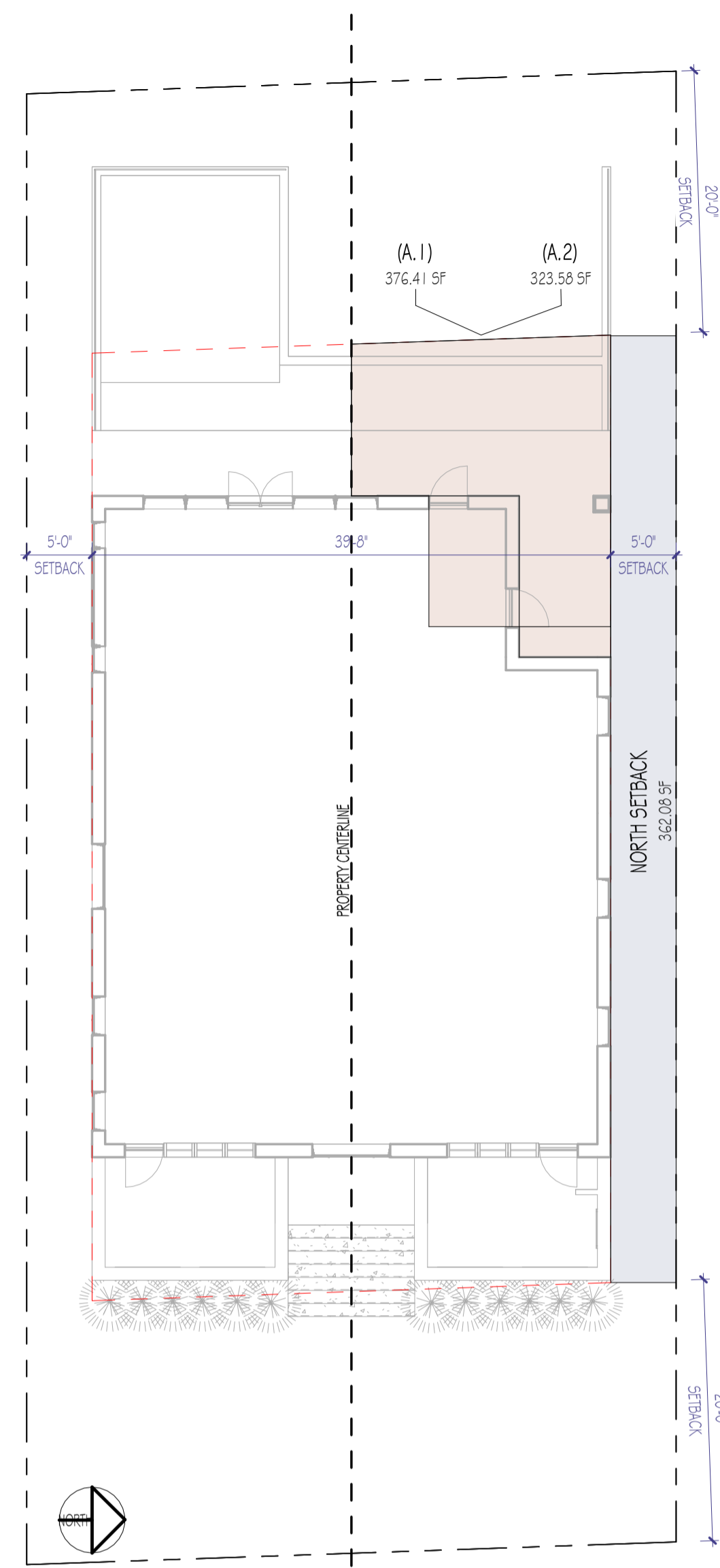
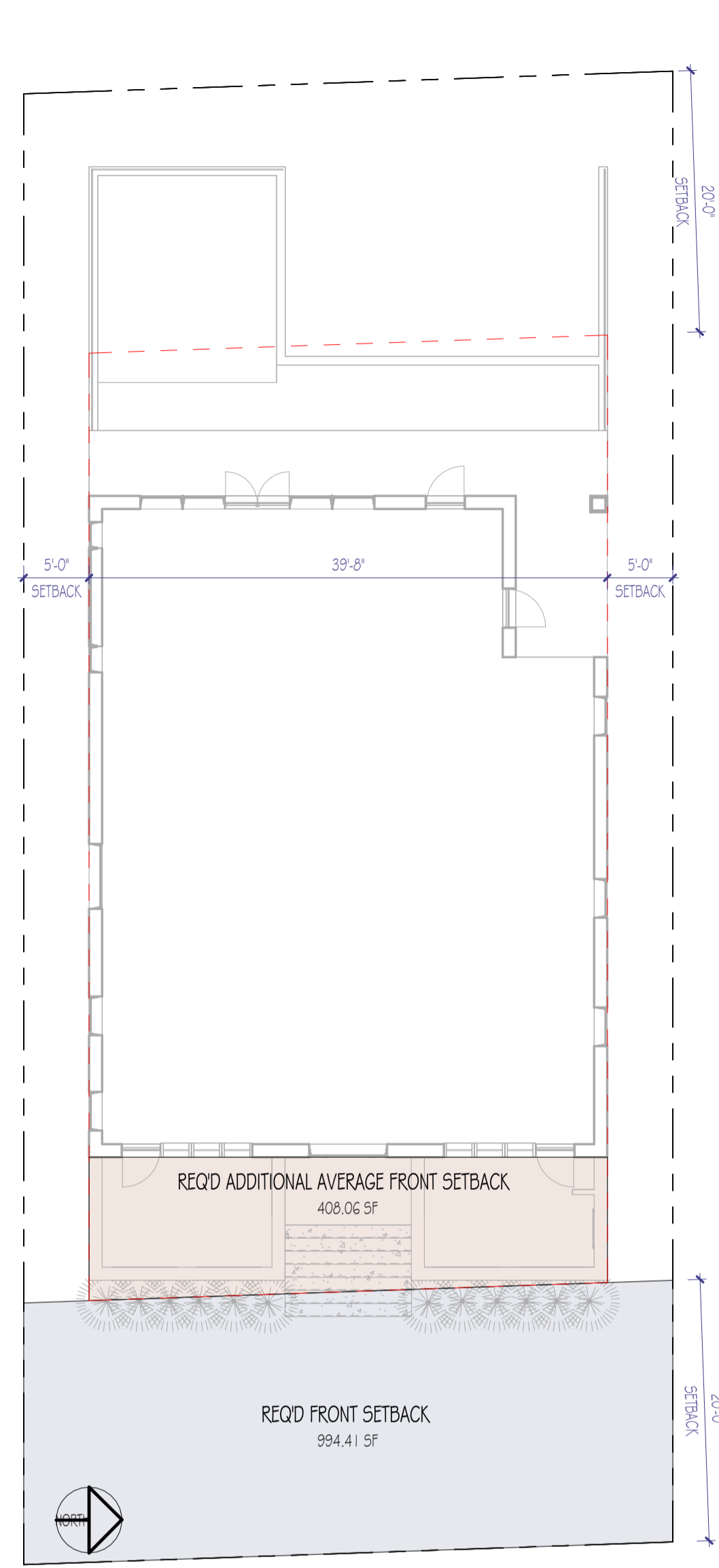
DATE

PROJECT NO.

DRAWING NO. A-04.1

10 OF 10

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.



4 FRONT, SETBACK DIAGRAM  
1" = 10'-0"

3 NORTH SIDE SETBACK DIAGRAM  
1" = 10'-0"

2 SOUTH SIDE SETBACK DIAGRAM  
1" = 10'-0"

1 F.A.R. DIAGRAM LEVEL 1  
1" = 10'-0"

5 F.A.R. DIAGRAM LEVEL 2  
1" = 10'-0"

REQD FRONT SETBACK:	20 FT
REQD ADDITIONAL AVERAGE FRONT SETBACK:	5 FT
CALCULATIONS:	
Req'd additional avg. front setback -	5
Width of allowable building -	X 40
Number of stories -	X 2
Total req'd additional avg. front setback -	400 SF
PROVIDED:	
FRONT SETBACK:	20 FT
ADDITIONAL AVERAGE FRONT SETBACK:	408.06 SF

REQD LEFT SETBACK:	5 FT
REQD ADDITIONAL AVERAGE SIDE SETBACK:	2.5 FT
CALCULATIONS:	
Req'd additional avg. side setback -	2.5
Depth of allowable building -	X 72.5
Number of stories -	X 2
Total req'd additional avg. north setback -	362.5 SF
PROVIDED ADDITIONAL AVERAGE NORTH SETBACK:	
REAR LEVEL 1 (A.1)	376.41 SF
REAR LEVEL 2 (A.2)	+ 323.58 SF
TOTAL	699.99 SF

REQD SIDE SETBACK:	5 FT
REQD ADDITIONAL AVERAGE SIDE SETBACK:	2.5 FT
CALCULATIONS:	
Req'd additional avg. side setback -	2.5
Depth of allowable building -	X 72.5
Number of stories -	X 2
Total req'd additional avg. south setback -	362.5 SF
PROVIDED ADDITIONAL AVERAGE SOUTH SETBACK:	
REAR LEVEL 1 (A.1)	223.49 SF
REAR LEVEL 2 (A.2)	+ 223.49 SF
TOTAL	446.98 SF

F.A.R. FIRST FLOOR PROVIDED  
F.A.R. SECOND FLOOR PROVIDED

**FLOOR AREA RATIO (F.A.R)**  
TOTAL BLDG FLOOR AREA DIVIDED BY LOT AREA. AS PER SECT. 90-45 (A)(2), MAX FAR TO BE 0.72  
$$F.A.R. = \frac{BLDG FLOOR AREA}{LOT AREA} = \frac{2,123.81 + 1,920.14}{5,625.00} = \frac{4,043.94}{5,625.00} = 0.719$$

**NOTE:**  
FOR ADDITIONAL AVERAGE SETBACK REQUIREMENTS & COMPLIANCE, REFER TO ZONING DATA SHEET TABLE PROVIDED IN A-04





RISE | FL  
architecture

ARCHITECT  
RESIDE ARCHITECTURE, LLC  
NYC OFFICE:  
241 37TH STREET SUITE 440  
BOOKLYN, NEW YORK 11232  
JEFF AKERMAN, RA  
JEFF@RISEARCHITECTURE.COM  
516-249-3746  
NJ OFFICE:  
36 AIRPORT RD SUITE 402  
LAKEWOOD, NJ 08701  
SHIMON GREENEBAUM, RA  
SHIMON@RISEARCHITECTURE.COM  
908-674-6717  
FL OFFICE:  
210 N UNIVERSITY DR  
CORAL SPRINGS, FL 33071  
DUBI BLASBERG, RA  
DBLASBERG@RISEARCHITECTURE.COM  
305-488-1969

CLIENT

REVISIONS	DESCRIPTION	DATE	NO.

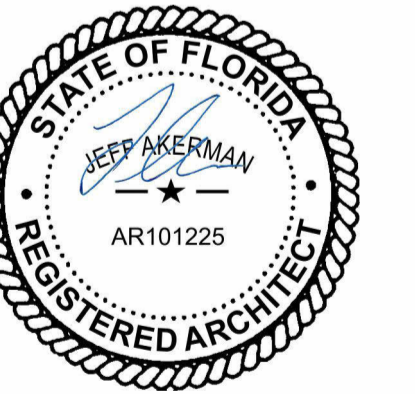
33

PROJECT NAME / LOCATION  
ROTH  
RESIDENCE  
9472 BYRON AVENUE,  
SUFSIDE, FL 33154  
LOT 10 BLOCK 9

DRAWING TITLE  
**LINE OF SITE  
DIAGRAM**

EXAMINER'S SIGNATURE

PROFESSIONAL SEAL



JEFF AKERMAN, RA  
FL LIC. NO.  
AR101225

SCALE 1/8" = 1'-0"

DATE

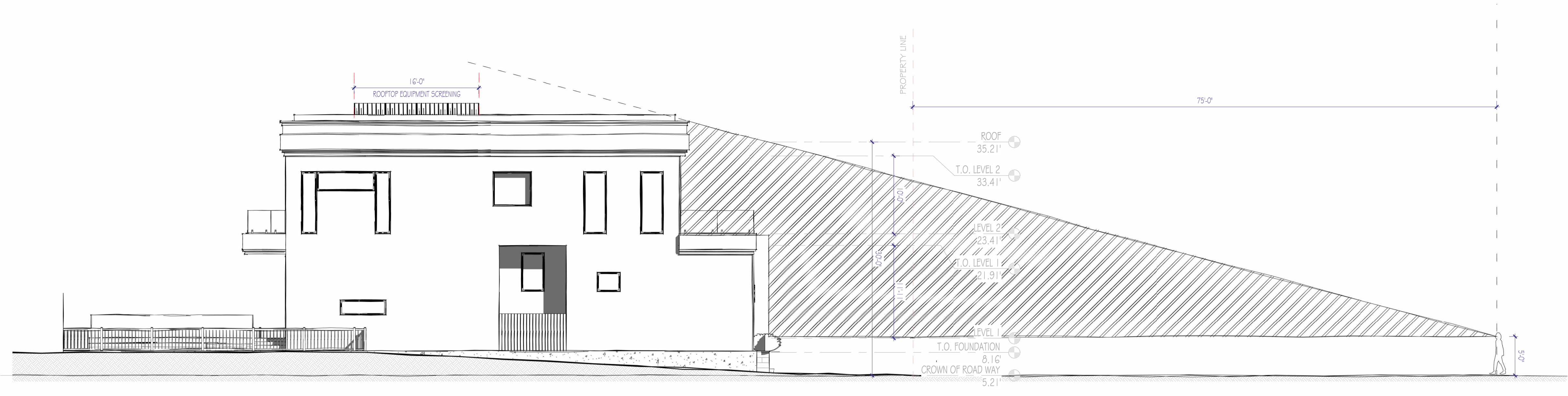
PROJECT NO.

DRAWING NO. **A-04.2**

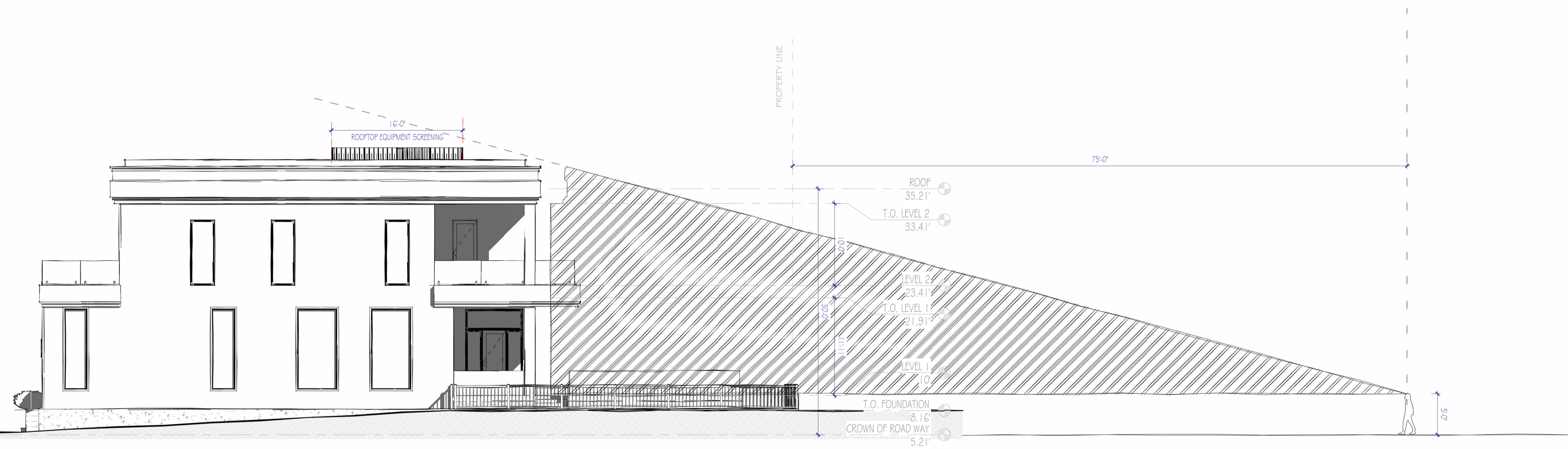
11 OF

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNLESS SIGNED BY CONSULTANTS.

5/15/2024 3:47:04 PM



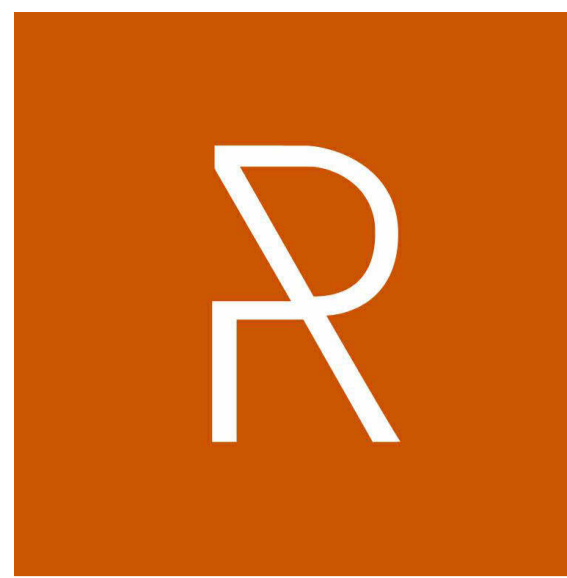
2 LEFT ELEVATION LINE OF SIGHT  
1/8" = 1'-0"



3 RIGHT ELEVATION LINE OF SIGHT  
1/8" = 1'-0"



1 FRONT ELEVATION LINE OF SIGHT  
1/8" = 1'-0"



RISE | FL  
architecture

ARCHITECT  
RESIDE ARCHITECTURE, LLC  
NYC OFFICE:  
241 37TH STREET SUITE 440  
BOOKLYN, NEW YORK 11232  
JEFF AKERMAN, RA  
JEFF@RISEARCHITECTURE.COM  
516-249-3746  
NJ OFFICE:  
36 AIRPORT RD SUITE 402  
LAKEWOOD, NJ 08701  
SHIMON GREENEBAUM, RA  
SHIMON@RISEARCHITECTURE.COM  
908-674-6717  
FL OFFICE:  
210 N UNIVERSITY DR  
CORAL SPRINGS, FL 33071  
DUBI BLASBERG, RA  
DBLASBERG@RISEARCHITECTURE.COM  
305-488-1969

CLIENT

REVISIONS

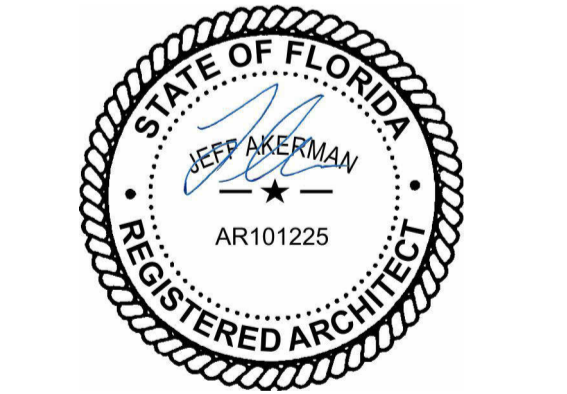
DESCRIPTION	DATE	NO.
-------------	------	-----

PROJECT NAME/LOCATION  
ROTH  
RESIDENCE  
9472 BYRON AVENUE,  
SUFSIDE, FL 33154  
LOT 10 BLOCK 9

DRAWING TITLE  
FIRST FLOOR PLAN

EXAMINER'S SIGNATURE

PROFESSIONAL SEAL



JEFF AKERMAN, RA  
FL LIC. NO.  
AR101225

SCALE: As indicated

DATE

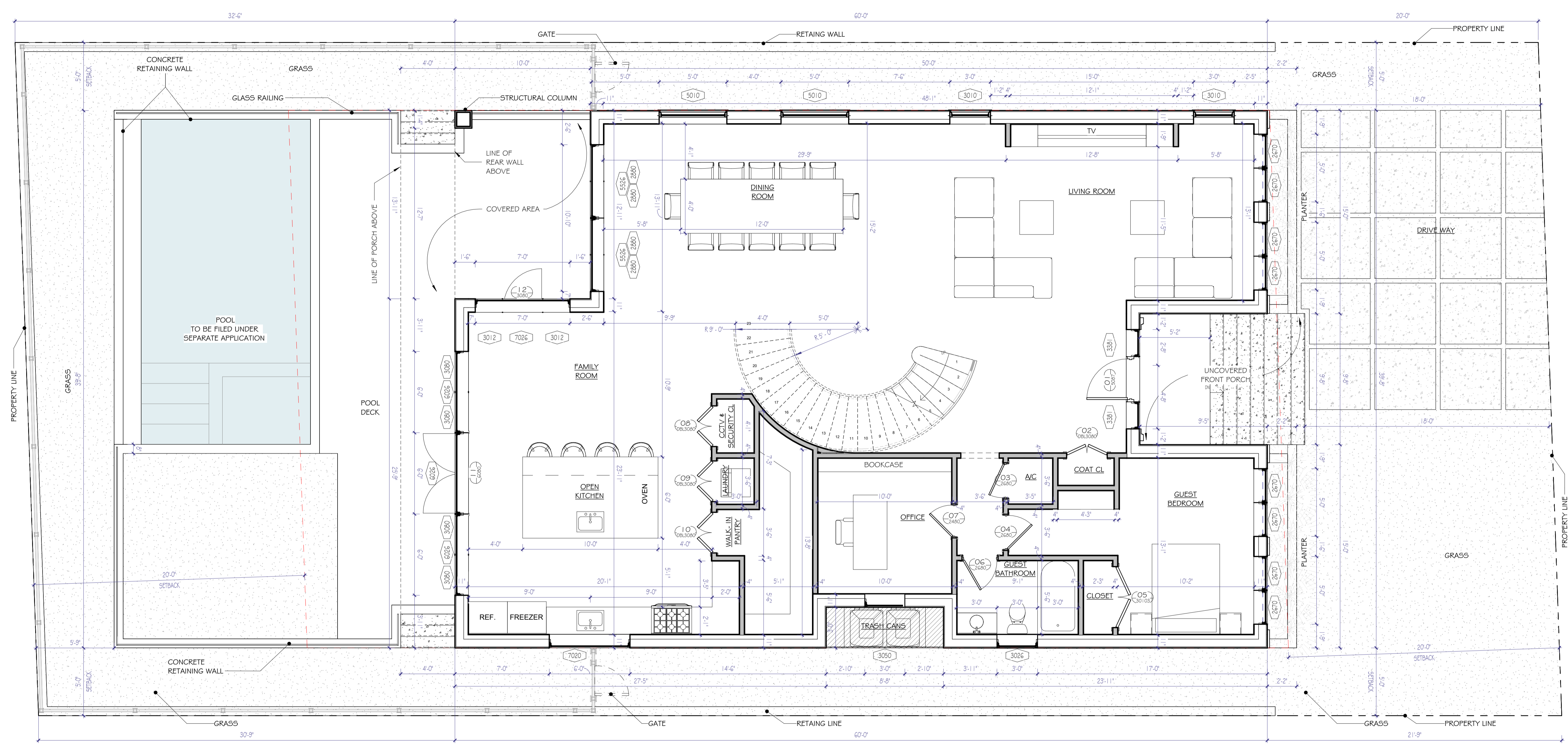
PROJECT NO.

DRAWING NO. A-05

3 OF

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNLESS SIGNED BY CONSULTANTS.

5/15/2024 3:47:11 PM



KEY

	Setback Line
	Property Line
	Perovous (Grass) Area
	Pool Equipment And Trash Area

FIRST FLOOR AREA:

60'-0"X39'-8"	= 2,380.00 SF
(LESS COVERED PATIO) 13'11"X10'-0"	= -139.17 SF
(LESS UNCOVERED FRONT PORCH) 9'-8"X9'-5"	= -91.03 SF
(LESS TRASH CANS AREA) 3'-0"X8'-8"	= -26.00 SF
<b>TOTAL FLOOR AREA=</b>	<b>2,123.81 SF</b>

1 LEVEL 1 FLOOR PLAN  
1/4" = 1'-0"



RISE | FL  
architecture

ARCHITECT  
RESIDE ARCHITECTURE, LLC  
NYC OFFICE:  
241 37TH STREET SUITE 440  
BOOKLYN, NEW YORK 11232  
JEFF AKERMAN, RA  
JEFF@RISEARCHITECTURE.COM  
516-249-3746  
NJ OFFICE:  
36 AIRPORT RD SUITE 402  
LAKEWOOD, NJ 08701  
SHIMON GREENEBAUM, RA  
SHIMON@RISEARCHITECTURE.COM  
908-674-8717  
FL OFFICE:  
210 N UNIVERSITY DR  
CORAL SPRINGS, FL 33071  
DUBI BLASBERG, RA  
DBLASBERG@RISEARCHITECTURE.COM  
305-488-1969

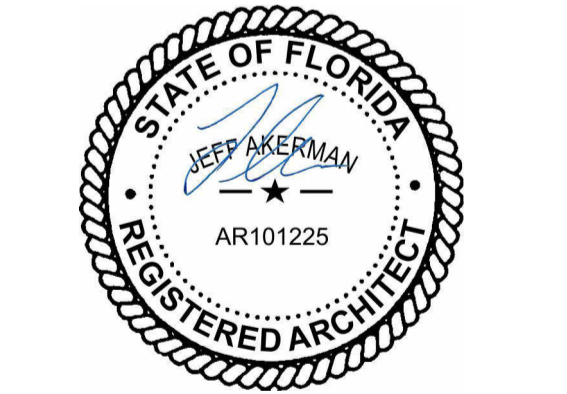
REVISIONS	DESCRIPTION	DATE	NO.

PROJECT NAME/LOCATION  
ROTH  
RESIDENCE  
9472 BYRON AVENUE,  
SUFSIDE, FL 33154  
LOT 10 BLOCK 9

DRAWING TITLE  
**SECOND FLOOR PLAN**

EXAMINER'S SIGNATURE

PROFESSIONAL SEAL



JEFF AKERMAN, RA  
FL LIC. NO.  
AR101225

SCALE: As indicated

DATE:

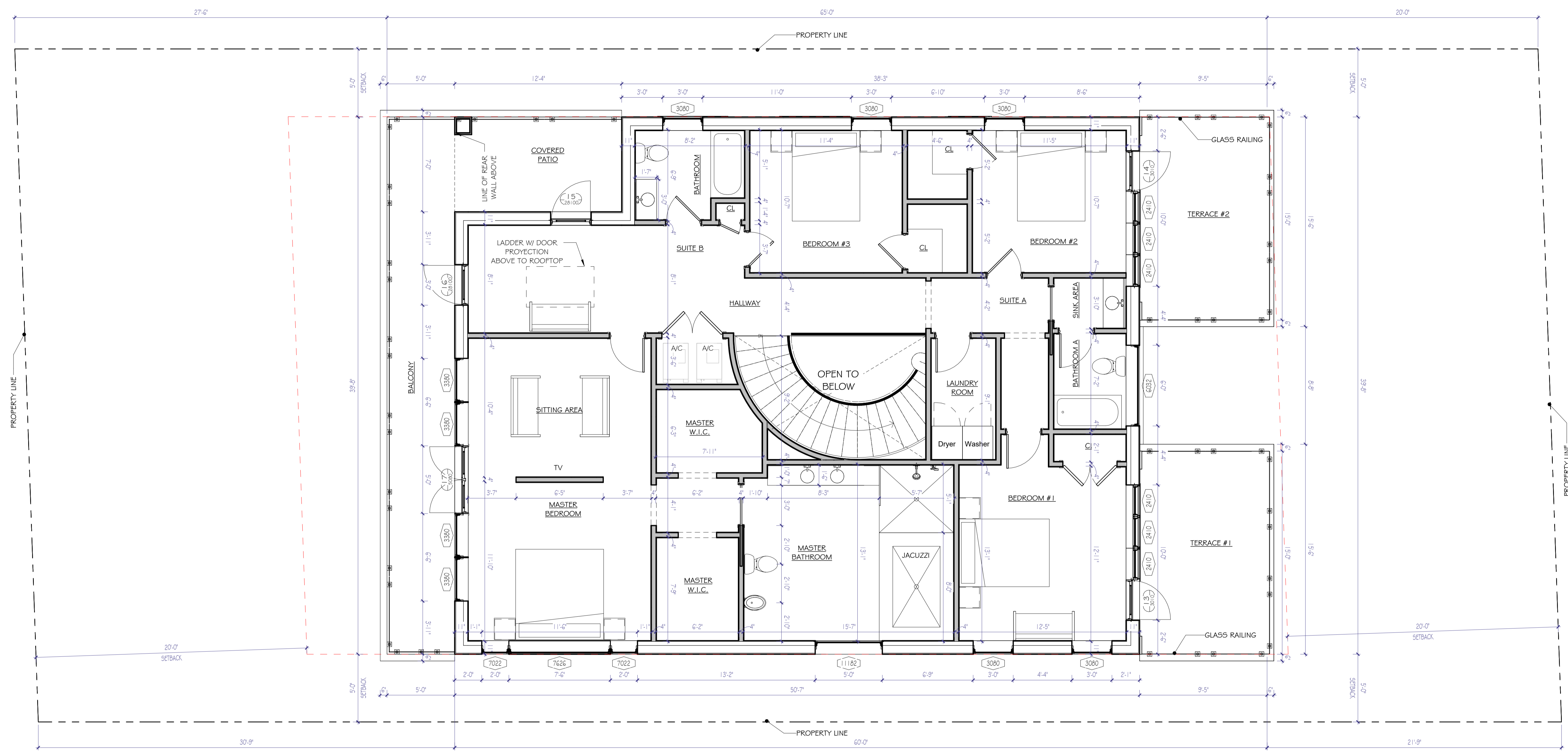
PROJECT NO.

DRAWING NO. **A-06**

4 OF

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

5/15/2024 3:47:13 PM



**KEY**

	Setback Line
	Property Line
	Pervious (Grass) Area
	Pool Equipment And Trash Area

**SECOND FLOOR AREA**

50'-7" X 39'-8" =	2,006.47 SF
(LESS REAR PATIO) 7'-0" X 12'-4" =	- 86.33 SF
	1,920.14 SF

1 LEVEL 2 FLOOR PLAN  
1/4" = 1'-0"





RISE | FL  
architecture

ARCHITECT  
RESIDE ARCHITECTURE, LLC  
NYC OFFICE:  
241 37TH STREET SUITE 440  
BOOKLYN, NEW YORK 11232  
JEFF AKERMAN, RA  
JEFF@RISEARCHITECTURE.COM  
516-249-3746  
NJ OFFICE:  
36 AIRPORT RD SUITE 402  
LAKEWOOD, NJ 08701  
SHIMON GREENEBALUM, RA  
SHIMON@RISEARCHITECTURE.COM  
908-674-6717  
FL OFFICE:  
210 N UNIVERSITY DR  
CORAL SPRINGS, FL 33071  
DUBI BLASBERG, RA  
DBLASBERG@RISEARCHITECTURE.COM  
305-488-1969

CLIENT

REVISIONS

DESCRIPTION	DATE	NO.
-------------	------	-----



1 FRONT ELEVATION  
1/4" = 1'-0"

37



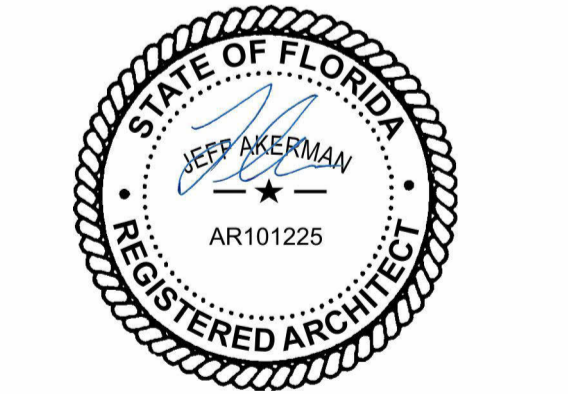
2 REAR ELEVATION  
1/4" = 1'-0"

PROJECT NAME / LOCATION  
ROTH  
RESIDENCE  
9472 BYRON AVENUE,  
SUFSIDE, FL 33154  
LOT 10 BLOCK 9

DRAWING TITLE  
ELEVATIONS -  
FRONT & REAR

EXAMINER'S SIGNATURE

PROFESSIONAL SEAL



JEFF AKERMAN, RA  
FL LIC. NO.  
AR101225

SCALE 1/4" = 1'-0"

DATE

PROJECT NO.

DRAWING NO. A-08

6 OF

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNLESS SIGNED BY CONSULTANTS.

5/15/2024 3:47:49 PM



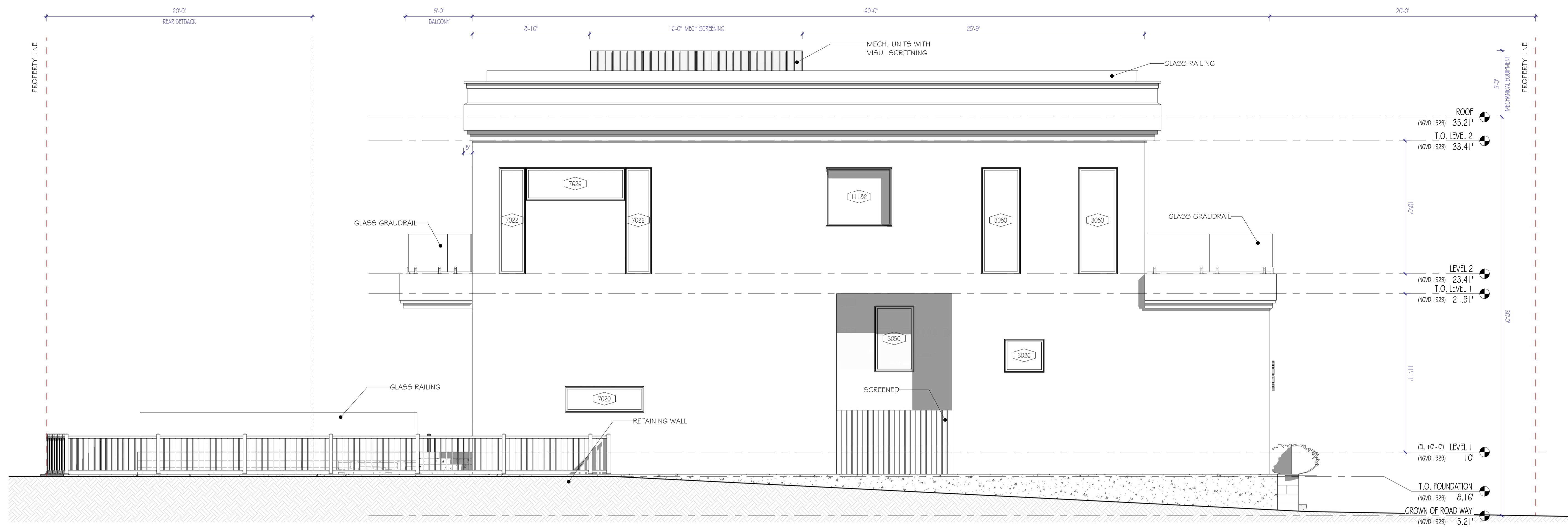
RISE | FL  
architecture

ARCHITECT  
RESIDE ARCHITECTURE, LLC  
NYC OFFICE:  
241 37TH STREET SUITE 440  
BOOKLYN, NEW YORK 11232  
JEFF AKERMAN, RA  
JEFF@RISEARCHITECTURE.COM  
516-249-3746  
NJ OFFICE:  
36 AIRPORT RD SUITE 402  
LAKEWOOD, NJ 08701  
SHIMON GREENEBAUM, RA  
SHIMON@RISEARCHITECTURE.COM  
908-674-8717  
FL OFFICE:  
210 N UNIVERSITY DR  
CORAL SPRINGS, FL 33071  
DUBI BLASBERG, RA  
DBLASBERG@RISEARCHITECTURE.COM  
305-488-1969

CLIENT

REVISIONS

DESCRIPTION	DATE	NO.



1 LEFT ELEVATION  
1/4" = 1'-0"



2 RIGHT ELEVATION  
1/4" = 1'-0"

38

PROJECT NAME / LOCATION  
ROTH  
RESIDENCE  
9472 BYRON AVENUE,  
SUFSIDE, FL 33154  
LOT 10 BLOCK 9

DRAWING TITLE  
ELEVATIONS - RIGHT  
& LEFT

EXAMINER'S SIGNATURE

PROFESSIONAL SEAL



JEFF AKERMAN, RA  
FL LIC. NO.  
AR101225

SCALE 1/4" = 1'-0"

DATE

PROJECT NO.

DRAWING NO. A-09

7 OF

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

5/15/2024 3:48:36 PM



FRONT VIEW ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR VIEW ELEVATION



RISE | FL  
architecture

ARCHITECT  
RESIDE ARCHITECTURE, LLC  
NYC OFFICE:  
241 37TH STREET SUITE 440  
BOOKLYN, NEW YORK 11232  
JEFF AKERMAN, RA  
JEFF@RISEARCHITECTURE.COM  
516-249-3746  
NJ OFFICE:  
36 AIRPORT RD SUITE 402  
LAKEWOOD, NJ 08701  
SHIMON GREENEBAUM, RA  
SHIMON@RISEARCHITECTURE.COM  
908-674-8717  
FL OFFICE:  
210 N UNIVERSITY DR  
CORAL SPRINGS, FL 33071  
DUBI BLASBERG, RA  
DBLASBERG@RISEARCHITECTURE.COM  
305-488-1969

CLIENT

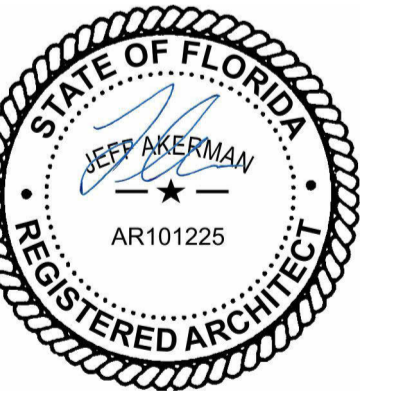
REVISIONS	DESCRIPTION	DATE	NO.

PROJECT NAME / LOCATION  
ROTH  
RESIDENCE  
9472 BYRON AVENUE,  
SUFSIDE, FL 33154  
LOT 10 BLOCK 9

DRAWING TITLE  
RENDERINGS

EXAMINER'S SIGNATURE

PROFESSIONAL SEAL



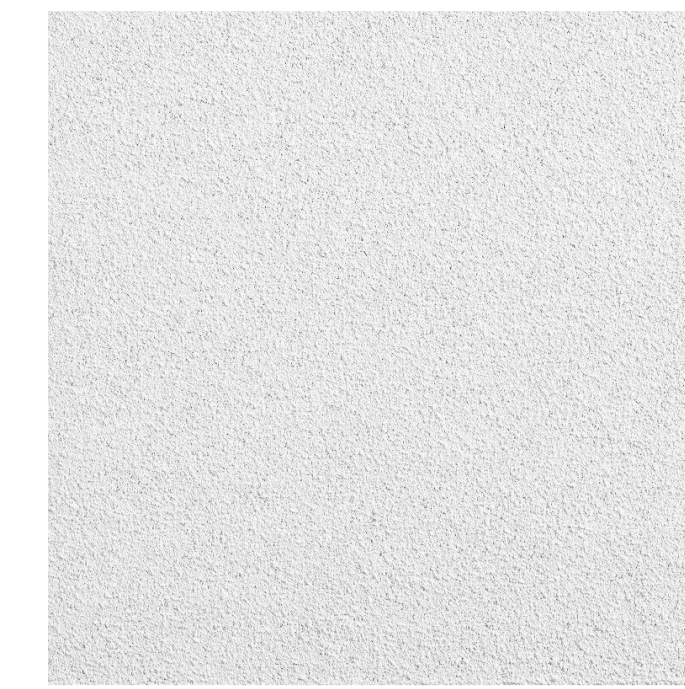
JEFF AKERMAN, RA  
FL LIC. NO.  
AR101225

SCALE  
DATE

PROJECT NO.

DRAWING NO. R-01

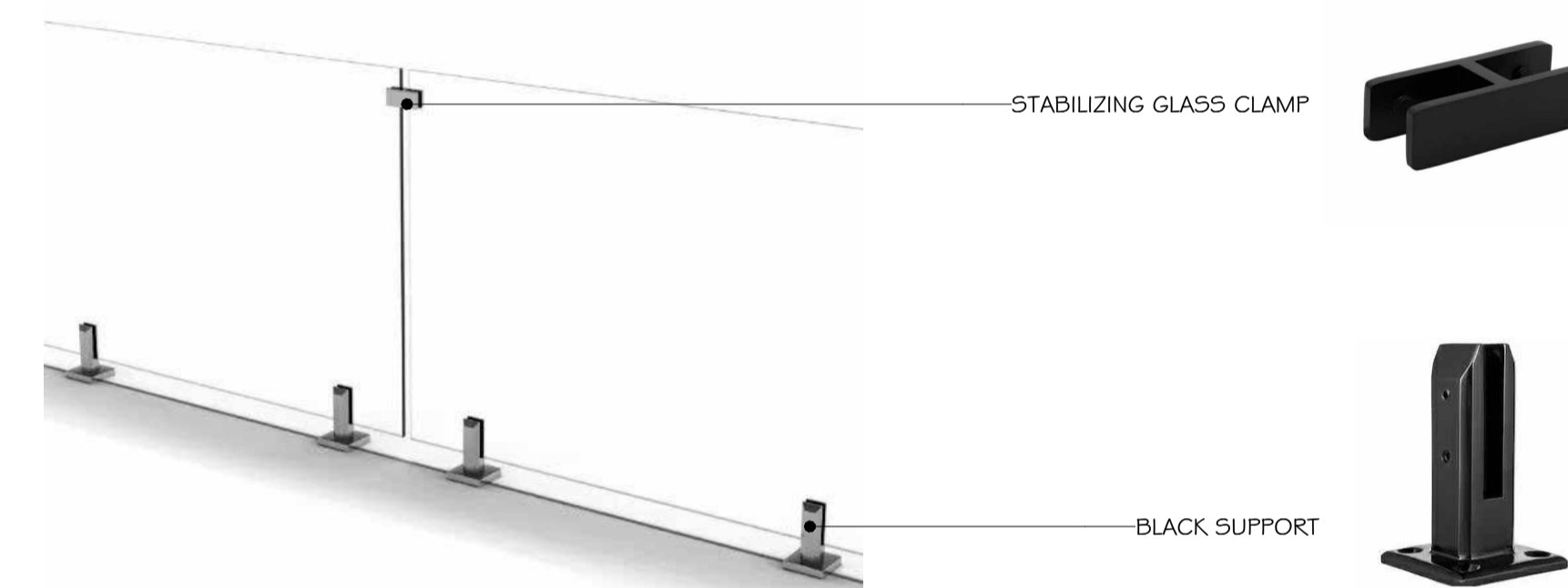
8 OF



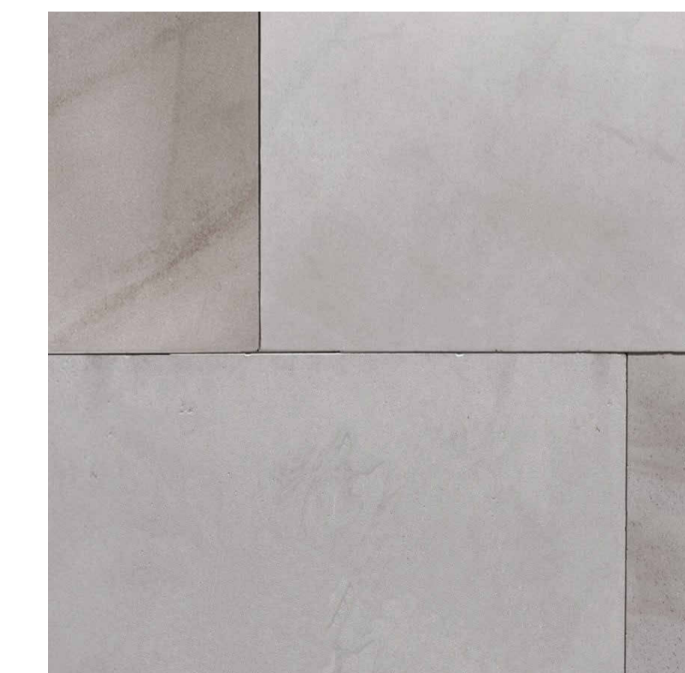
1 WHITE STUCCO



2 TYP. BLACK MULLION AND CLEAR GLASS FOR WINDOWS AND DOORS



3 CLEAR GLASS RAILING WITH BLACK SUPPORTS AND CONNECTORS



4 LIGHT GRAY STONE



5 CONCRETE PAVERS



RISE | FL  
architecture

ARCHITECT  
RESIDE ARCHITECTURE, LLC  
NYC OFFICE:  
241 37TH STREET SUITE 440  
BOOKLYN, NEW YORK 11232  
JEFF@RISEARCHITECTURE.COM  
516-249-3746  
NJ OFFICE:  
36 AIRPORT RD SUITE 402  
LAKEWOOD, NJ 08701  
SHIMON GREENEBALUM, RA  
SHIMON@RISEARCHITECTURE.COM  
908-674-6717  
FL OFFICE:  
210 N UNIVERSITY DR  
CORAL SPRINGS, FL 33071  
DUBI BLASBERG, RA  
DBLASBERG@RISEARCHITECTURE.COM  
305-488-1969

CLIENT

REVISIONS

DESCRIPTION	DATE	NO.
		40

PROJECT NAME / LOCATION  
ROTH  
RESIDENCE  
9472 BYRON AVENUE,  
SUFSIDE, FL 33154  
LOT 10 BLOCK 9

DRAWING TITLE  
**PROPOSED  
EXTERIOR  
MATERIALS**

EXAMINER'S SIGNATURE

PROFESSIONAL SEAL



JEFF AKERMAN, RA  
FL LIC. NO.  
AR101225

SCALE

DATE

PROJECT NO.

DRAWING NO. **R-02**

9 OF

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNLESS SIGNED BY CONSULTANTS.





**Town of Surfside  
Planning and Zoning Board Meeting  
June 27, 2024**

**DISCUSSION ITEM MEMORANDUM**

**Agenda #:** 4.B

**Date:** June 27, 2024

**From:** Scarlet Hammons, AICP CTP Town Planner

**Subject:** 9450 Bay Drive - New Home Construction

---

**Suggested Action:** –

Staff finds this application for a new single-family home meets the zoning code. The proposed home as represented in the submitted plans package, has an

F.A.R. of 0.71, which is less than the maximum permitted.

At this time the Planning and Zoning Board should determine whether the new home is “consistent with and in conformance with the design guidelines set forth in the Town Code”. If the Board determines the proposal is in compliance, staff recommends approval with the following conditions:

An outdoor lighting plan compliant with Ordinance No.24-1767 must be provided at the time of Building permit application.

A grading and drainage plan (with appropriate retaining wall) must be provided to comply with Ordinance No.24-1769 at the time of Building permit application.

Landscape, pool, driveway and fences must apply for separate permitting.

**Background/Analysis:** –

This application is a request to construct a new two-story single- family home. The subject property is located at 9450 Bay Drive in the H30A zoning district. See tables in **Attachment A**.

The proposed home is 30 feet in height which is within the height standards. Rooftop

mechanical equipment is not proposed. The lot coverage for the home is less than the maximum of 40% for a two-story home. The plans show the house has a total of 9,818 SF which equals an F.A.R. of 0.71, less than the maximum allowed. Sheet A-100.2 provides the required additional average setbacks for a home with an F.A.R. of 0.72. See **Attachment A and Sheets A-100.2 and A-100.3** for lot coverage, FAR and setback calculations .

The calculation for pervious provided on the zoning table on Sheet A-110.s shows 5,075 SF or 37% pervious space at the property. A separate Landscaping permit will be required at the time of permitting.

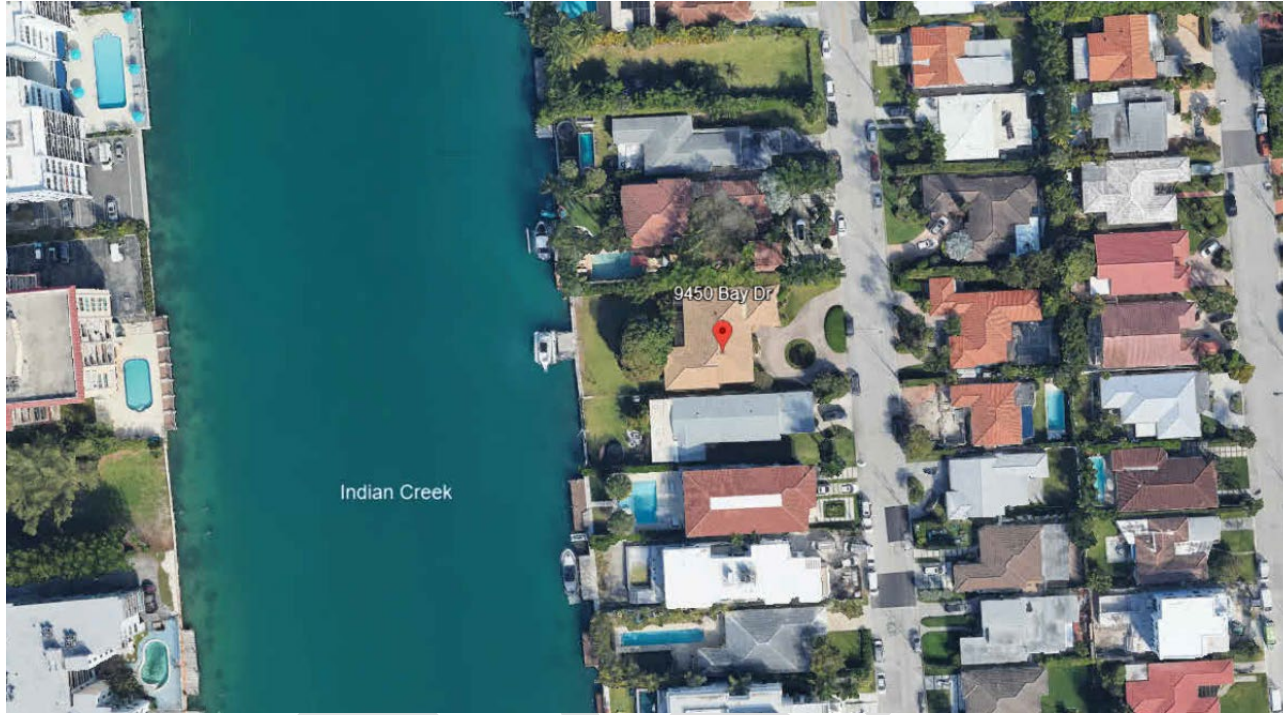
The exterior design elements on the front façade include white stucco walls, bronze framed windows, roof trim accent, glass railing and light gray stone entry steps. No roof or overhang extensions in the setback are proposed. See page 3 of **Attachment A** for Design Guideline review.

Applicant has not provided an outdoor lighting plan as now required for permitting of new houses. The plan must include all lighting fixed to the house as well as landscape lighting. The exterior lighting plan is required to comply with Ordinance No.24-1767. This is required at the time of permit application. Also, a grading and drainage plan (with appropriate retaining wall if needed) must be provided to comply with Ordinance No.24-1769 at the time of Building permit application. These plans will be reviewed by the Town Building Official during the permitting process.



# Town of Surfside, Florida Development Review

## Existing Conditions



Aerial view of 9450 Bay Drive



East Elevation of 9450 Bay Drive





# Town of Surfside, Florida Development Review

## Site Characteristics

<b>Address</b>	9450 Bay Drive
<b>General Location</b>	Bayfront
<b>Property Size</b>	13,655 SF per Property Survey
<b>Zoning District</b>	H30A
<b>Floors</b>	2
<b>Total SF</b>	9,818 SF

## Zoning Code Tables

### Building Heights

Zoned Height in NGVD	Maximum	Proposed
H30A	30 FT from Crown of Road	30 FT
Modification in height	3 FT	Not Provided for parapet
Mechanical Equip. height	6 FT	Not provided

### Ordinance No. 2023-1754 Setbacks

Minimum Setbacks	Required	Proposed
Primary Frontage	20 feet	20 FT
Interior Side - north	5 FT	7.8 FT
Interior Side - south	5 FT	7.8 FT
Rear	50 feet	50.9 FT
<b>Additional Average Setbacks</b>		
Front	600 SF	800 SF
North Side	840 SF	1,012 SF
South Side	840 SF	1,404 SF
<b>Structure Volume</b>		
F.A.R.	.72 Max	0.71

### Lot Standards

Lot Standards for H30 A	Required	Proposed
Minimum Lot Width	50 ft	75 FT
Minimum Lot Area	5,600 SF	13,655 SF
Maximum Lot Coverage	40%	5,061 (37%)
Total Pervious Area	35% or 1,969 SF Min	5,075 (37%)
Front Yard Paved	50% Max.	489 SF (42%)
Rear Yard Landscaped	20% Min.	Provided
Roof Deck	10 FT Setback	Provided



## Town of Surfside, Florida Development Review

### Town of Surfside Adopted Residential Design Guidelines

<b>Design Element</b>	<b>Required</b>	<b>Proposed</b>
Building Massing	Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses	Planning and Zoning Board to provide determination
Decorative Features	Decorative features should be stylistically consistent throughout the entire building.	Planning and Zoning Board to provide determination
Overall Architectural Style	The overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof.	Planning and Zoning Board to provide determination
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 with travertine accents
Roof Types	Roof types and slopes should be generally the same over all parts of a single building	Flat Roof
Window Style	Window styles should always be consistent among all elevations of a building	Planning and Zoning Board to provide determination
Frame Materials	Frame Materials should never vary on a single building	Bronze Aluminum
Window, Door and Eave	Window, door and eave trim should be consistent on all elevations of the house.	Consistent



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

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

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


<b>PROJECT INFORMATION</b>	
OWNER'S NAME	TC SURFSIDE 9450, LLC.
PHONE / FAX /EMAIL	215-852-4066 wschwartz1@comcast.net
AGENT'S NAME	Stephanie D. Halfen
ADDRESS	9450 Bay Drive
PHONE / FAX	215-852-4066
PROPERTY ADDRESS	9450 Bay Drive
ZONING CATEGORY	RS-1
DESCRIPTION OF PROPOSED WORK	New two story single family home

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

<b>ZONING STANDARDS</b>	Required			Provided		
Plot Size				13655.25 sf		
Setbacks (F/R/S)	20'	50'	10% lot frontage	20'	50'-9"	7'-8"
Lot Coverage	5462.1 sf			5061 sf		
Height	30'			30'		
Pervious Area	4779.35 sf			5075 sf		

  
 \_\_\_\_\_  
 SIGNATURE OF OWNER

5/23/24  
 \_\_\_\_\_  
 DATE

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

06/14/24  
 \_\_\_\_\_  
 DATE



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

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

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

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

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

WILLIAM SCHWARTZ

5.23.24

NAME OF REPRESENTATIVE

DATE

### Affidavit of Ownership

I, William Schwartz, am over the age of 21 and otherwise am *sui juris*, and being duly sworn, allege and state:

1. I am the Managing Member of Triple Crown Development/Construction, LLC, which is the Manager of TC Surfside 9450, LLC.
2. TC Surfside 9450, LLC is the owner of 9450 Bay Drive, which is identified by Miami Dade County Folio Number 14-2235-007-2500 (the "Property").
3. The Property is located on the west side of Bay Drive, between 94 and 95 Streets.
4. The Owner is proposing to replace the existing home on the Property with a new home.

FURTHER AFFIANT SAYETH NAUGHT.

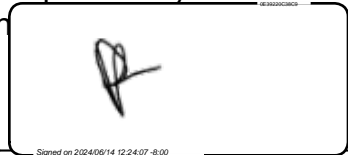
DocuSigned by:  
**William Schwartz**

William Schwartz,  
 Managing Member of Triple Crown  
 Development/Construction, LLC,  
 which is the Manager of TC Surfside 9450, LLC.

### STATE OF FLORIDA

### COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 14 day of June 2024, by William Schwartz, Managing Member of Managing Member of Triple Crown Development/Construction, LLC, which is the Manager of TC Surfside 9450, LLC, who  is personally known to me or  has produced \_\_\_\_\_ as iden



My commission expires \_\_\_\_\_

Notary Public, State of Florida  
 Diana Ramos



177E4B84-8E94-4678-803B-08AE674D14D7 --- 2024/06/14 12:23:02 -8:00





**Affidavit of Ownership - TC Surfside 9450 LLC W. Schwartz 6.12.2024 - executed.pdf**

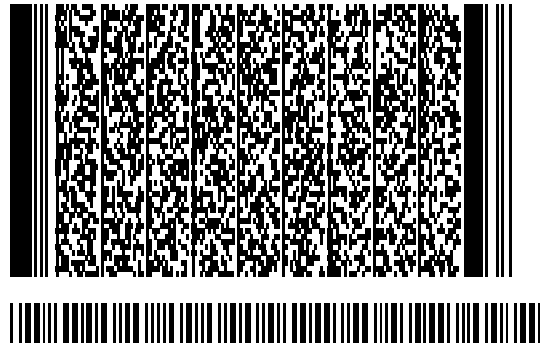
DocVerify ID: 177E4B84-8E94-4678-803B-08AE674D14D7  
Created: June 14, 2024 12:23:02 -8:00  
Pages: 1  
Electronic Notary: Yes / State: FL

This document is a DocVerify VeriVaulted protected version of the document named above. It was created by a notary or on the behalf of a notary, and it is also a DocVerify E-Sign document, which means this document was created for the purposes of Electronic Signatures and/or Electronic Notary. Tampered or altered documents can be easily verified and validated with the DocVerify veriCheck system.

Go to [www.docverify.com](http://www.docverify.com) at any time to verify or validate the authenticity and integrity of this or any other DocVerify VeriVaulted document.

**E-Signature Summary**

**E-Signature Notary: Diana Ramos (dra)**  
June 14, 2024 12:24:07 -8:00 [0E39220C38C9] [74.220.90.117]  
dramos@brzoninglaw.com







9450

9450 BAY DRIVE, SURFSIDE, FL 33154

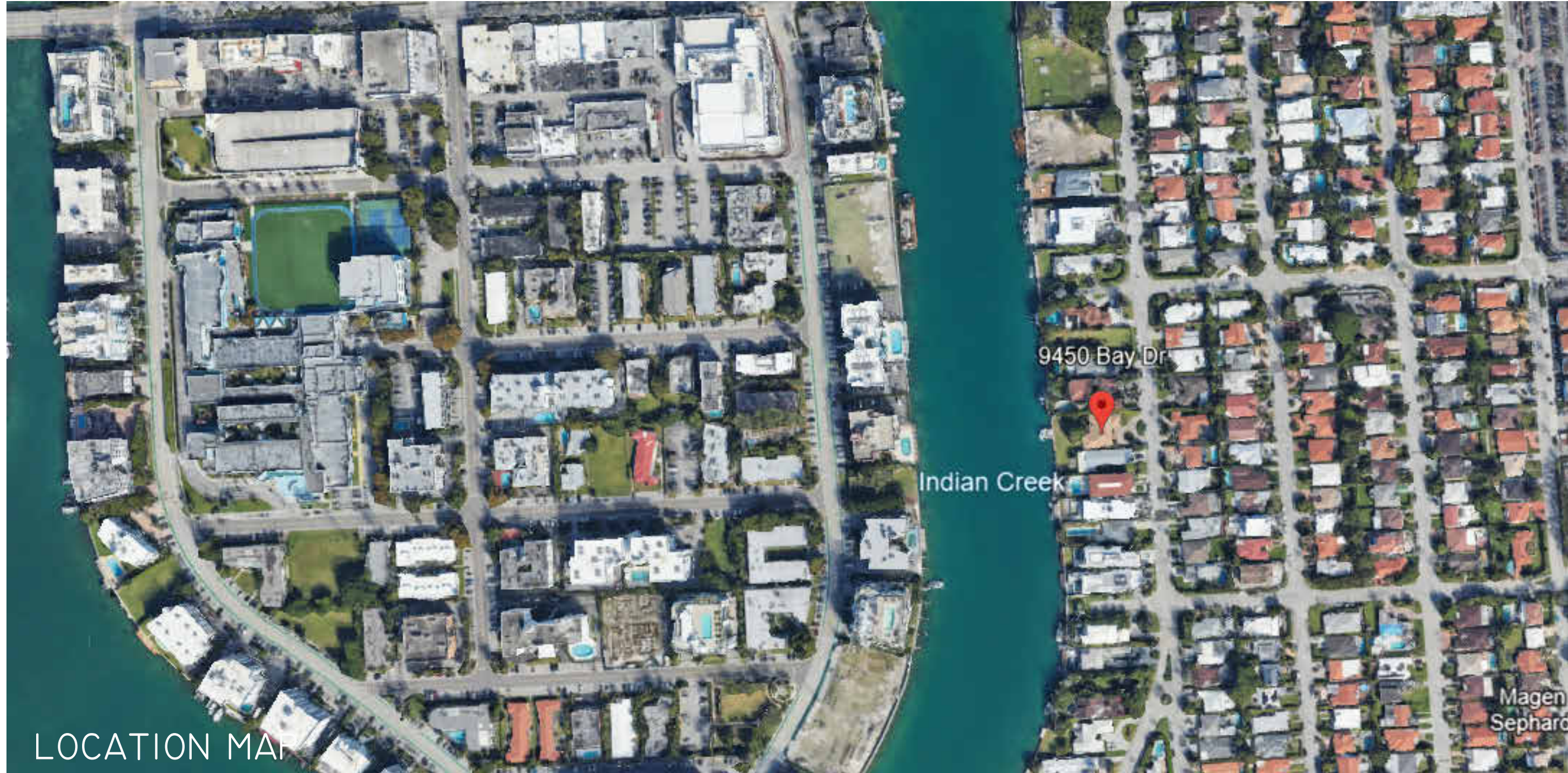
**SDH\_STUDIO**  
ARCHITECTURE + DESIGN

18200 NE 19th Ave. Suite 100  
North Miami Beach, Florida 33162

305.501.5013

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

	LANDSCAPING	ARCHITECTURE	STRUCTURAL	PLUMBING	MECHANICAL	ELECTRICAL	CIVIL
DRAWING INDEX	L-1 TD-1 LANDSCAPE PLAN TREE DISPOSITION PLAN	A-000 COVER PAGE A-001 GENERAL NOTES A-100 SITE PLAN A-100.1 SITE PHOTOS A-100.2 SITE DIAGRAMS A-100.3 SITE DIAGRAMS A-100.4 RENDERING A-100.5 RENDERING A-101 FIRST FLOOR PLAN A-101.1 GAZEBO A-102 SECOND FLOOR A-103 ROOF PLAN A-200 ELEVATIONS A-201 ELEVATIONS A-300 SECTIONS A-301 SECTIONS					
PROJECT TEAM	<b>TOPO GRAPHIC</b> landscape architecture & design MIAMI BEACH FL. / PUNTA GORDA FL. (305) 915 6626	<b>SDH_STUDIO</b> ARCHITECTURE + DESIGN SDH_STUDIO 18200 NE 19TH AVE, STE 100, NORTH MIAMI BEACH, FL. 33162 (305) 501-5013 INFO@SDHSTUDIO.COM					



**LOCATION MAP**

9450 BAY DRIVE, SURFSIDE, FL 33154

**GENERAL NOTES**

- CONTRACTOR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.
- ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- ALL WORK PERFORMED IN RELATIONSHIP TO THESE DOCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
- CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE AREAS, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
- CONTRACTOR TO CAP, REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.
- CONTRACTOR MUST NOTIFY ARCHITECT/ENG. IMMEDIATELY OF ANY UNEXPECTED OR DISCOVERED CONDITIONS WHICH VARY FROM THESE KNOWN, ANY DISCREPANCIES WITH THE DRAWINGS AND/OR CONTRACT DOCUMENTS, ANY ERRORS AND OMISSIONS ON THE DRAWINGS AND/OR THE FIELD PRIOR TO BIDDING, BEFORE PROCEEDING WITH WORK AND/OR SHOP FABRICATION OR MATERIALS.
- CONTRACTOR SHALL NOTIFY ARCHITECT/ENG. FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPE AND CIVIL DRAWINGS. ANY DISCREPANCIES DISCUSSED AFTER BIDDING SHALL BE INTERPRETED BY THE ARCHITECT BASED ON THE USE OF THE MOST EXPENSIVE METHOD OR FINISH.
- CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT/ENG. PRIOR TO ANY CHANGES OR DEVIATIONS FROM CONTRACT DOCUMENTS.
- UNDER NO CIRCUMSTANCES SHALL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT NOR THE APPROVAL OF ARCHITECT OR ENGINEER WITHOUT THEIR WRITTEN APPROVAL.
- CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY MATERIALS, FINISHES OR EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED AND ENFORCED BY THE CONTRACTOR.
- DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS TO BE FOLLOWED.
- ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED ON DRAWINGS.
- THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATION, WITHIN THE BUILDING'S CONSTRUCTION AS REQUIRED BY CODE, THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IF SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR OR SUBCONTRACTORS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGES IN MATERIALS REQUESTED FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY EFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR ASSEMBLIES.
- WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
- ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS OR CEILINGS SHALL BE FIRE RETARDANT.
- ALL PIPING SHALL BE SLEEVED THROUGH SLABS. CONTRACTOR TO FULLY SEAL SPACE AROUND PIPES WITH A U.L. APPROVED FIRE RESISTIVE "THERMAFIBER" GLASS FIBER SAFING INSULATION AS MANUFACTURED BY U.S. GYPSUM CO. COMPLYING WITH ASTM E-119 OR APPROVED SIMILAR OR AS DETAILED ON DRAWINGS. PROTRUSIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED AS TO MAINTAIN THE FIRE RATING OF SAID WALL.
- ALL SHAFTS, SHALL BE 1-HOUR RATED WITHOUT EXCEPTION, U.L. DESIGN NO. U-465 OR APPROVED SIMILAR AND SHALL CONTINUE AS HIGH TO UNDERSIDE OF ROOF DECKING.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.
- ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED AND SHALL BEAR THE REVIEW STAMP, DATE AND SIGNATURE OF THE CONTRACTOR BEFORE SUBMITTAL TO THE ARCHITECT AND OR ENGINEER.
- SHOP DRAWING SUBMITTALS SHALL CONSIST OF 1 SET OF REPRODUCIBLE COPIES AND TWO SETS OF BLUE PRINTS.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC., IF APPLICABLE.
- REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING AND INSTALLATION DETAILS.
- CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK OR BY OTHER ITEMS DESCRIBED IN THE CONTRACT DOCUMENTS.
- IN ADDITION TO WALL TYPES SHOWN ON PLANS, THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL CONTRACTORS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY AND MAINTENANCE. NOTIFY ARCHITECT/ENG. AS TO SAID LOCATIONS PRIOR TO THEIR INSTALLATION TO AVOID CONFLICTS WITH INTERIOR FINISH MATERIALS AND DESIGN INTENT.
- CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECT/ENG.
- CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A/C GRILLS OR REGISTER, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH ARCHITECT.
- BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES WITH THE ARCHITECT/ENG. UNLESS NOTED ON PLANS.
- ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CONSTRUCTION MATERIAL FROM THE SITE AND SHALL ALSO BE RESPONSIBLE WALLS, DOORS, ETC. CONTRACTOR SHALL PROVIDE ITS OWN TRASH CONTAINER AT A LOCATION SELECTED BY THE OWNER.
- UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF RECORD DRAWINGS ("AS BUILT") ALONG WITH THE WRITTEN GUARANTEES, AND ALL OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED.
- NO EXISTING FACILITY SHALL BE OCCUPIED DURING REMODELING OR RENOVATION UNLESS ALL EXISTING EXITS AND ANY EXISTING FIRE PROTECTION ARE CONTINUOUSLY MAINTAINED OR, IN LIEU THEREOF, OTHER ALTERNATE MEASURES ARE TAKEN WHICH PROVIDE EQUIVALENT SAFETY CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID, LABOR AND MATERIAL COSTS FOR ANY CHANGE OR ALTERATION OF ADJACENT AREAS TO BE DISTURBED DURING DEMOLITION OR CONSTRUCTION, THIS INCLUDES BUT IS NOT LIMITED TO PAVING AND LANDSCAPING OF THE PROPOSED STAGING AREA TO INSURE PROPER DRAINAGE AND TO RETURN THEM TO THEIR ORIGINAL EXISTING CONDITION.
- ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 6 MIL. POLYETHYLENE VAPOR BARRIER WITHOUT EXCEPTION.
- IF THE NORMAL WORK FLOW OF AN AREA MUST BE INTERRUPTED IN ORDER TO PROCEED WITH THE SCHEDULE, PROPER NOTICE MUST BE GIVEN TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO COMMENCEMENT OF SUCH WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING STRIPES, NUMBERS AND/OR LABELING OF EACH PARKING STALL. OWNER SHALL SUPPLY CONTRACTOR WITH DESIRED SEQUENCE.
- CONTRACTOR SHALL AVOID INTERFERENCE WITH THE NORMAL WORK FLOW AND PROPER FUNCTIONING OF ALL AREAS WITHIN THE BUILDING. CONTRACTOR SHALL COORDINATE WITH OWNER'S SECURITY PROGRAM METHODS TO AVOID UNAUTHORIZED ENTRY, VANDALISM AND THEFT.
- CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL NECESSARY UTILITIES TO THE OCCUPIED FACILITIES DURING CONSTRUCTION. TEMPORARY PROVISIONS SHALL BE MADE.
- ALL ROOFING, DECKING, WATERPROOFING, FLASHING TO COMPLY WITH ALL REQUIREMENTS UNDER SECTION 1519.16 OF THE FLORIDA BUILDING CODE. INSTALLATION TO BE DONE UNDER SEPARATE ROOF SUBPERMIT, AND ALL NOA MUST BE SUBMITTED FOR APPROVAL. WATERPROOFING MEMBRANE AS PER VULKEM 350NF/EPOXY PRIMER - VULKEM 350NF/351 OR APPROVED EQUAL.
- CONTRACTOR TO VERIFY SOIL VALUES AND CAPACITIES IN REFERENCE TO SOIL TEST AND STRUCTURAL PLANS
- CONTRACTOR TO COORDINATE ELEVATOR REQUIREMENTS WITH ELEVATOR SELECTION

**STAIRS NOTES**

- CLEAR WIDTH OF SPIRAL STAIR IS AT LEAST 26".
- THE HEIGHT OF RISER IS NOT MORE THAN 7.75".
- HEADROOM IS AT LEAST 6'-8".
- TREADS SHOULD HAVE A MIN. DEPTH OF 10".
- ALL TREAD ARE IDENTICAL.
- MANUFACTURED STAIRS: ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION, UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.

**GARAGE NOTES**

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

**MEAN OF ESCAPE NOTE**

ALL EGRESS WINDOWS TO COMPLY W/ FBC 2020. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 S.Q.F.T. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED

**TERMITE PROTECTION**

R318.1 TERMITE PROTECTION. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, 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. SEE SECTION 202. REGISTERED TERMITICIDE. 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."

**NOTE AS PER FBC**

BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) OVER THE FIXTURE AND AT THE FRONT CLEARANCE AREA FOR FIXTURES. A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) ABOVE A MINIMUM AREA 30 INCHES (762 MM) BY 30 INCHES (762 MM) AT THE SHOWERHEAD.

**FLOOR PLAN NOTES**

- SHOWER ENCLOSURE SAFETY GLASS CAT.II. TILE IMPERVIOUS FINISH UP TO 80" A.F.F.
- BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. R307.2 BACKING BOARD FOR CERAMIC TILE TO BE CEMENT FIBER, OR GLASS MAT. R702.4.2
- FAIR HOUSING BACKING TYP. TOILET, TUB & SHOWERS
- RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL SHALL REJECT A 6" SPHERE. REQUIRED SHOP DRAWINGS TO BE SUBMITTED AND APPROVED BY THE TOWN OF SURFSIDE. ALL SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS. GUARDRAIL RESISTANT TO 400# LAT PEDUL IMPACT GLASS GUARDRAILS TO HAVE KINETIC ENERGY IMPACT LOADING AS PER ANSI Z97.1- FBCT2020 1618.4.6.3
- WINDOWS, EXT. DOORS AND SHUTTERS W/ PRODUCT APPROVAL SHOP DRAWINGS WILL BE PROVIDED. SEE ELEVATIONS PLANS FOR F.G. DIMENSIONS.

**ELEVATION NOTES**

- G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS FOR RAILINGS. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. GUARDRAIL RESISTANT TO 400# LAT PENDUL IMPACT (BY OTHERS)
- ALL WINDOWS AND DOORS IMPACT RESISTANT. BY SEPARATE PERMIT W/ PRODUCT APPROVAL FOR ALL WINDOWS AND DOORS ARE REQUIRED TO BE REVIEWED AND SIGNED APPROVED BY THE DESIGNER OF RECORD
- ALL WINDOWS AND DOORS, GARAGE DOOR, FENCES, HANDRAILS, STAIR, SPIRAL STAIR UNDER SEPARATED PERMIT.
- THE WINDOW INFORMATION CAN BE FOUND IN THE WINDOW SCHEDULE ON SHEET A-500
- ALL WINDOWS WILL BE TINTED
- REFER TO STRUCTURAL PLANS FOR SLAB DEPRESSION DETAILS, TYP.

**POOL BARRIER: ALARM NOTES**

WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY: REQUIREMENTS RELATING TO POOL SAFETY FEATURES. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM. COMPLYING W/ UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FT. THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES. THE ALARM SHALL BE EQUIPPED W/ A MANUAL MEANS TO TEMPORARILY DEACTIVATE THE ALARM FOR A SINGLE OPENING. SUCH DEACTIVATION SHALL LAST NOT MORE THAN 15 SECONDS. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 IN ABOVE THRESHOLD OF THE DOOR SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48" OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL. ACCESS LEVEL WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS OR HIGHER W/ A COUNTER BENEATH. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL SOUND WHEN CONTACT IS BROKEN AT ANY OPENING. ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH A SELF CLOSING, SELF LATCHING DEVICE W/ POSITIVE MECHANICAL LATCHING/ LOCKING INSTALLED A MINIMUM OF 54" ABOVE THE THRESHOLD WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

**ABBREVIATIONS**

A	ANCHOR	HT	HEIGHT
AC	AIR CONDITIONING	HR	HORIZONTAL
ACoust	ACOUSTICAL	HB	HOSE BIBB
ACP	ACOUSTICAL CEILING PANEL	ID	INTERIOR DIMENSION
AFF	ABOVE FINISH FLOOR	INSUL	INSULATION
AHJ	AIR HANDLE UNIT	INTERM	INTERMEDIATE
ALUM	ALUMINUM	JAN	JANITOR
ANOD	ANODIZED	MANUF	MANUFACTURER
BD	BOARD	MAT	MATERIAL
BFF	BELOW FINISH FLOOR	MAX	MAXIMUM
BLK'G	BLOCKING	MIN	MINIMUM
BLK	BLOCK	MTL	METAL
CEM	CEMENT	NIC	NOT IN CONTRACT
CER	CERAMIC	NEOPR	NEOPRENE
CFV	CONTRACTOR FIELD VERIFY	OD	OUTSIDE DIMENSION
CJ	CONTROL JOINT	OC	ON CENTER
CLG	CEILING	OVERFLOW	OVERFLOW SCUPPERS
COL	COLUMN	PTN	PARTITION
CONC	CLOSED	PJ	PANEL JOINT
CONC	CONTINUOUS	PL	PLATE
COVER'G	COVERING	LP	LIGHT POLE
DGL	DOUBLE	PLYWD	PLYWOOD
DM	DIMENSION	PNL	PANEL
DTL/DTLS	DETAILS	PLAM	PLASTIC LAMINATE
DW	DISH WASHER	PT	PRESSURE TREATED
EA	EACH	REINF	REINFORCING
ETEC	ELECTRICAL	REQ'D	REQUIRED
EL	ELEVATION	RM	ROOM
ELEV	ELEVATOR	RD	ROOF DRAIN
EXH	EXHAUST	SHT	SHEET
EXIST	EXISTING	SCH	SCHEDULE
EXP	EXPANSION	SSH	STAINLESS STEEL
EXT	EXTERIOR	STL	STEEL
FD	FLOOR DRAIN	STD	STANDARD
FE	FIRE EXTINGUISHER	SECT	SECTION
FIRE EXT CAB	FIRE EXTINGUISHER CABINET	SIM	SIMILAR
FIOC	FURNISHED BY OWNER, INSTALED BY CONTRACTOR	SPEC'S	SPECIFICATIONS
FLOUR	FLOURCENT	STR	STRUCTURAL
FIN	FINISH	SC	SOLID CORE WOOD
GA	GAUGE	PH	TELEPHONE
GWB	GYPSUM WALL BOARD	TEMP	TEMPERED
GYP BD	GYPSUM BOARD	TOS	TOP OF SLAB
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE
GS	GALVANIZED STEEL	VERT	VERTICAL
GL	GLASS	VEST	VESTIBULE
GM	HOLLOW METAL	WH	WATER HEATER

SYMBOL LEGEND			
⊕	CENTER LINE	DI	MATERIAL TAG
RL	PROPERTY LINE	↑	PRINCIPAL ENTRY
⊕	WINDOWS TAG	SL 1/4"	SLOPE TAG
⊕	DOOR TAG	WM	WATER METER
⊕	DATUM FLOOR ELEV.	●	POLE
⊕	BREAKLINE	P000	PLUMBING TAG
⊕	GRID BUBBLE TAG	⚠	REVISION TAG
+ELEVATION	LEVEL HEAD CIRCLE	⊕	CHANGE OF ELEV.
⊕	SECTION MARK	⊕	NORTH ARROW
⊕	CALLOUT HEAD TAG	Room name	ROOM TAG
⊕	BUILDING ELEV. TAG	AREA	INTERIOR ELEV. TAG
⊕	VIEW NAME	VIEW TITLE	

**ITEMS UNDER SEPARATE PERMIT:**

- TEMPORARY CONSTRUCTION FENCE
- NPIPES GRAVEL DRIVEWAY
- SEWER CAP
- PORTABLE TOILET
- TEMPORARY POWER FOR CONSTRUCTION
- DEMOLITION
- ELECTRICAL
- PLUMBING
- GAS
- MECHANICAL
- RETAINING WALL
- WINDOWS
- ROOFING
- POOL/SPA/DECK
- LOW VOLTAGE
- ALARM
- CIVIL/DRAINAGE
- GARAGE DOOR
- SKYLIGHT
- RAILINGS
- POOL EQUIPMENT
- LOUVERS
- FENCES AND GATES
- ENTRY DOOR
- LANDSCAPE
- BLINDS/SHADES
- TEMP FOR TEST
- DRIVEWAY
- DUAL METER/BACKFLOW
- SEAWALL AND DOCK

**RAIN WATER NOTES**

ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY LIMITS. FOR DETAILS REFER TO DRAINAGE PLAN, IF APPLICABLE

O.S.F.H. -(OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION. S.F.H. -(SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION WHICH EVER IS HIGHER. AN LOWEST FLOOR - SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT). AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA, IS NOT CONSIDERED A BUILDING'S LOWEST FLOOR; PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS IN SECTIONS IIC-3, IIC-4, IIC-5. GARAGE OR STORAGE (SFA, OSHA, IIC-5-F)- FULLY ENCLOSED AREAS BELOW THE BASE ELEVATIONS SHALL BE DESIGN TO PRECLUDE FINISHED LIVING SPACE EXCEPT ALLOWABLE USES I.E. PARKING LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGN TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD-WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT AND MEET THE FOLLOWING CRITERIA:  
 (1) PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SIZE. BOTTOM OF ALL OPENING SHALL BE NO MORE HIGHER THAN ONE(1) FOOT ABOVE GRADE.  
 (2) THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PARTITIONED OR FINISH INTO SEPARATE ROOMS OR AIR CONDITIONED.

**SDH\_STUDIO**  
ARCHITECTURE + DESIGN

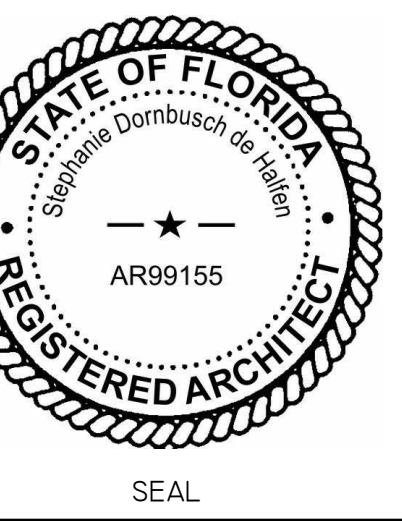
18200 NE 19TH AVE, SUITE 100  
NORTH MIAMI BEACH, FL 33162  
(305) 501 5035  
INFO@SDHSTUDIO.COM

STEPHANE D. DE HALFEN  
ARCHITECT P.A.  
ARCH REG# 99155

**9450**

9450 BAY DRIVE, SURFSIDE, FL 33154

9450



**NOTES/COMMENTS**

**REVISIONS / SUBMISSIONS**

**GENERAL NOTES**

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF SDH STUDIO, AND MAY NOT BE REPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STEPHANE D. HALFEN

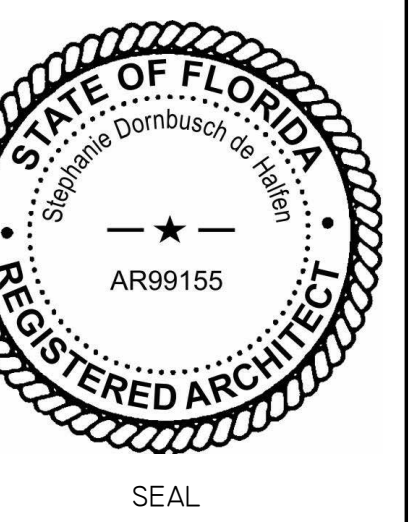
DRAWN BY: SDH  
 CHECKED BY: RB  
 INITIAL DRAWING ISSUE DATE  
 RELEASE DATE:

**A-001**

9450

9450 BAY DRIVE, SURFSIDE,  
FL 33154

9450



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

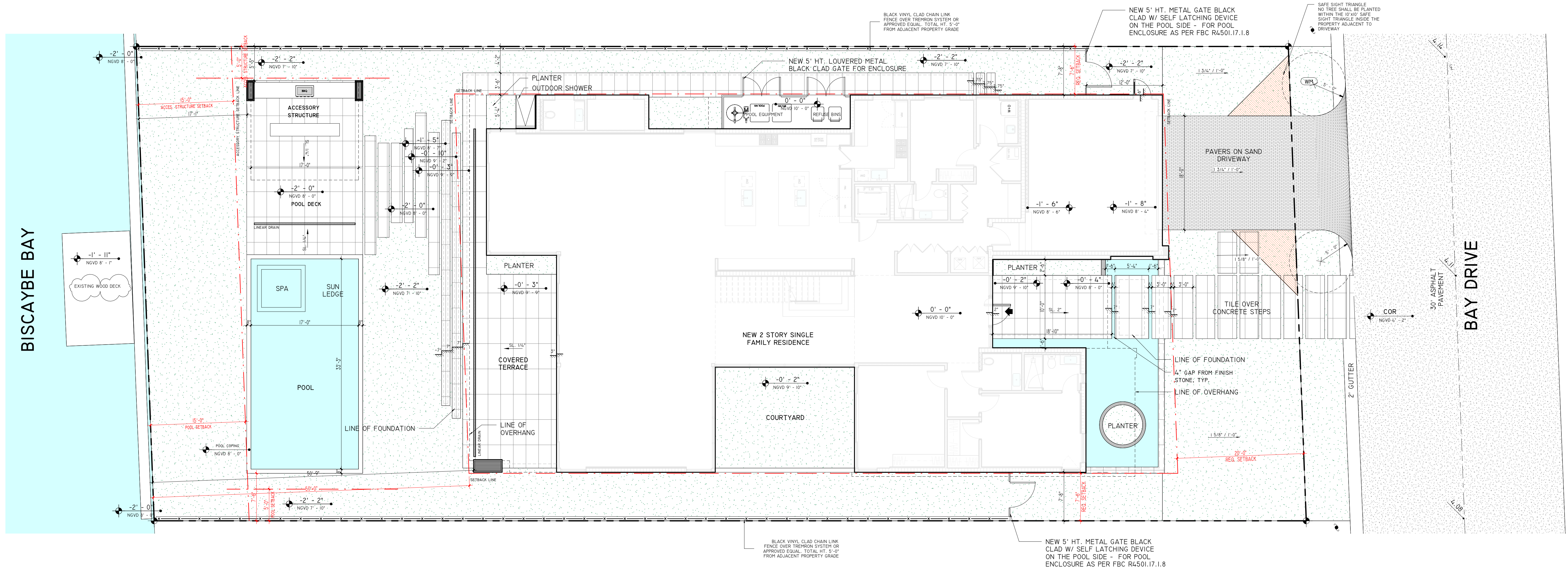
1 PZ BOARD 06-14-24

SITE PLAN

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF SDH STUDIO, AND MAY NOT BE REPRODUCED,  
USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN  
CONSENT OF STEPHANE D. HALFEN

DRAWN BY: SDH  
CHECKED BY: RB  
INITIAL DRAWING ISSUE DATE  
RELEASE DATE:

A-100



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

**APPLICABLE CODES**

FLORIDA BUILDING CODE 2023 EDITION  
FLORIDA RESIDENTIAL CODE 2023  
NATIONAL ELECTRICAL CODE 2023  
FLORIDA PLUMBING CODE 2023  
FLORIDA MECHANICAL CODE 2023  
FLORIDA ENERGY CODE 2023

**SCOPE OF WORK**

I. NEW 2 STORY SINGLE FAMILY RESIDENCE

OCCUPANCY TYPE R-3  
OCCUPANCY LOAD 200 GROSS  
CONSTRUCTION TYPE TYPE IIB

**AREA TALLY**

AREAS	
AREA UNDER AC	
GROUND FLOOR - T.O.S.	4,294 SF
2ND FLOOR - T.O.S.	4,422 SF
TOTAL	8,716 SF
GARAGE	576 SF
TERRACES/ENTRY/CARPORT	
GROUND FLOOR - T.O.S.	905 SF
2ND FLOOR - T.O.S.	452 SF
TOTAL	1,357 SF
LOT AREA:	13,655.25 SF

**ZONING INFORMATION**

TOWN OF SURFSIDE  
ART. III - ZONING DISTRICT REQUIREMENTS  
SECTION 90-39  
ZONING DISTRICT - H50A

BUILDING SET BACK	REQUIRED	PROVIDED
FRONT SETBACK	20'-0"	20'-0"
REAR SETBACK	50'-0"	50'-9"
SIDES SETBACK	5' OR 10% OF THE LOT FRONTAGE (7'-6" EACH)	7'-8" N - 7'-8" S
POOL SETBACK	5'-0" FROM SIDE & 15'-0" REAR	7'-6" FROM SIDE & 10'-0" REAR
HEIGHT LIMITATION	30' FROM MEAN AVE COR	30' FROM MEAN AVE COR
LOT OCCUPATION		
LOT COVERAGE	< 40%	5,061 SF = 37.07%
FLOOR AREA RATIO	13,650.25 SF X .45 = 5,462.1 SF	9,818 SF

**SITE DESCRIPTION**

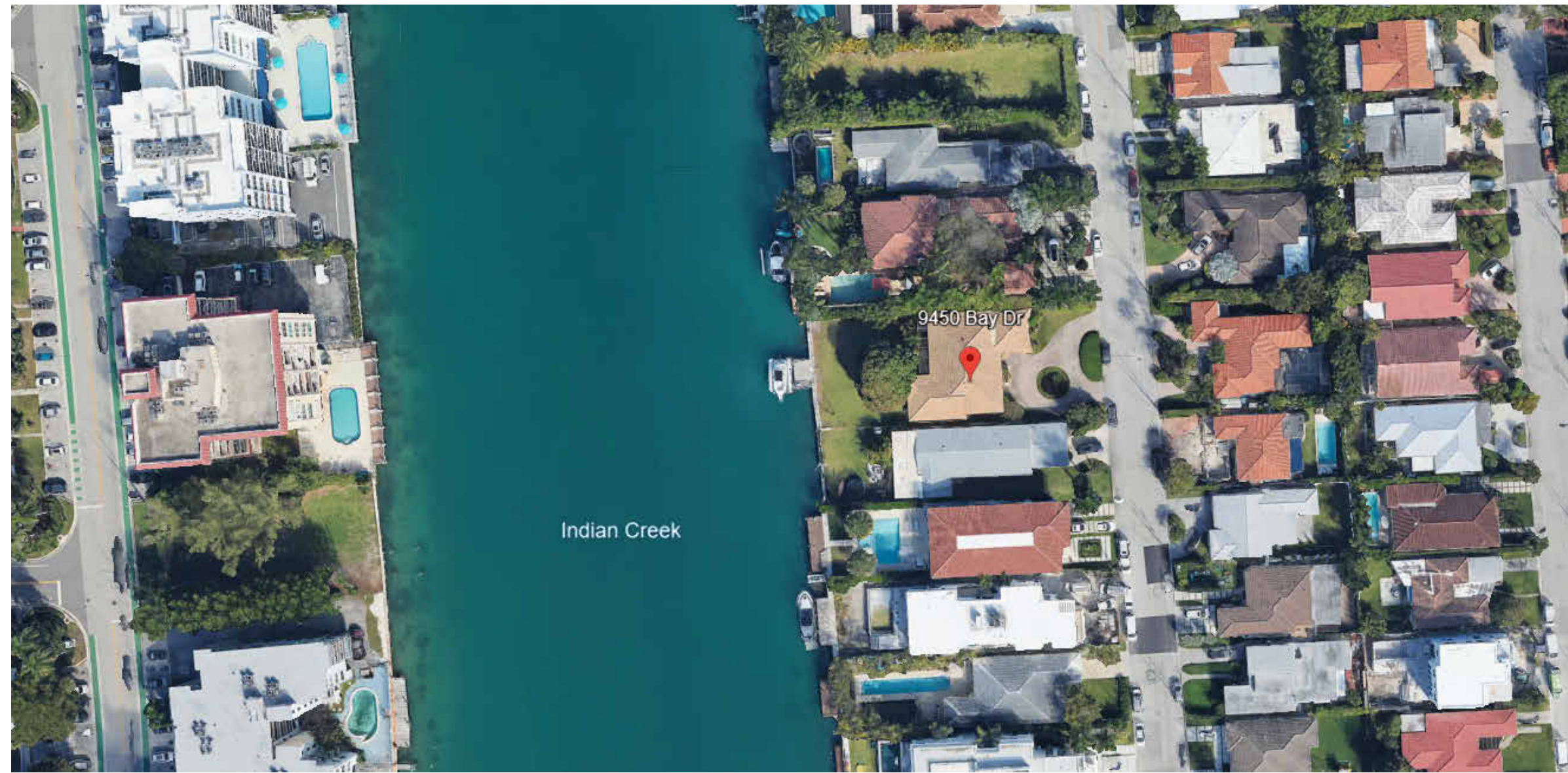
LEGAL DESCRIPTION  
ADDRESS: 9450 BAY DRIVE, SURFSIDE, FL 33154  
LOT: 7 & THE SOUTH 1/2 OF LOT 8  
BLOCK: 13 PLAT BOOK: 8 PAGE: 106

HIGHEST CROWN OF ROAD ELEVATION: 4'-3" FLOOD ZONE: AE  
AVERAGE OF CROW OF ROAD ELEVATION: 4'-2" BASE FLOOD: 8'

ALL SITE INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:  
SURVEYOR'S NAME: JUAN A. SUAREZ PLS LIC.: 6220 FIELD WORK DATE: 02/22/24

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE ELEV.	ADJACENT GRADE ELEV.
PROPOSED	10' - 0" NGVD	8' - 6" NGVD	
MINIMUM	10' - 0" NGVD	8' - 6" NGVD	

AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (IC3-303)



PROJECT AERIAL VIEW



EXISTING HOUSE



EXISTING HOUSE TO THE SOUTH



EXISTING HOUSE TO THE NORTH

SDH\_STUDIO  
ARCHITECTURE+DESIGN

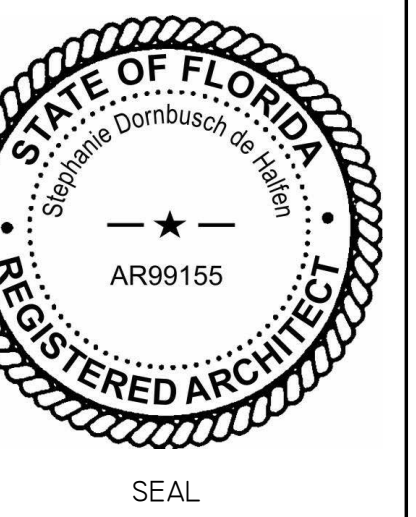
18200 NE 19TH AVE, SUITE 100  
NORTH MIAMI BEACH, FL 33162  
(305) 501 5015  
INFO@SDHSTUDIO.COM

STEPHANE D. DE HALFEN  
ARCHITECT P.A.  
ARCH REG# 99155

9450

9450 BAY DRIVE, SURFSIDE,  
FL 33154

9450



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

SITE PHOTOS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF SDH STUDIO, AND MAY NOT BE REPLICATED,  
USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN  
CONSENT OF STEPHANE D. HALFEN

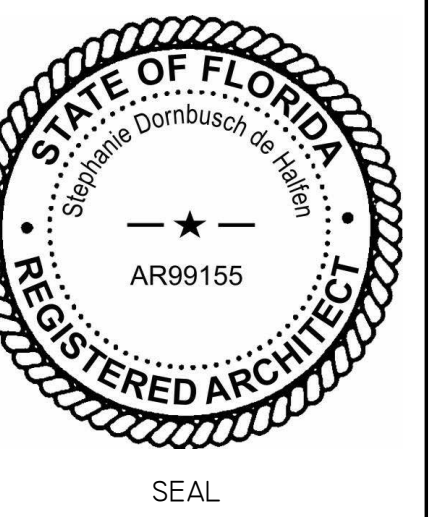
DRAWN BY: SDH  
CHECKED BY: RB  
INITIAL DRAWING ISSUE DATE  
RELEASE DATE:

A-100.1

9450

9450 BAY DRIVE, SURFIDE,  
FL 33154

9450



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

SITE DIAGRAMS

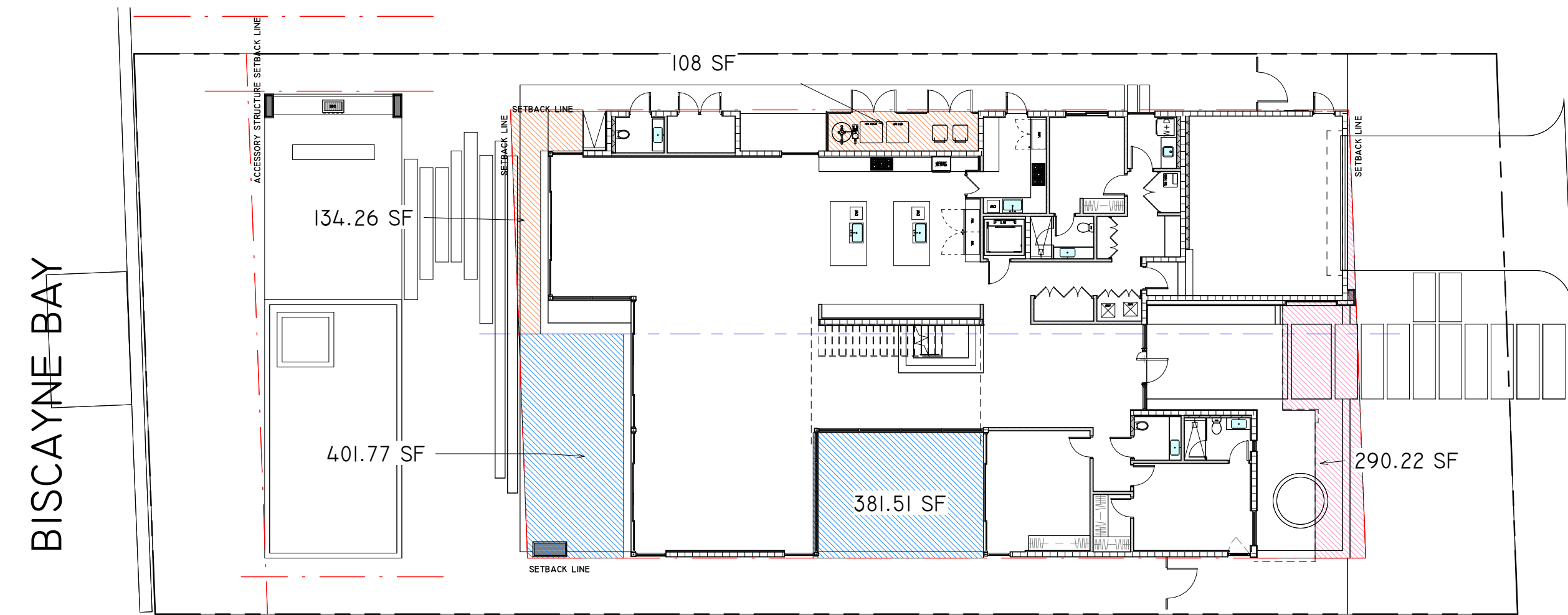
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF SDH STUDIO, AND MAY NOT BE REPLICATED,  
USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN  
CONSENT OF STEPHANE D. HALFEN

DRAWN BY: SDH  
CHECKED BY: RB  
INITIAL DRAWING ISSUE DATE  
RELEASE DATE:

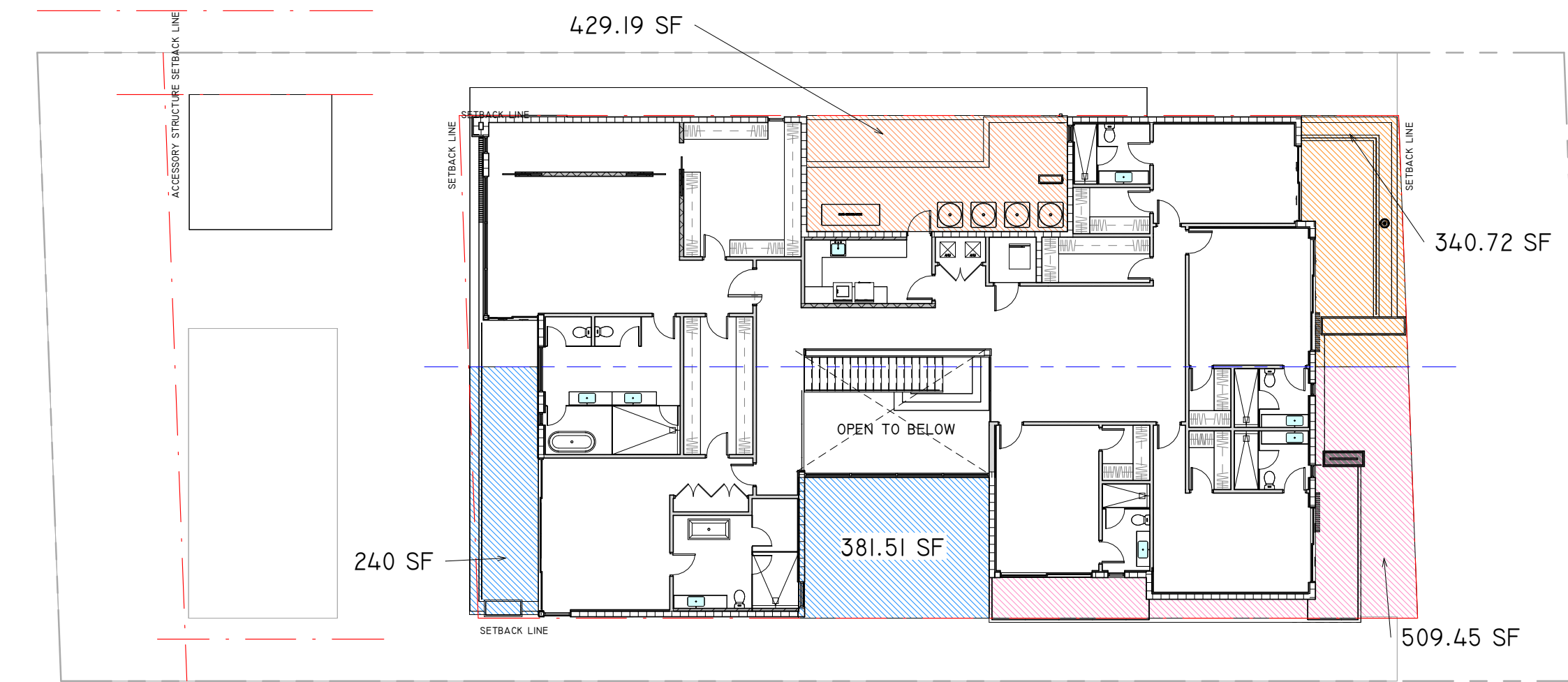
A-100.2

REQUIRED AVERAGE SETBACKS

	REQUIRED	PROVIDED
FRONT	5' x 60' (WIDTH OF THE ALLOWABLE BLDG) x 2 (STORIES) = 600 SF	290.22 SF + 509.45 SF = 799.67 SF
SIDES	3.75' x (182.07' - 70') x 2 = 840.52 SF (EACH SIDE)	NORTH SIDE: 134.26 SF + 108 SF + 429.19 SF + 340.72 SF = 1,012.17 SF SOUTH SIDE: 401.77 SF + 381.51 SF + 381.51 SF + 240 SF = 1,404.79 SF



3 FIRST FLOOR PLAN



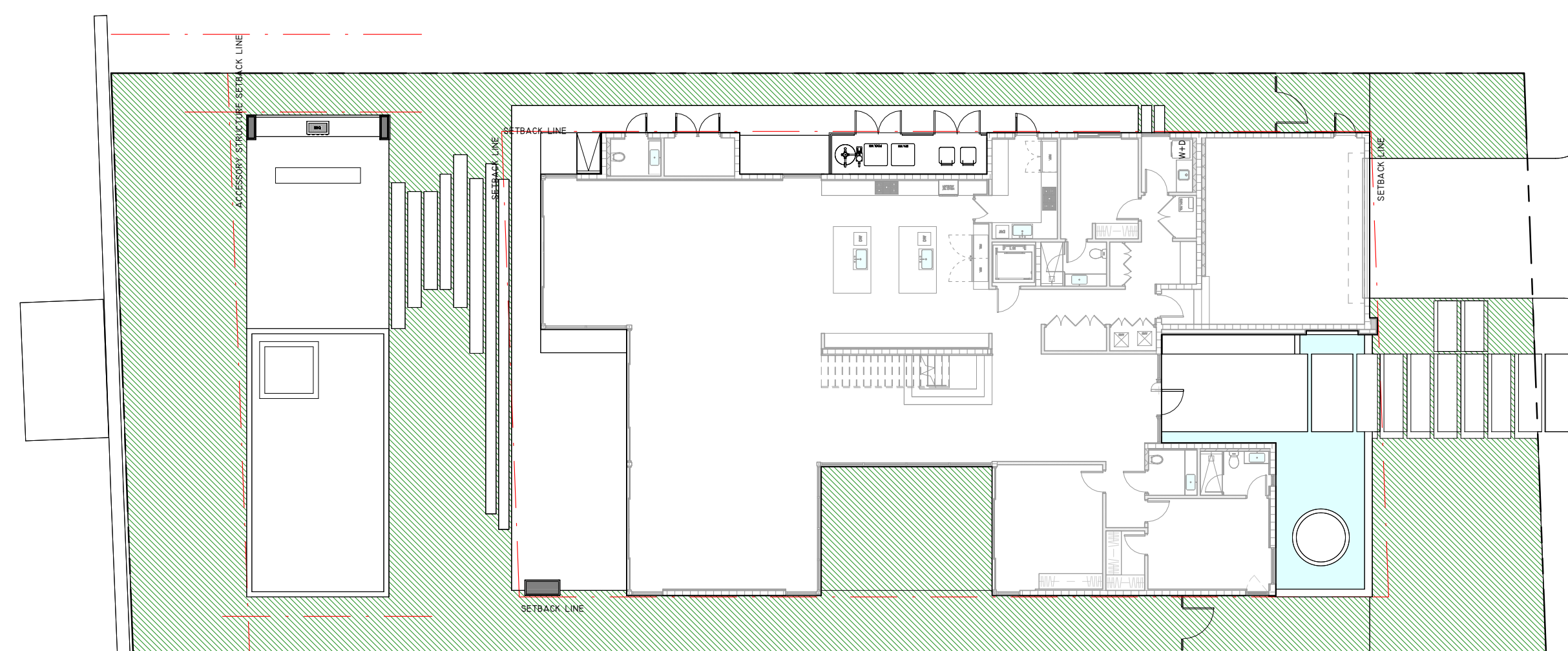
4 2ND FLOOR FURNITURE - AREAS

LOT AREA  
TOTAL REAR YARD AREA = 1,124.97 SF  
MIN. PERVIOUS AREA 35% (13,655.25 SF X .35 = 4,779.3 SF)

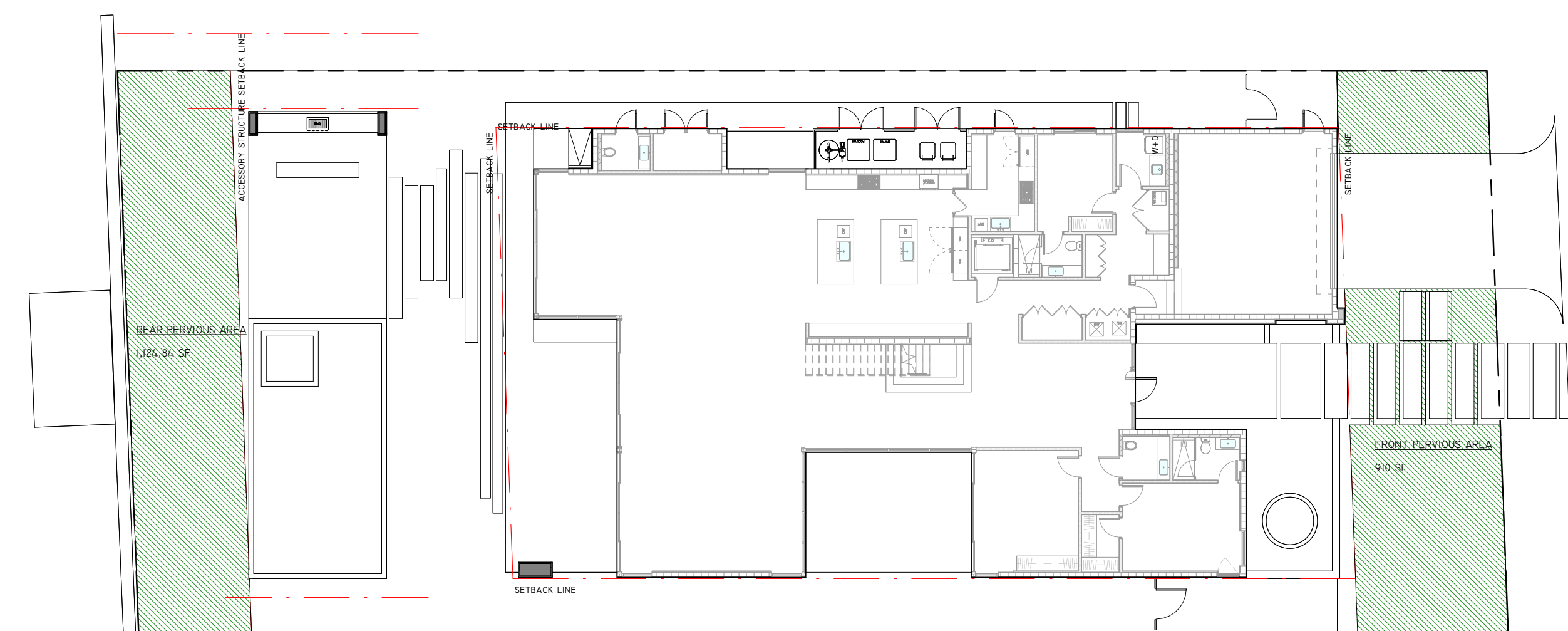
PROVIDED  
5075 SF (37.1%)

REAR YARD AREA  
TOTAL REAR YARD AREA = 1,124.97 SF  
MIN. PERVIOUS AREA 20% = 224.9 SF  
PROVIDED 1,124.94 SF

FRONT YARD AREA  
TOTAL FRONT YARD AREA = 1,499.96 SF  
MIN. PERVIOUS AREA 30% = (1,499.96 SF X .30 = 449.9 SF) PROVIDED 910 SF  
MAX. PAVED AREA 50% = (1,499.96 SF X .50 = 749.98 SF) PROVIDED 489.96 SF



1 PERVIOUS DIAGRAM

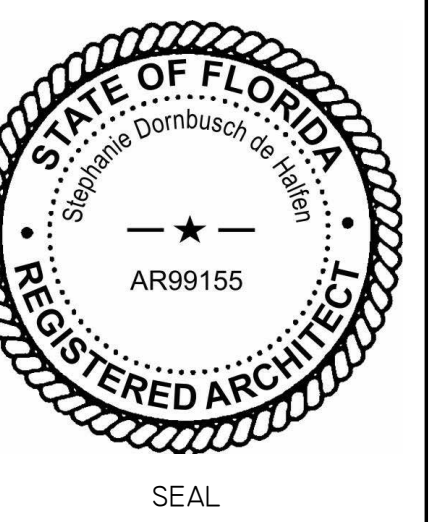


2 PERVIOUS DIAGRAM - FRONT AND REAR

9450

9450 BAY DRIVE, SURFSIDE,  
FL 33154

9450



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

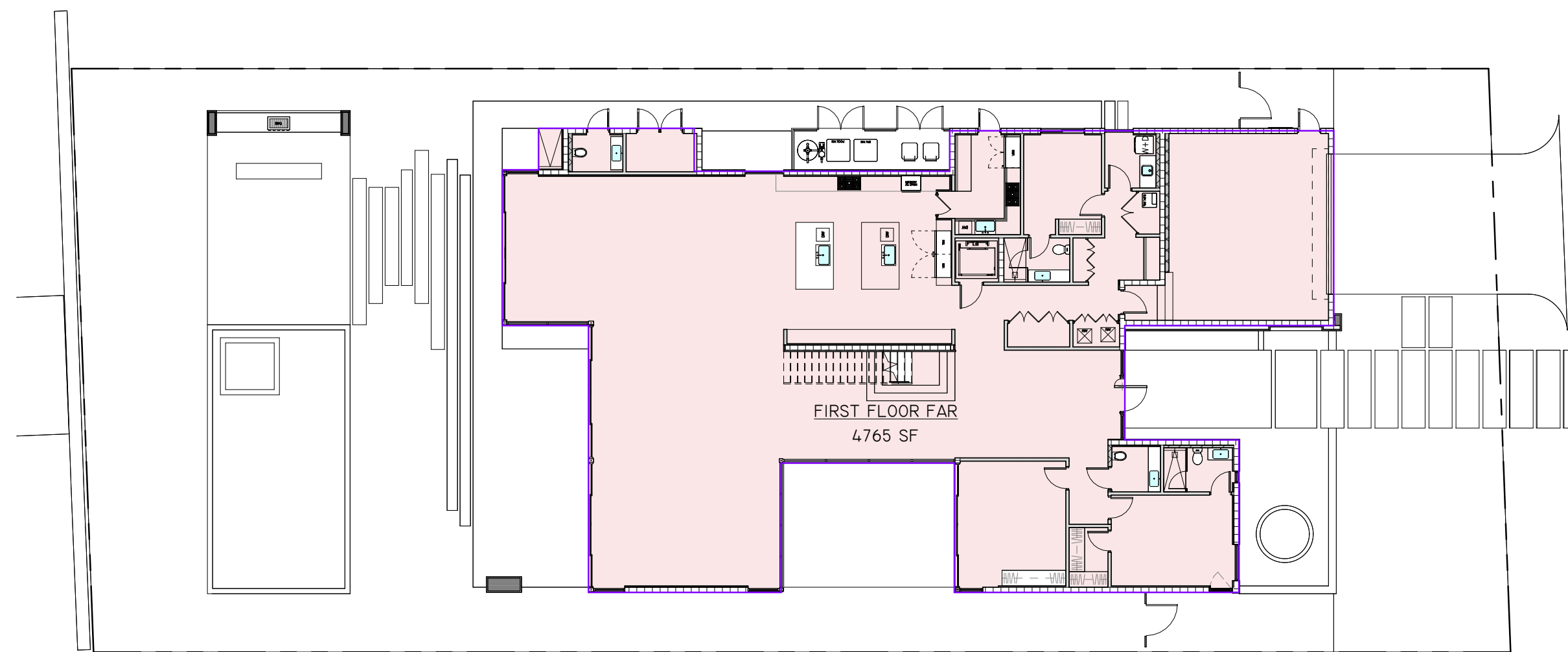
1 PZ BOARD 06-14-24

SITE DIAGRAMS

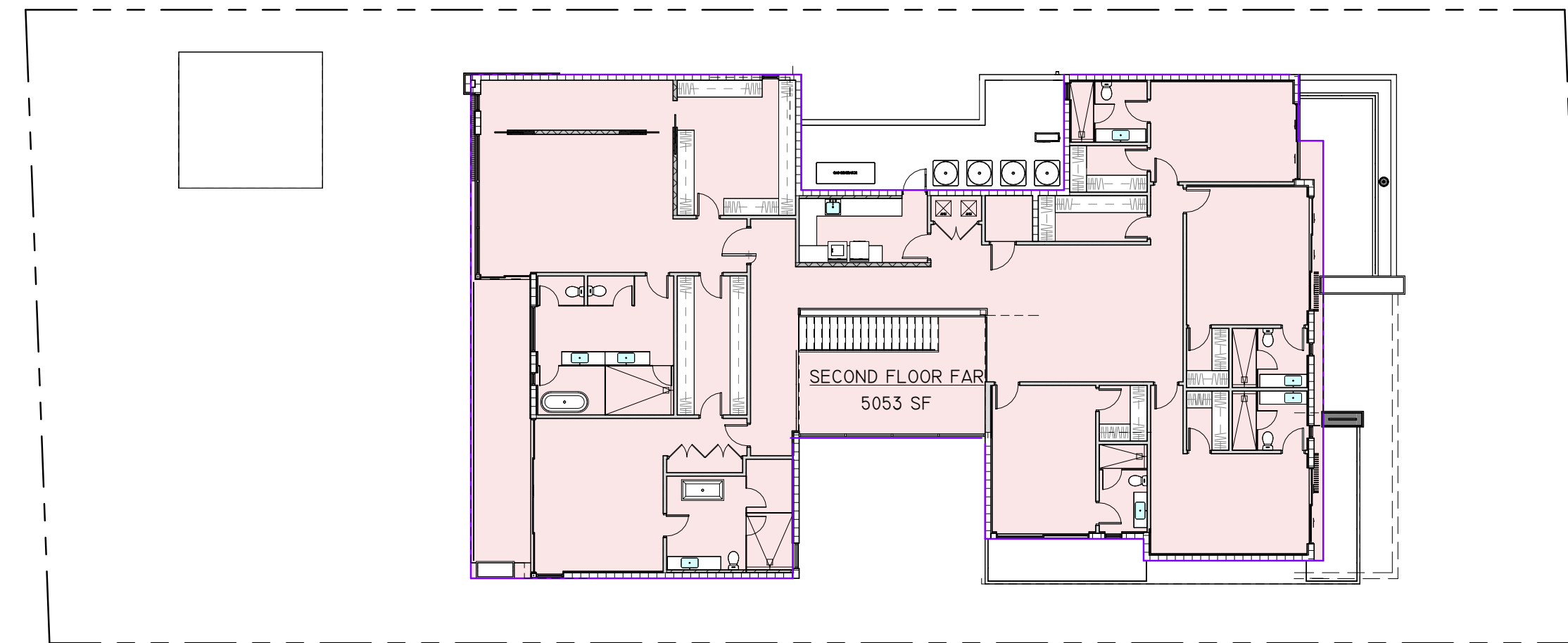
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF SDH STUDIO, AND MAY NOT BE REPLICATED,  
USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN  
CONSENT OF STEPHANE D. HALFEN

DRAWN BY: SDH  
CHECKED BY: RB  
INITIAL DRAWING ISSUE DATE  
RELEASE DATE:

A-100.3



1 GROUND FLOOR - T.O.S.



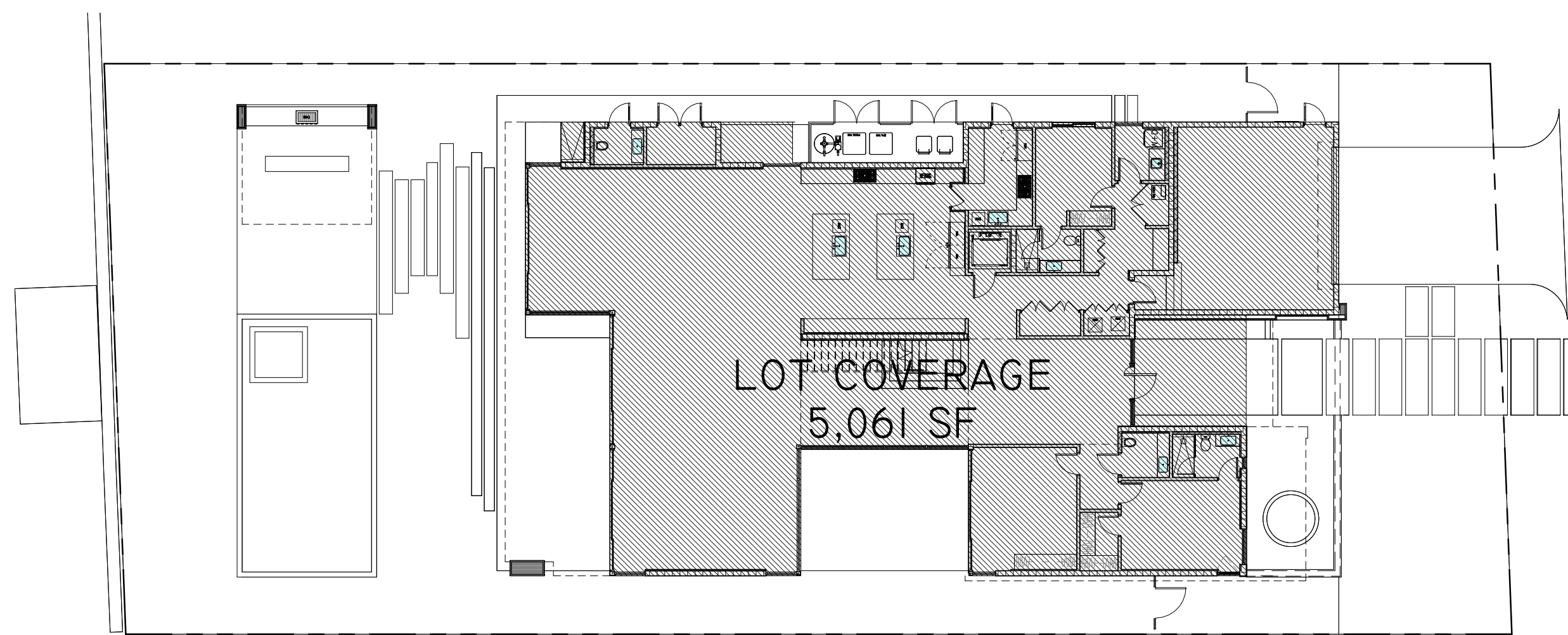
2 2ND FLOOR - T.O.S.

**REQUIRED FAR CALCULATION:**

LOT SIZE: 13,655.25 SF

ALLOWED FAR (0.72) = 9,831.78 SF

PROVIDED FAR = 9,818 SF




3 1ST FLOOR - LOT COVERAGE

**ALLOWABLE LOT COVERAGE CALCULATION:**


LOT SIZE: 13,650.25 SF

ALLOWED LOT COVERAGE (40%) = 5,462.1 SF


PROVIDED LOT COVERAGE = 5,061 SF (37.07%)




TRAVERTINE




TRAVERTINE  
- ATLANTIC



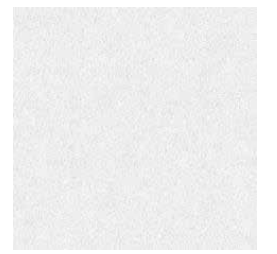
BRONZE ALUMINUM FRAMING




GLASS RAILING



WOOD CLADDING FOR DETAILS



SMOOTH STUCCO - BENJAMIN  
MOORE SUPER WHITE PAINT



SHELLSTONE

- TRAVERTINE FOR FRONT AND BACK FACADE DETAILS  
- BRONZE ALUMINUM FRAMING FOR STOREFRONTS  
- WOOD CLADDING FOR DETAILS AND ROOF  
- SMOOTH STUCCO - BENJAMIN MOORE SUPER WHITE PAINT  
- SHELLSTONE TILE FOR EXTERIOR FLOORING

PROPOSED MATERIALS





SDH\_STUDIO  
ARCHITECTURE+DESIGN

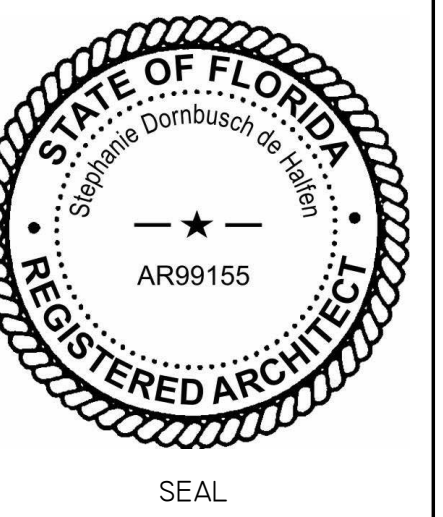
18200 NE 19TH AVE, SUITE 100  
NORTH MIAMI BEACH, FL 33162  
(305) 501 5015  
INFO@SDHSTUDIO.COM

STEPHANE D. DE HALFEN  
ARCHITECT P.A.  
ARCH REG# 99155

9450

9450 BAY DRIVE, SURFSIDE,  
FL 33154

9450



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

RENDERING

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF SDH STUDIO, AND MAY NOT BE REPLICATED,  
USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN  
CONSENT OF STEPHANE D. HALFEN

DRAWN BY: SDH  
CHECKED BY: RB  
INITIAL DRAWING ISSUE DATE  
RELEASE DATE:

A-100.4



SDH\_STUDIO  
ARCHITECTURE+DESIGN

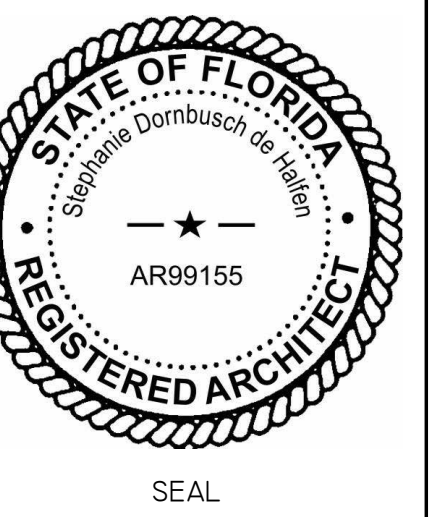
18200 NE 19TH AVE, SUITE 100  
NORTH MIAMI BEACH, FL 33162  
(305) 501 5015  
INFO@SDHSTUDIO.COM

STEPHANE D. DE HALFEN  
ARCHITECT P.A.  
ARCH REG# 99155

9450

9450 BAY DRIVE, SURFSIDE,  
FL 33154

9450



NOTES/COMMENTS

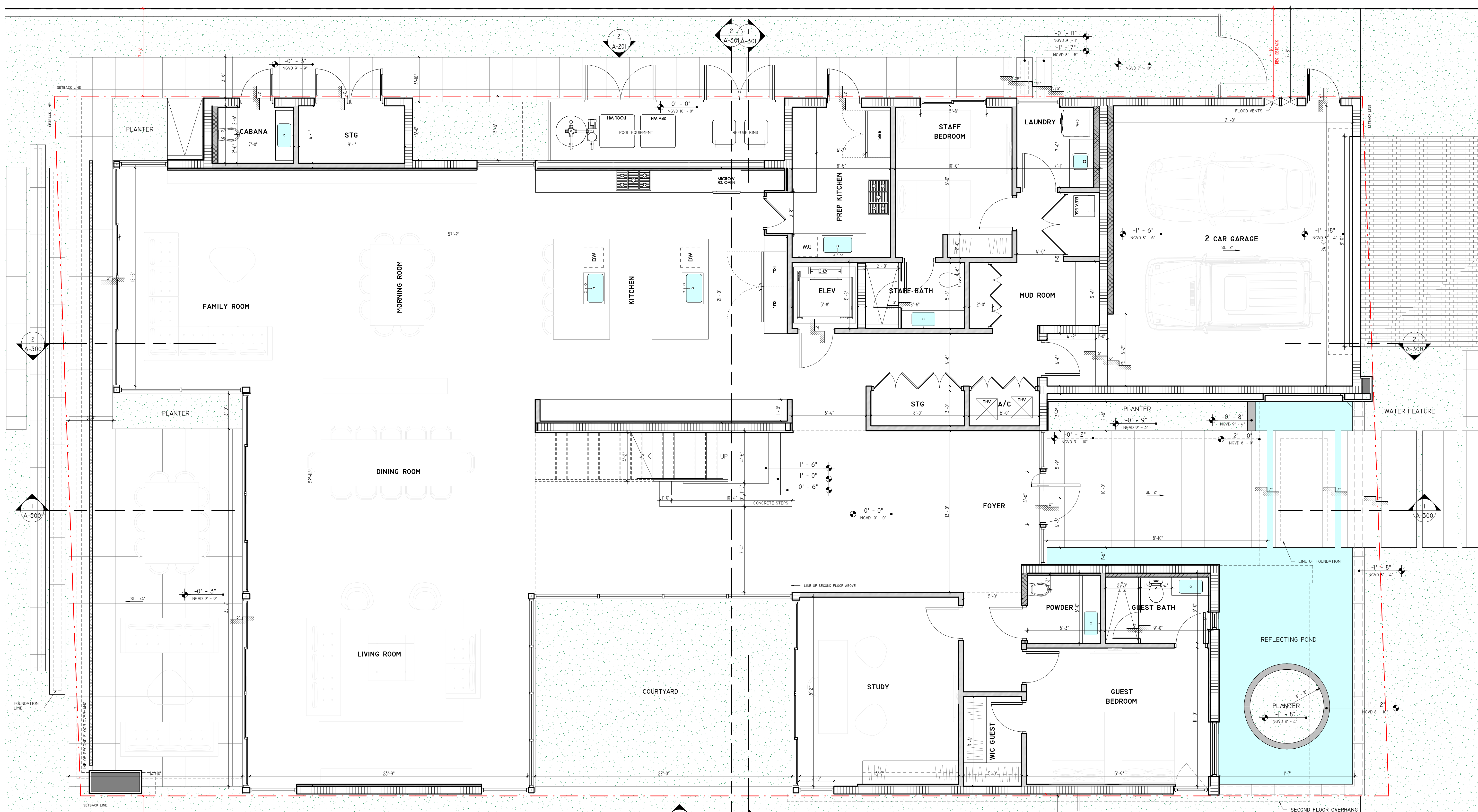
REVISIONS / SUBMISSIONS






RENDERING

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF SDH STUDIO, AND MAY NOT BE REPLICATED,  
USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN  
CONSENT OF STEPHANE D. HALFEN

DRAWN BY: SDH  
CHECKED BY: RB  
INITIAL DRAWING ISSUE DATE  
RELEASE DATE:

A-100.5



- WALL LEGEND**
-  3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
  -  6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
  -  NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
  -  NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
  -  NEW 8" C.M.U. WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL FURRING @ 24" O.C. & R-7.8 INSULATION. SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

**FIRST FLOOR PLAN**  
1/4" = 1'-0"

**SDH\_STUDIO**  
ARCHITECTURE + DESIGN

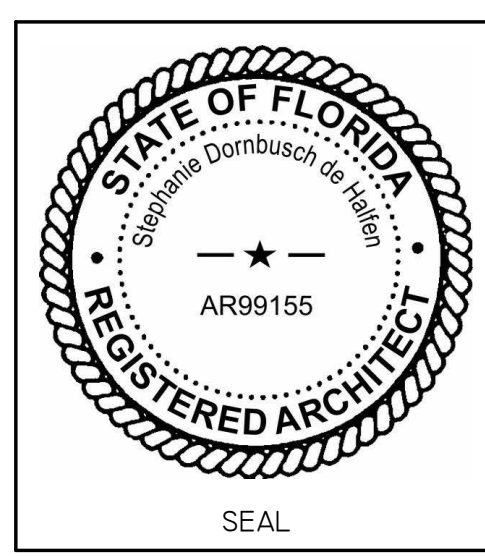
18200 NE 19TH AVE. SUITE 100  
NORTH MIAMI BEACH, FL 33162  
305.501.5015  
INFO@SDHSTUDIO.COM

STEPHANE D. DE HALFEN  
ARCHITECT P.A.  
ARCH REG # 99155

**9450**

9450 BAY DRIVE, SURFSIDE,  
FL 33154

9450



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

**FIRST FLOOR PLAN**

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF SDH STUDIO, AND MAY NOT BE REPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STEPHANE D. HALFEN

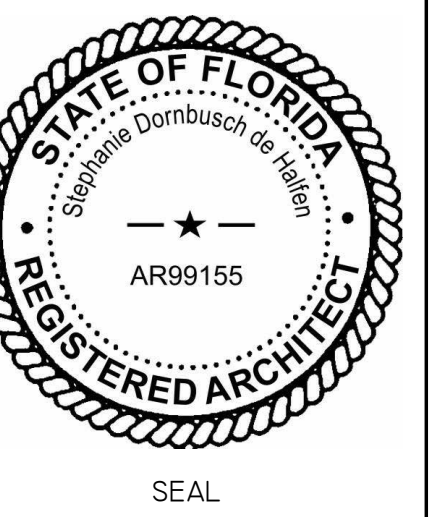
DRAWN BY: SDH  
CHECKED BY: RB  
INITIAL DRAWING ISSUE DATE  
RELEASE DATE:

**A-101**

9450

9450 BAY DRIVE, SURFSIDE,  
FL 33154

9450



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

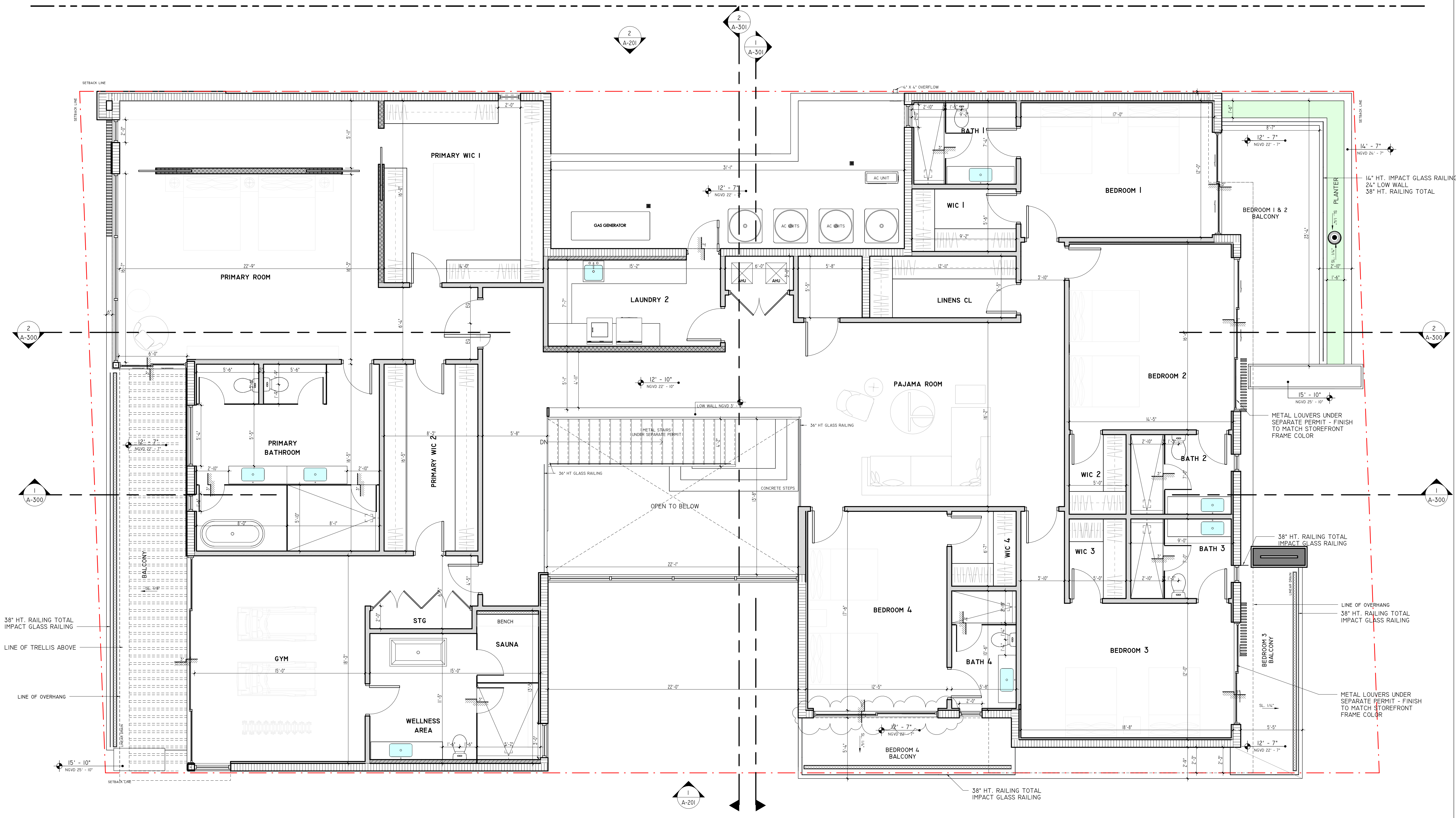
1 PZ BOARD 06-14-24

SECOND FLOOR

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF SDH STUDIO, AND MAY NOT BE REPRODUCED,  
USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN  
CONSENT OF STEPHANE D. HALFEN

DRAWN BY: SDH  
CHECKED BY: RB  
INITIAL DRAWING ISSUE DATE  
RELEASE DATE:

A-102

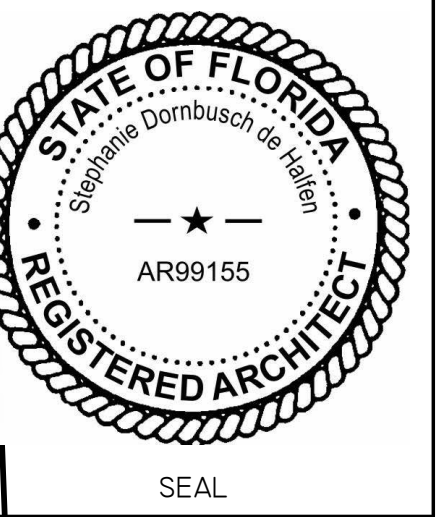


2ND FLOOR  
1/4" = 1'-0"

9450

9450 BAY DRIVE, SURFSIDE,  
FL 33154

9450



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

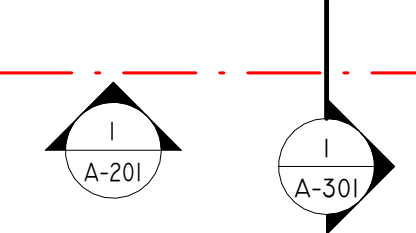
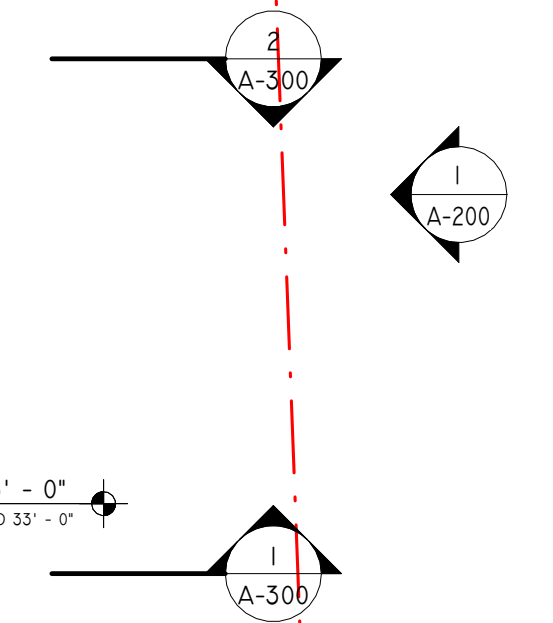
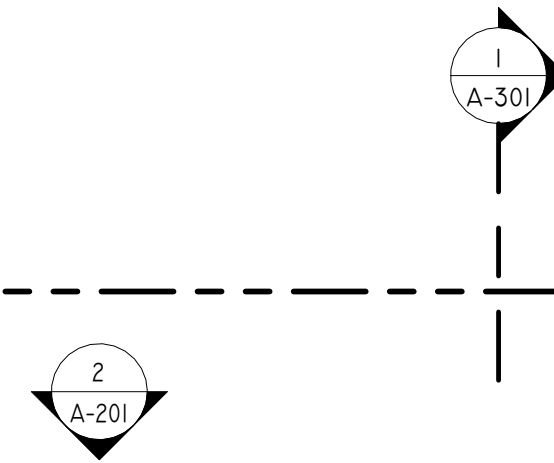
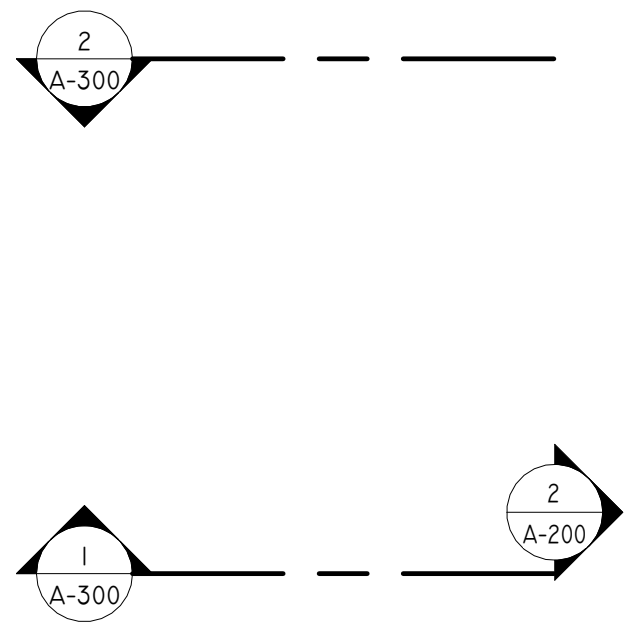
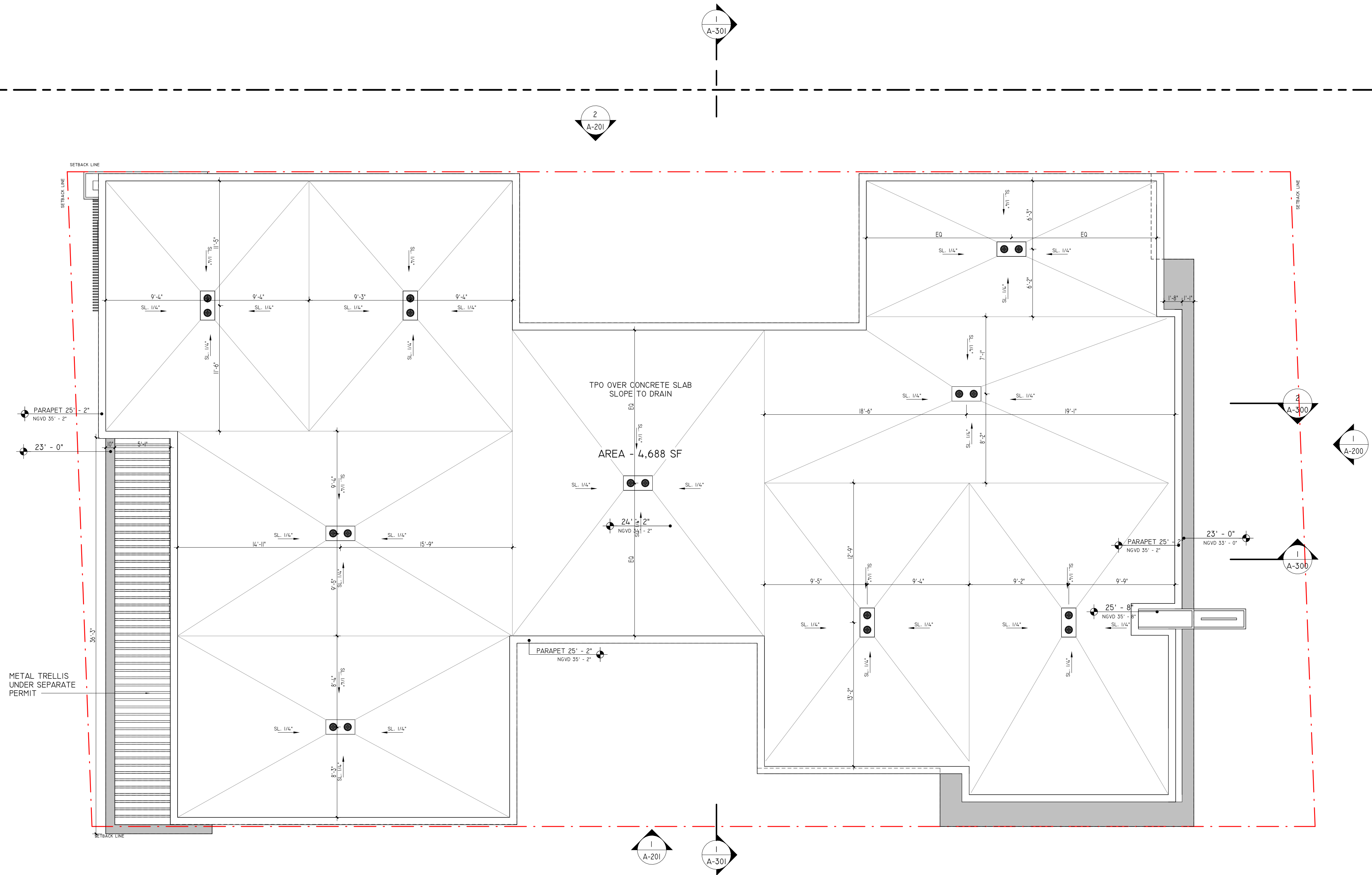
ROOF PLAN

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF SDH STUDIO, AND MAY NOT BE REPLICATED,  
USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN  
CONSENT OF STEPHANE D. HALFEN

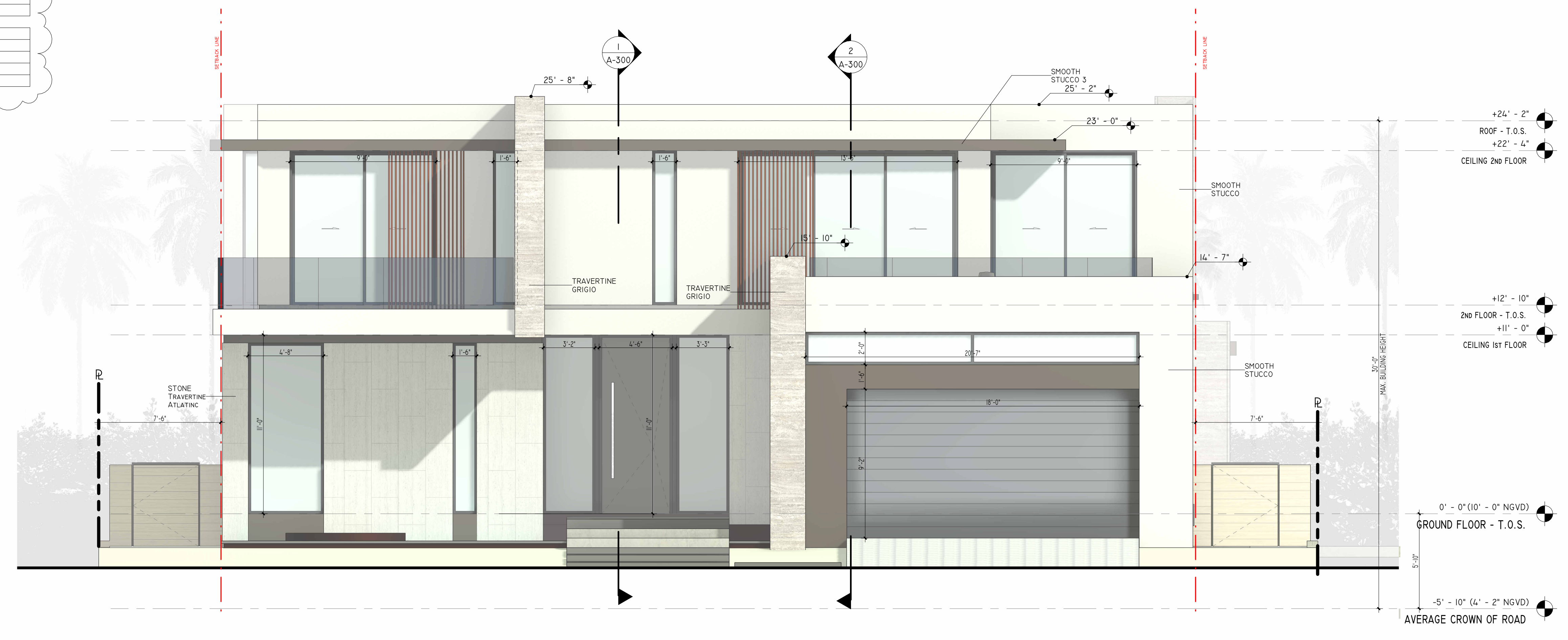
DRAWN BY: SDH  
CHECKED BY: RB  
INITIAL DRAWING ISSUE DATE  
RELEASE DATE:

A-103

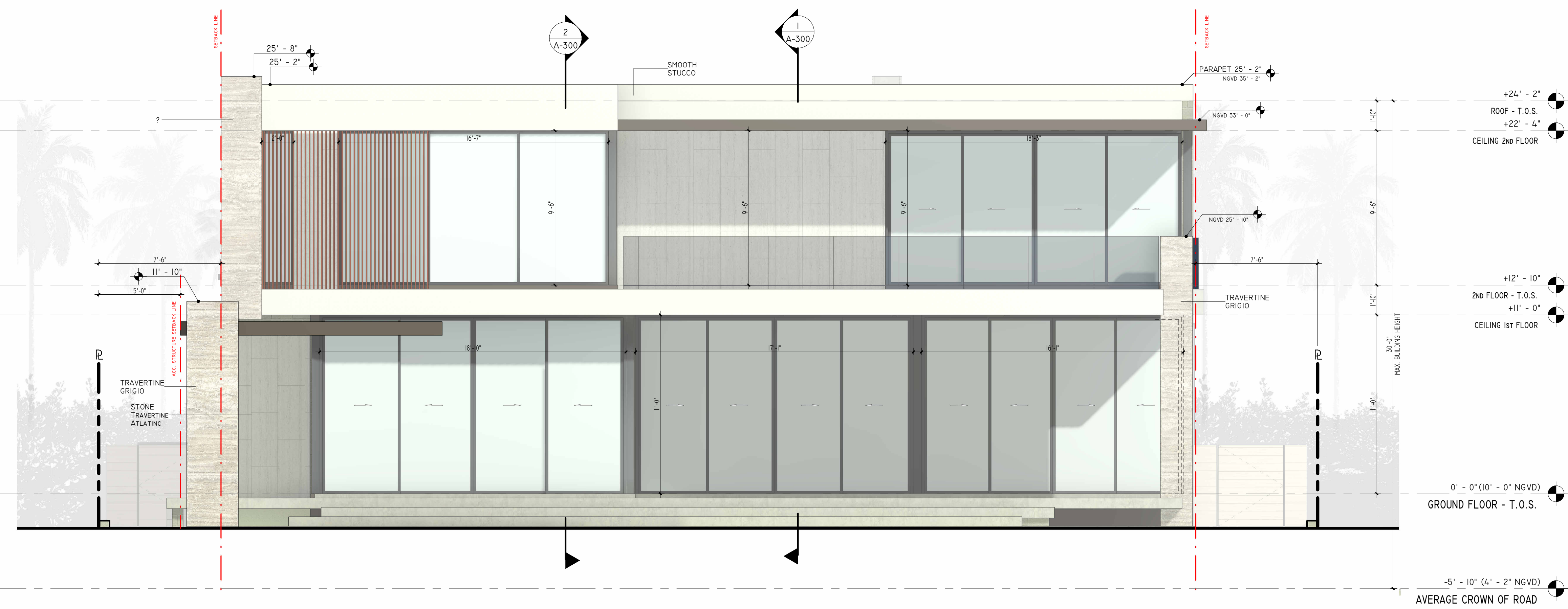
ROOF PLAN  
3/16" = 1'-0"



FINISH MATERIALS	
MATERIAL NAME	MATERIAL DESCRIPTION
SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
SMOOTH STUCCO 3	DARK GREY
ALUMINUM	DARK BRONZE
STONE TRAVERTINE ATLATINC	TRAVERTINE ATLATINC
TRAVERTINE GRIGIO	TRAVERTINE



1 EAST  
1/4" = 1'-0"



2 WEST  
1/4" = 1'-0"

**SDH\_STUDIO**  
ARCHITECTURE + DESIGN

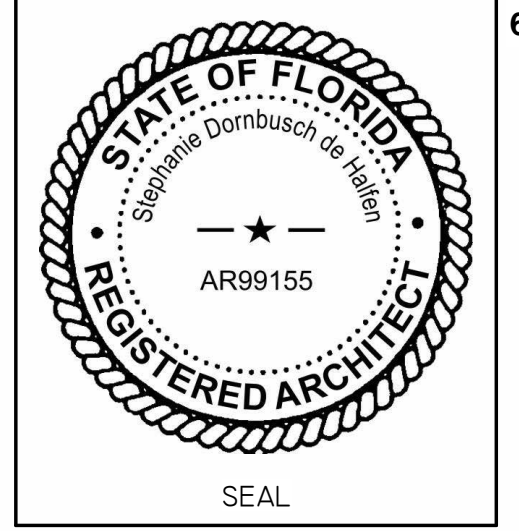
18200 NE 19TH AVE, SUITE 100  
NORTH MIAMI BEACH, FL 33162  
(305) 501-5015  
INFO@SDHSTUDIO.COM

STEPHANE D. DE HALFEN  
ARCHITECT P.A.  
ARCH REG # 99155

9450

9450 BAY DRIVE, SURFSIDE,  
FL 33154

9450



NOTES/COMMENTS

---

REVISIONS / SUBMISSIONS

1	PZ BOARD	06-14-24
---	----------	----------

ELEVATIONS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF SDH STUDIO, AND MAY NOT BE REPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STEPHANE D. HALFEN

DRAWN BY: SDH  
CHECKED BY: RB  
INITIAL DRAWING ISSUE DATE  
RELEASE DATE:

A-200



FINISH MATERIALS	
MATERIAL: NAME	MATERIAL: DESCRIPTION
SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
SMOOTH STUCCO 3	DARK GREY
ALUMINUM	DARK BRONZE
STONE TRAVERTINE ATLATINC	TRAVERTINE ATLATINC
TRAVERTINE GRIGIO	TRAVERTINE

**SDH\_STUDIO**  
ARCHITECTURE + DESIGN

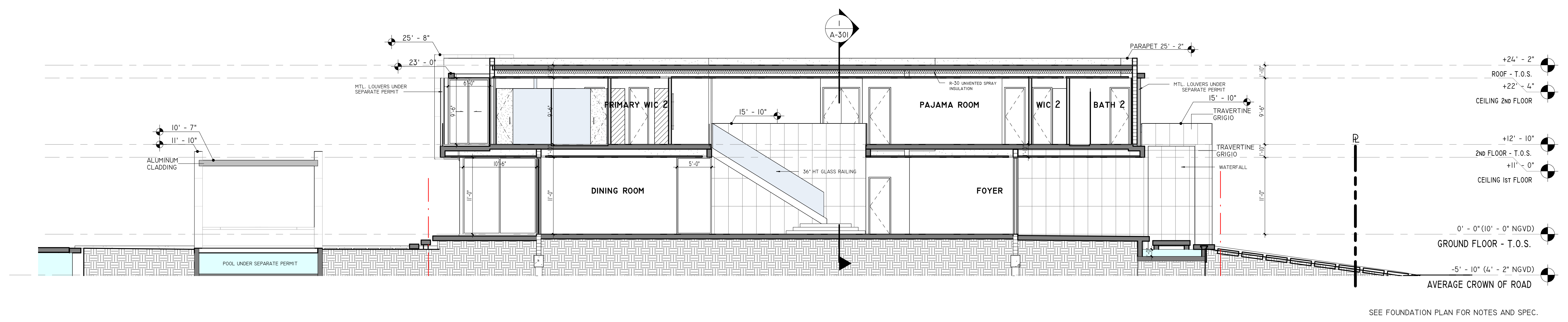
18200 NE 19TH AVE, SUITE 100  
NORTH MIAMI BEACH, FL 33162  
(305) 501-5015  
INFO@SDHSTUDIO.COM

STEPHANE D. DE HALFEN  
ARCHITECT P.A.  
ARCH REG# 99155

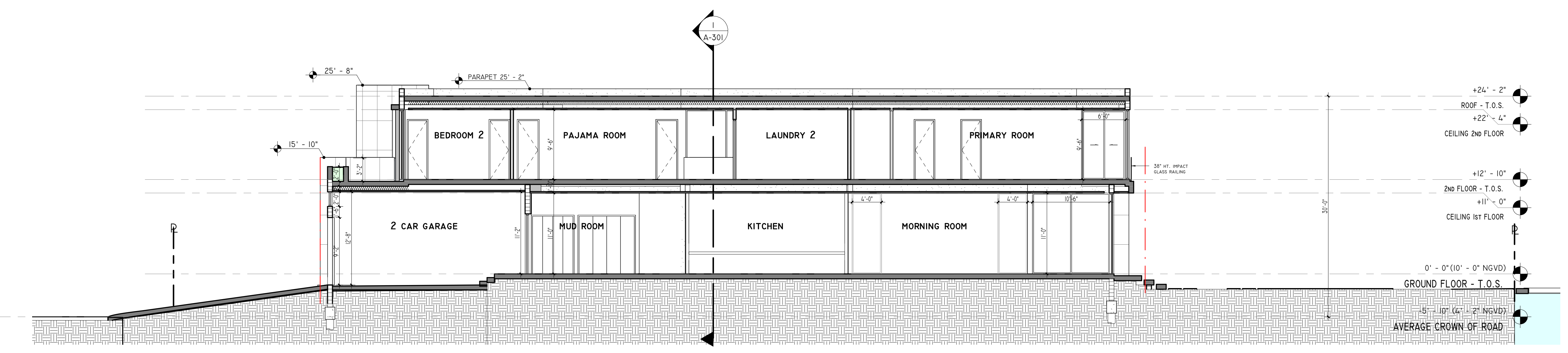
9450

9450 BAY DRIVE, SURFSIDE,  
FL 33154

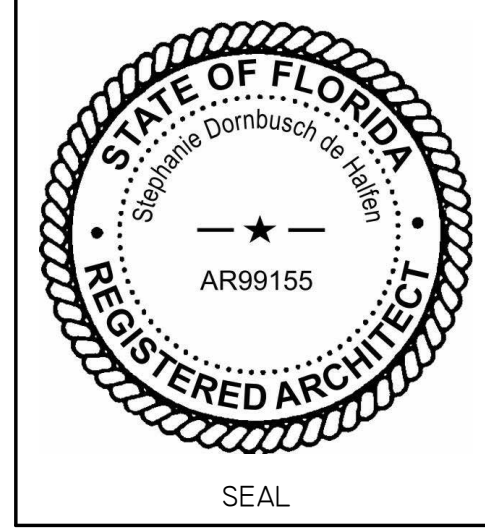
9450



SECTION A  
1/8" = 1'-0"



SECTION B  
1/8" = 1'-0"



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

SECTIONS

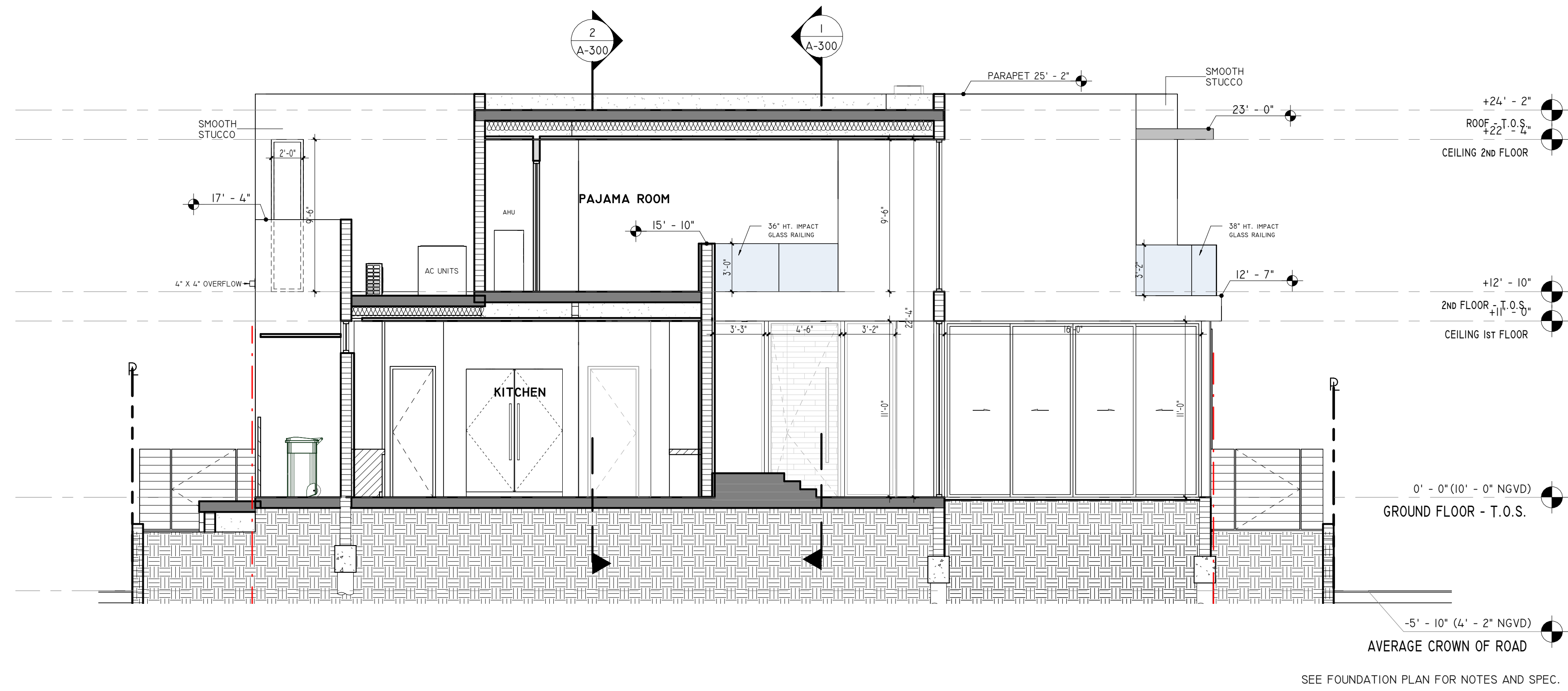
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF SDH STUDIO, AND MAY NOT BE REPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STEPHANE D. HALFEN

DRAWN BY: SDH  
CHECKED BY: RB  
INITIAL DRAWING ISSUE DATE  
RELEASE DATE:

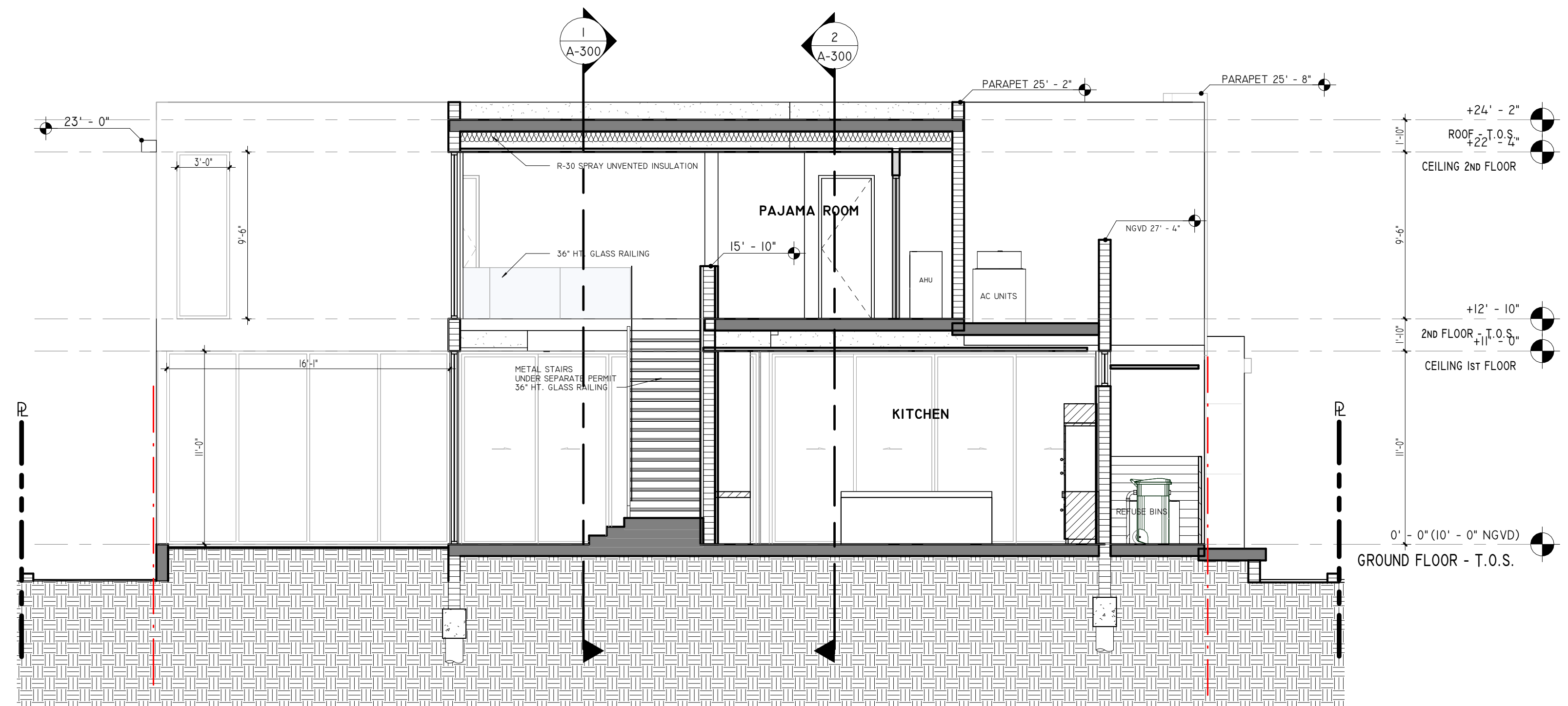
A-300



FINISH MATERIALS	
MATERIAL NAME	MATERIAL DESCRIPTION
SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
SMOOTH STUCCO 3	DARK GREY
ALUMINUM	DARK BRONZE
STONE TRAVERTINE ATLATINC	TRAVERTINE ATLATINC
TRAVERTINE GRIGIO	TRAVERTINE



1 SECTION C  
3/16" = 1'-0"



2 SECTION D  
3/16" = 1'-0"

SDH\_STUDIO  
ARCHITECTURE + DESIGN

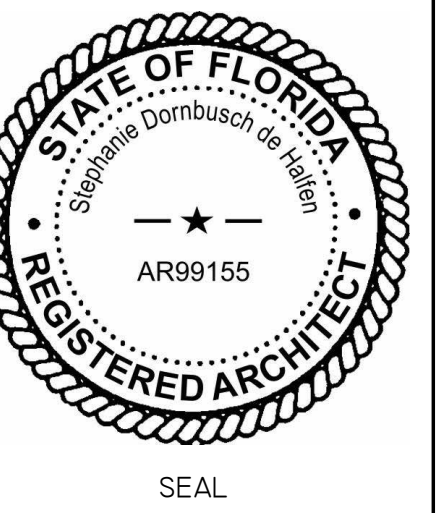
18200 NE 19TH AVE, SUITE 100  
NORTH MIAMI BEACH, FL 33162  
(305) 501-5015  
INFO@SDHSTUDIO.COM

STEPHANE D. DE HALFEN  
ARCHITECT P.A.  
ARCH REG# 99155

9450

9450 BAY DRIVE, SURFSIDE,  
FL 33154

9450



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

SECTIONS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF SDH STUDIO, AND MAY NOT BE REPLICATED,  
USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN  
CONSENT OF STEPHANE D. HALFEN

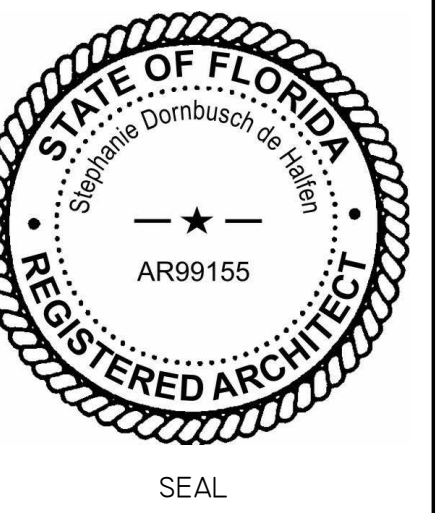
DRAWN BY: SDH  
CHECKED BY: RB  
INITIAL DRAWING ISSUE DATE  
RELEASE DATE:

A-301

9450

9450 BAY DRIVE, SURFSIDE,  
FL 33154

9450



NOTES/COMMENTS

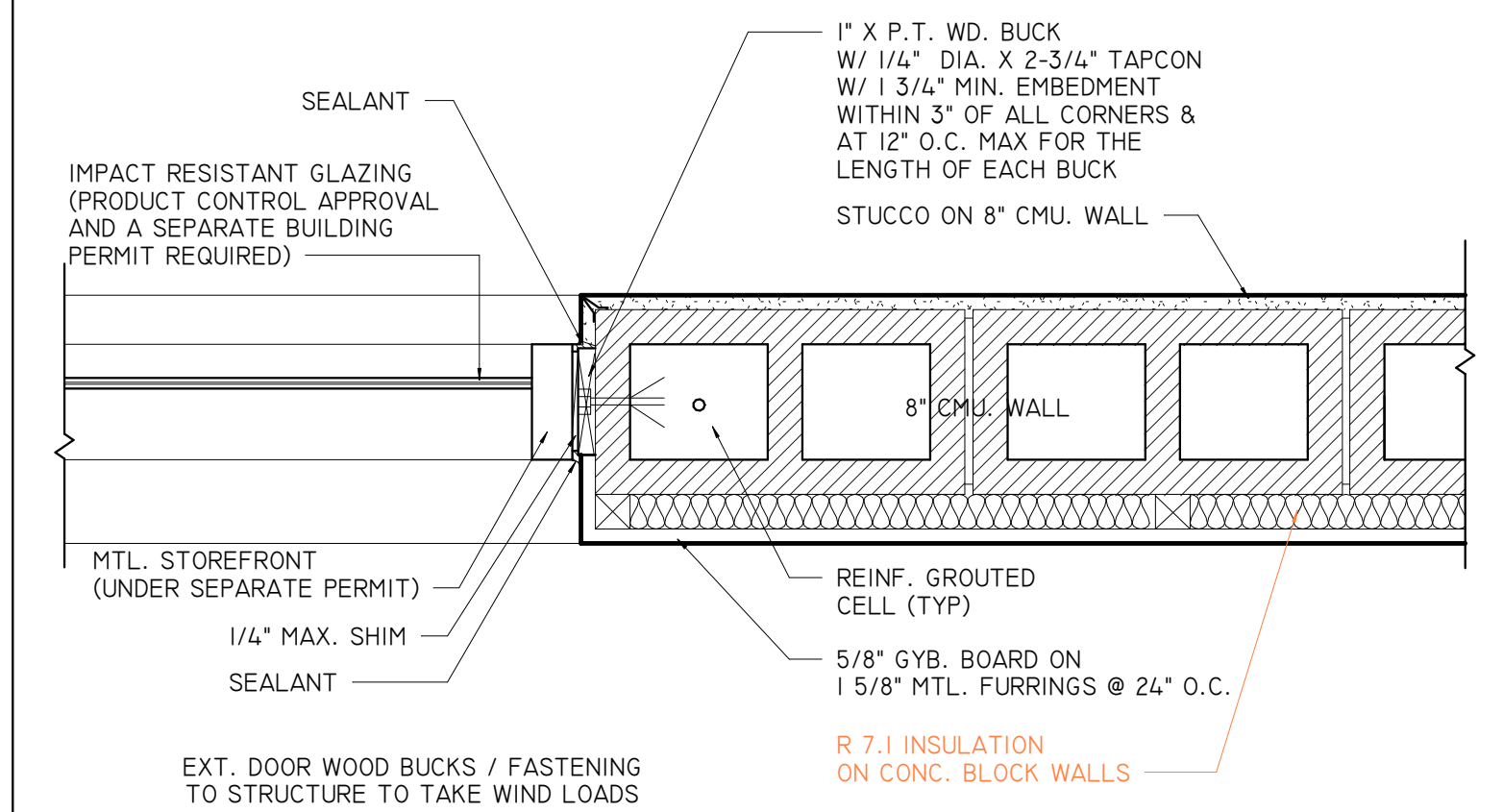
REVISIONS / SUBMISSIONS

ADDITIONAL SECTIONS  
AND DETAILS

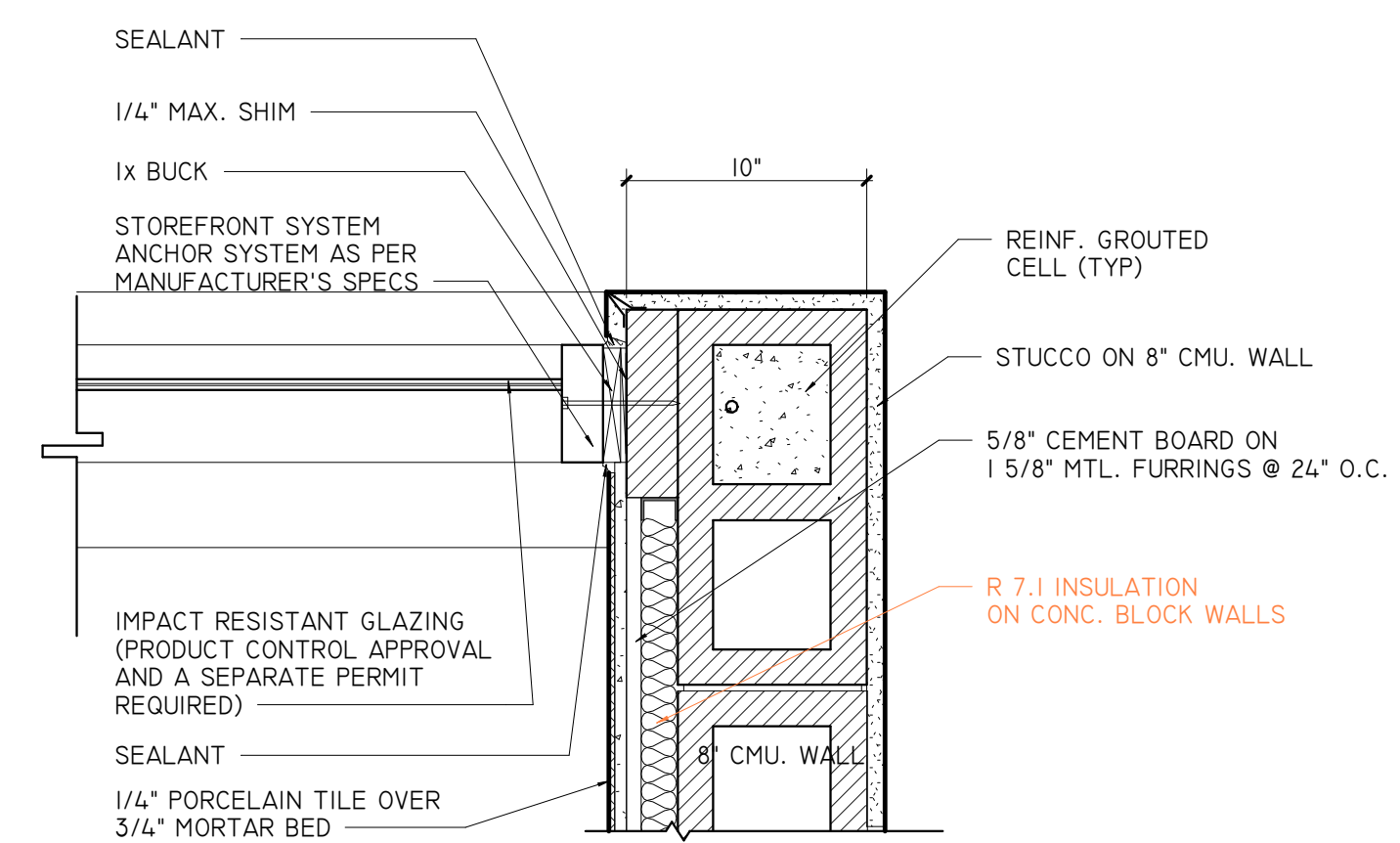
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF SDH STUDIO, AND MAY NOT BE REPLICATED,  
USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN  
CONSENT OF STEPHANE D. HALFEN

DRAWN BY: SDH  
CHECKED BY: RB  
INITIAL DRAWING ISSUE DATE  
RELEASE DATE:

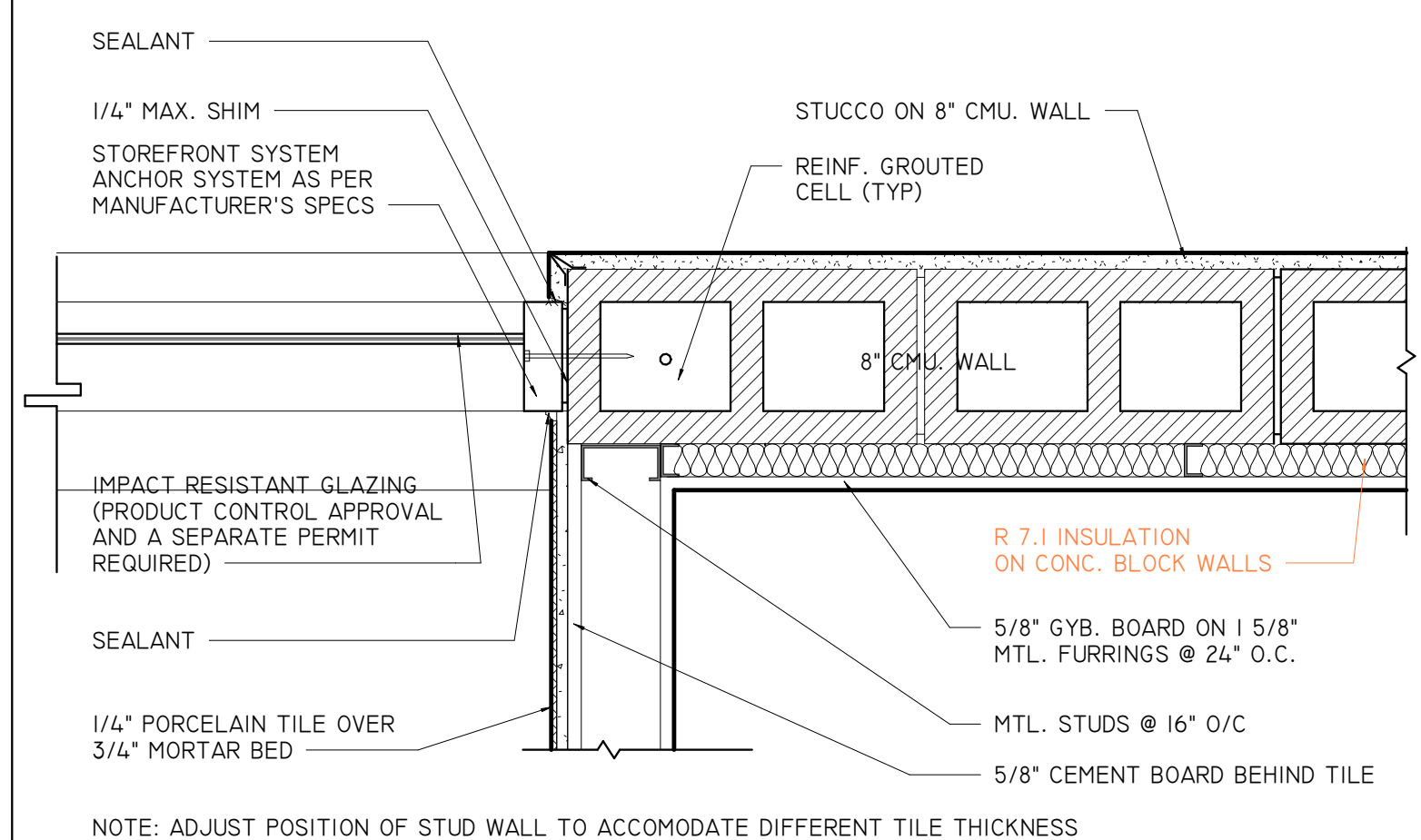
A-400



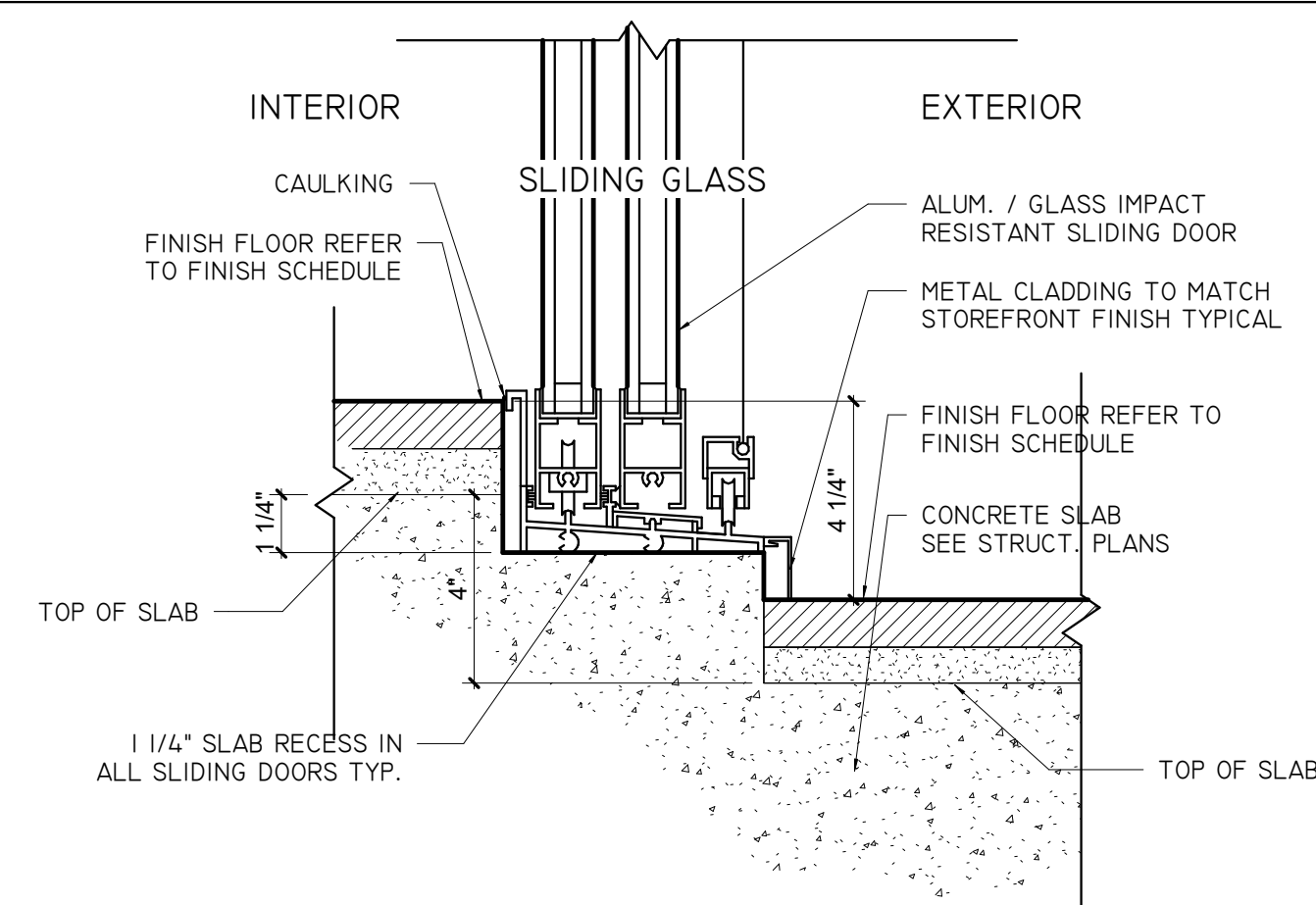
5 WINDOWS / DOORS BUCK DETAIL  
1/2" = 1'-0"



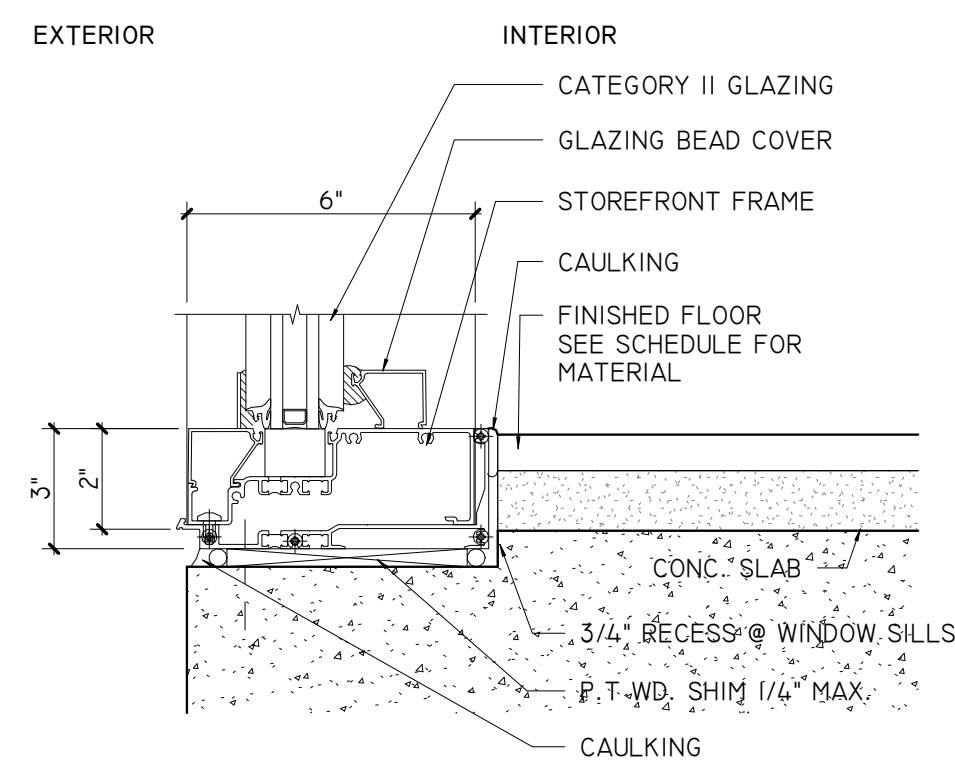
2 STOREFRONT DETAIL @ TILED WALLS CORNER  
1/2" = 1'-0"



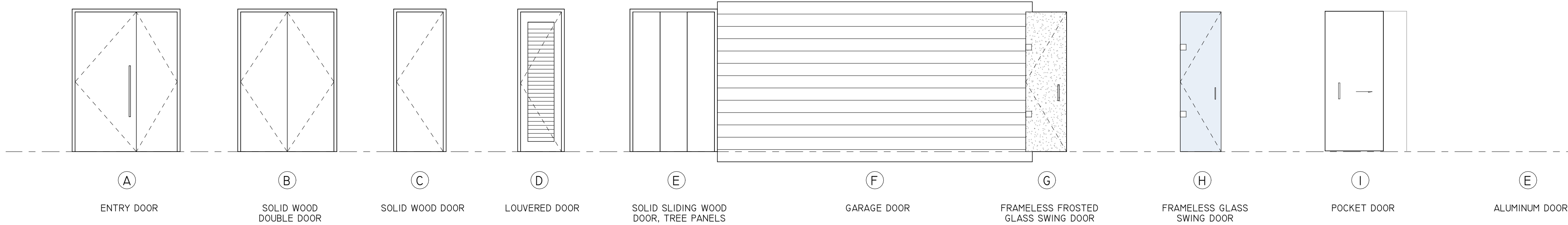
1 STOREFRONT DETAIL @ TILED WALLS  
1/2" = 1'-0"



3 STOREFRONT SLIDING DOOR THRESHOLD (TYP)  
3" = 1'-0"



4 STOREFRONT WINDOW SILL  
3" = 1'-0"



DOORS & WINDOWS  
1/4" = 1'-0"

STOREFRONT SCHEDULE								
MICHE	FROM ROOM NAME	WIDTH	HEIGHT	TYPE COMMENTS	REMARKS	COMMENTS	SHGC	U-FACTOR
47		22' - 1"	11' - 0"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
48		16' - 0"	11' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS		0.24	0.85
51	GUEST BEDROOM	4' - 8"	10' - 6"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
52		1' - 6"	10' - 6"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
53	FOYER	3' - 3"	11' - 0"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
54	FOYER	3' - 2"	11' - 0"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
55		3' - 8"	10' - 6"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
56	STAFF BEDROOM	5' - 8"	7' - 0"	HORIZONTAL ROLLER WINDOW	CAT II SAFETY GLASS		0.24	0.85
57	BEDROOM 1	9' - 0"	9' - 6"	SLIDING GLASS DOOR	CAT II SAFETY GLASS		0.24	0.85
71	PAJAMA ROOM	22' - 0"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
73		19' - 4"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
78		3' - 0"	9' - 6"	FRENCH DOOR				
83		18' - 10"	11' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS		0.24	0.85
84		10' - 6"	11' - 0"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
85		16' - 1"	11' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS		0.24	0.85
86		4' - 0"	11' - 0"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
87		16' - 1"	11' - 0"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
89		6' - 0"	9' - 6"	SLIDING GLASS DOOR	CAT II SAFETY GLASS		0.24	0.85
94		5' - 0"	11' - 0"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
95		4' - 1"	10' - 6"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
96	PRIMARY WIC 1	2' - 0"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
98		16' - 7"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
100		20' - 7"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
102		3' - 0"	7' - 6"	CASEMENT	CAT II SAFETY GLASS		0.24	0.85
104		4' - 0"	11' - 0"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
106		3' - 0"	11' - 0"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
108	GYM	3' - 2"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
109		2' - 0"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
110		3' - 0"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
111		2' - 0"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
112		17' - 1"	11' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS		0.24	0.85
113	BATH 3	1' - 6"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
114	BEDROOM 3	9' - 0"	9' - 6"	SLIDING GLASS DOOR	CAT II SAFETY GLASS		0.24	0.85
115		1' - 6"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
116		13' - 6"	9' - 6"	SLIDING GLASS DOOR	CAT II SAFETY GLASS		0.24	0.85
117		1' - 6"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
118		18' - 4"	9' - 6"	SLIDING GLASS DOOR	CAT II SAFETY GLASS		0.24	0.85
119	PRIMARY BATHROOM	5' - 4"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
120	BEDROOM 4	11' - 0"	9' - 6"	HORIZONTAL ROLLER WINDOW	CAT II SAFETY GLASS		0.24	0.85
121	BATH 4	2' - 0"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85
122		3' - 0"	3' - 0"	FIXED GLASS	CAT II SAFETY GLASS		0.24	0.85

STOREFRONT NOTES

- DIMENSIONS SHOWN IN STOREFRONT SCHEDULE ARE FOR PRELIMINARY WINDOW ROUGH OPENINGS. FINAL WINDOW DIMENSIONS AND ROUGH OPENINGS ARE TO BE VERIFIED AND DETERMINED BY GENERAL CONTRACTOR.
- WINDOWS TO BE CATEGORY II SAFETY GLASS. CLEAR TINT
- STOREFRONT FRAME FINISH TO BE BRONZE

DOOR SCHEDULE								
MARK	LOCATION	TYPE	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	MATERIAL	REMARK
155			50"	130"	69 1/2"	132"	WOOD	
156	MUD ROOM		34"	96"	36"	98"		
157	MUD ROOM		34"	96"	36"	98"		
160	MUD ROOM		32"	96"	34"	98"	WOOD	
161	STAFF BEDROOM		30"	96"	32"	98"		
162	ELEV		34"	96"	36"	98"		
167	BEDROOM 3		30"	96"	32"	98"		
169	PAJAMA ROOM		32"	96"	34"	98"	WOOD	
170	PAJAMA ROOM		32"	96"	34"	98"	WOOD	
171	PAJAMA ROOM		32"	96"	34"	98"	WOOD	
172	BEDROOM 1		30"	96"	32"	98"		
173	PAJAMA ROOM		34"	96"	36"	98"		
180	PAJAMA ROOM		30"	96"	32"	98"		
181	BEDROOM 1		30"	96"	32"	98"		
182			34"	96"	36"	98"		
185	KITCHEN		30"	96"			WOOD	
187	STG	E	94"	96"	78"	98"	WOOD	
189	FOYER		32"	96"	34"	98"	WOOD	
190	GUEST BEDROOM		30"	96"	32"	98"		
191	FOYER		32"	96"	34"	98"	WOOD	
192	FOYER		32"	96"	34"	98"	WOOD	
193	GUEST BEDROOM		30"	96"	32"	98"		
204	PREP KITCHEN		36"	126"				
205	2 CAR GARAGE		36"	126"				
206	2 CAR GARAGE	F	216"	110"			METAL	
207			64"	96"			WOOD	
210	A/V		66"	96"			WOOD	
211		E	68"	96"	78"	98"	WOOD	
213	BATH 2		30"	96"	32"	98"		
215	A/C	E	70"	96"	78"	98"	WOOD	
216	PRIMARY ROOM		30"	96"	32"	98"		
217	PAJAMA ROOM		50"	112"	69 1/2"	114"	WOOD	
218	PRIMARY ROOM		30"	96"	32"	98"		
219	PRIMARY ROOM		30"	96"	32"	98"		
221	GYM		30"	96"	32"	98"		
222	STG	E	107"	96"	78"	98"	WOOD	
223	SAUNA	G	28"	96"	28"	96"	GLASS	
224		G	28"	96"	28"	96"	GLASS	
225	ROOM	G	28"	96"	28"	96"	GLASS	
226	ROOM	G	28"	96"	28"	96"	GLASS	
227		G	28"	96"	28"	96"	GLASS	
228		G	28"	96"	28"	96"	GLASS	
229	CABANA		36"	126"				
230	STG		36"	126"				
231			36"	126"				
232	PRIMARY WIC 2		30"	96"	32"	98"		
233	PAJAMA ROOM		30"	96"	32"	98"		
234	BEDROOM 4		30"	96"	32"	98"		
235	BEDROOM 4		30"	96"	32"	98"		
236	BEDROOM 3		30"	96"	32"	98"		
237	PAJAMA ROOM		32"	96"	34"	98"	WOOD	
238	WIC 2		30"	96"	32"	98"		
239	PRIMARY ROOM		38"	96"	35 1/2"	96"	WOOD	
240	PRIMARY ROOM		38"	96"	35 1/2"	96"	WOOD	
241	PRIMARY WIC 1		38"	96"	35 1/2"	96"	WOOD	
242			48"	60"	51 1/2"	62"		
243			48"	60"	51 1/2"	62"		
244			72"	60"	75 1/2"	62"		
245			72"	60"	75 1/2"	62"		
246	BATH 4	G	28"	96"	28"	96"	GLASS	
247	BATH 2	G	28"	96"	28"	96"	GLASS	
248	BATH 2	G	28"	96"	28"	96"	GLASS	
249	BATH 3	G	28"	96"	28"	96"	GLASS	
250	BATH 1	G	28"	96"	28"	96"	GLASS	
251		G	28"	96"	28"	96"	GLASS	

DOOR NOTES

- ROUGH OPENING FOR EUROPEAN DOORS
- HEIGHT OF ROUGH OPENING TO BE MEASURED FROM FINISH FLOOR ELEVATION (FFE)

ROOM FINISH SCHEDULE					
NAME	AREA	FLOOR FINISH	WALL FINISH	CEILING	BASEBOARD
2 CAR GARAGE	518 SF				
A/C	18 SF				
A/V	15 SF				
BATH 1	44 SF				
BATH 2	41 SF				
BATH 3	41 SF				
BATH 4	42 SF				
BEDROOM 1	201 SF				
BEDROOM 2	235 SF				
BEDROOM 3	251 SF				
BEDROOM 4	214 SF				
CABANA	31 SF				
DINING ROOM	342 SF				
ELEV	32 SF				
FOYER	125 SF				
GUEST BATH	33 SF				
GUEST BEDROOM	183 SF				
GYM	316 SF				
KITCHEN	463 SF				
LAUNDRY 1	46 SF				
LAUNDRY 2	116 SF				
LINENS CL.	70 SF				
MAKE UP/COFFEE	114 SF				
MORNING ROOM	499 SF				
MUD ROOM	142 SF				
PAJAMA ROOM	1002 SF				
POWDER	36 SF				
PREP KITCHEN	109 SF				
PRIMARY BATHROOM	131 SF				
PRIMARY ROOM	428 SF				
PRIMARY WIC 2	136 SF				
PRIMARY WIC 1	224 SF				
ROOM	19 SF				
ROOM	19 SF				
SAUNA	34 SF				
STAFF BATH	31 SF				
STAFF BEDROOM	128 SF				
STG	24 SF				
STG	14 SF				
STG	45 SF				
WELLNESS AREA	104 SF				
WIC 1	50 SF				
WIC 2	35 SF				
WIC 3	35 SF				
WIC 4	37 SF				
WIC GUEST	38 SF				

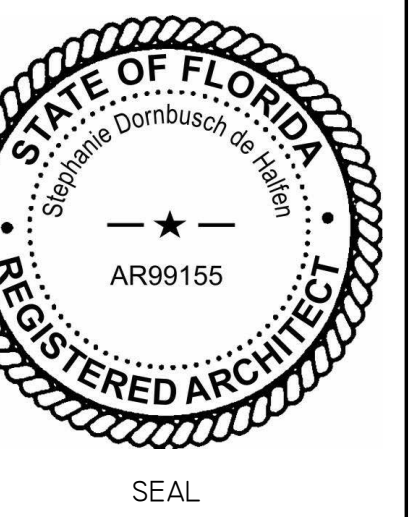
ROOM FINISH SCHEDULE NOTES

- SEE SPECIFICATIONS FOR ACTUAL MATERIAL SELECTION & SIZE. CONTACT ARCHITECT IF ANY DISCREPANCIES ARE FOUND BETWEEN FINISH SCHEDULE, INTERIOR ELEVATIONS AND SPECIFICATIONS.
- ALL WOOD BASEBOARD AND CASING TO BE PAINT GRADE POPLAR UNLESS OTHERWISE NOTED IN INTERIOR.
- ALL FLEXIBLE BASEBOARD, CASING AND STAIR SKIRT SHALL BE EXTRA-FLEX.
- GENERAL CONTRACTOR SHALL COUNTER SINK ALL FINISH NAILS.
- GENERAL CONTRACTOR SHALL SUBMIT SAMPLE OF ALL MILLWORK ASSEMBLY FOR ARCHITECT APPROVAL PRIOR TO INSTALLATION.
- CERAMIC TILE ON ALL SHOWERS/TUBS/WALLS UP TO FINISH CEILING.

9450

9450 BAY DRIVE, SURFSIDE,  
FL 33154

9450



NOTES/COMMENTS

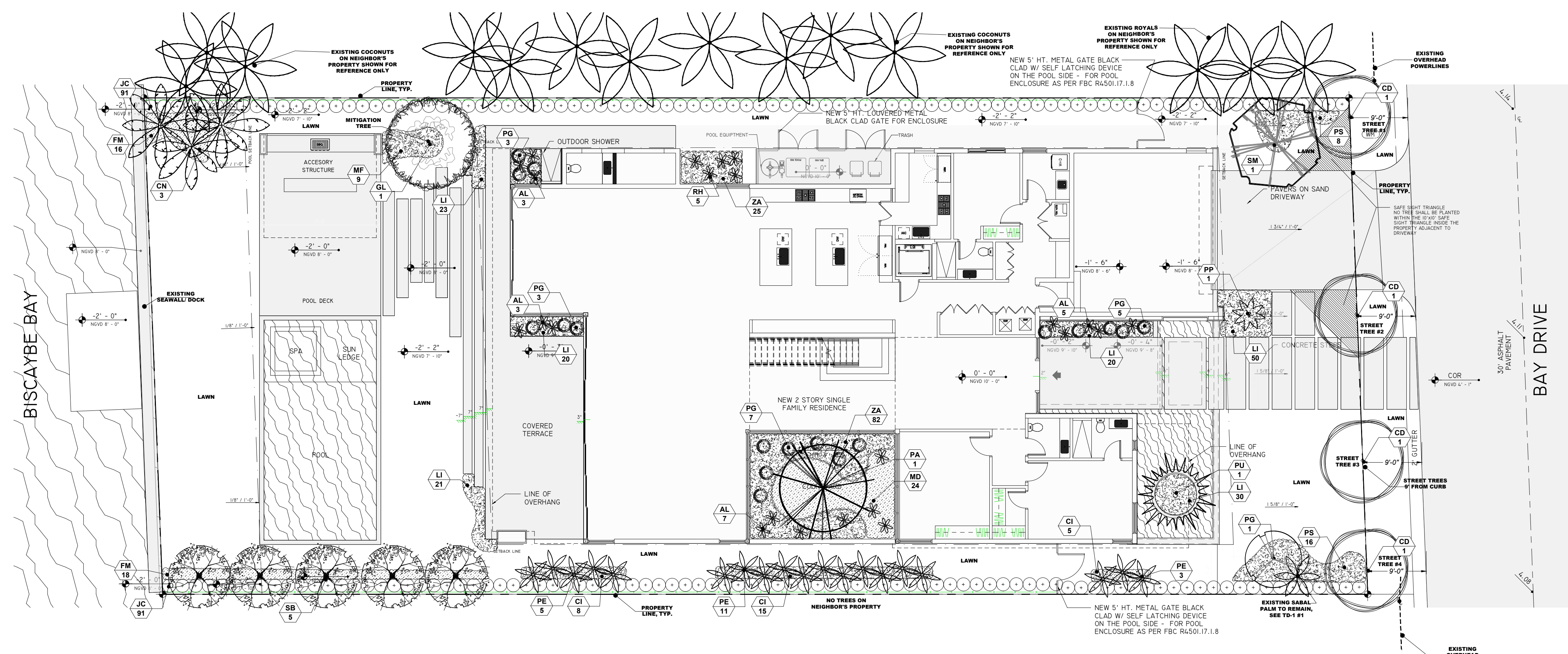
REVISIONS / SUBMISSIONS

DOOR AND WINDOWS SCHEDULE

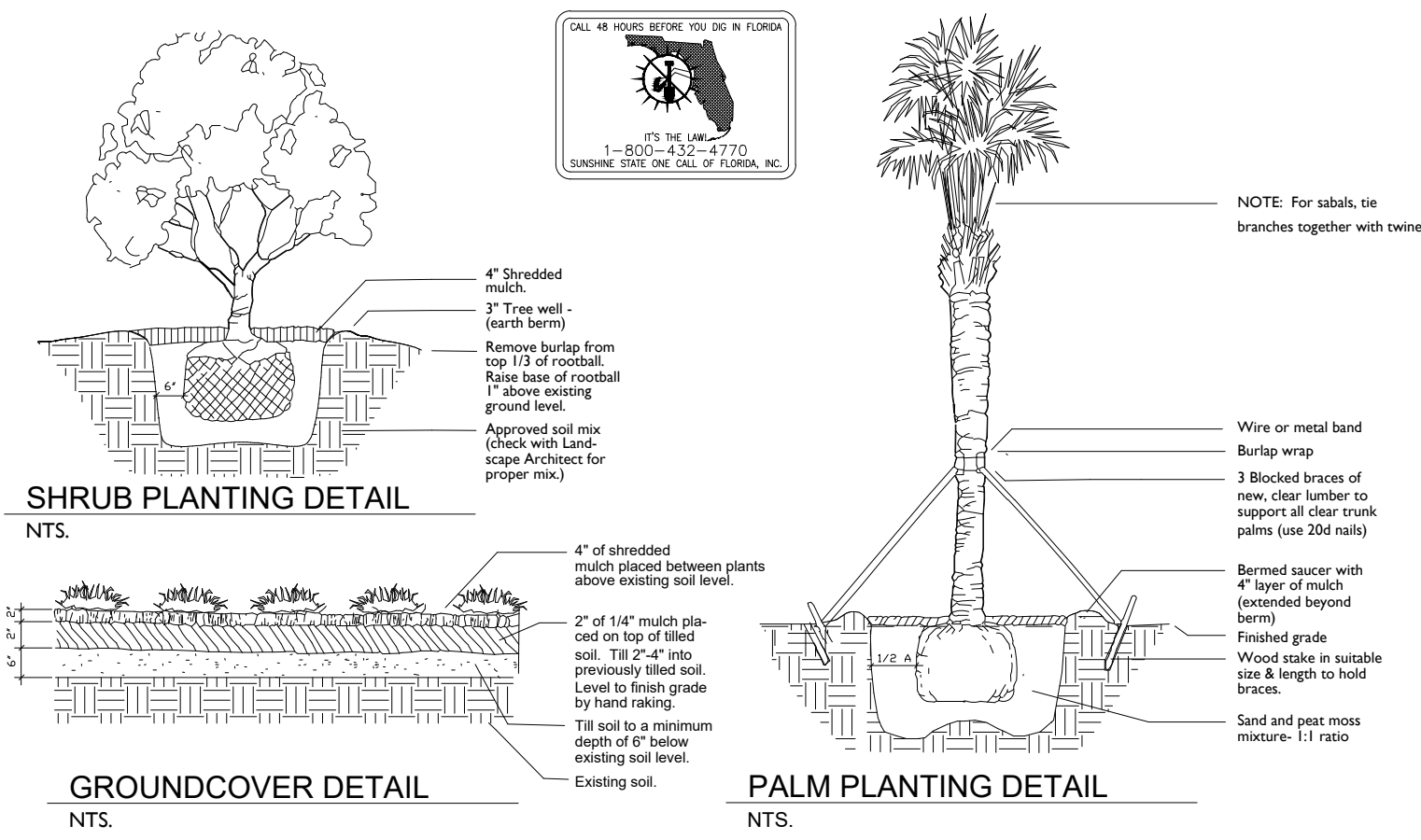
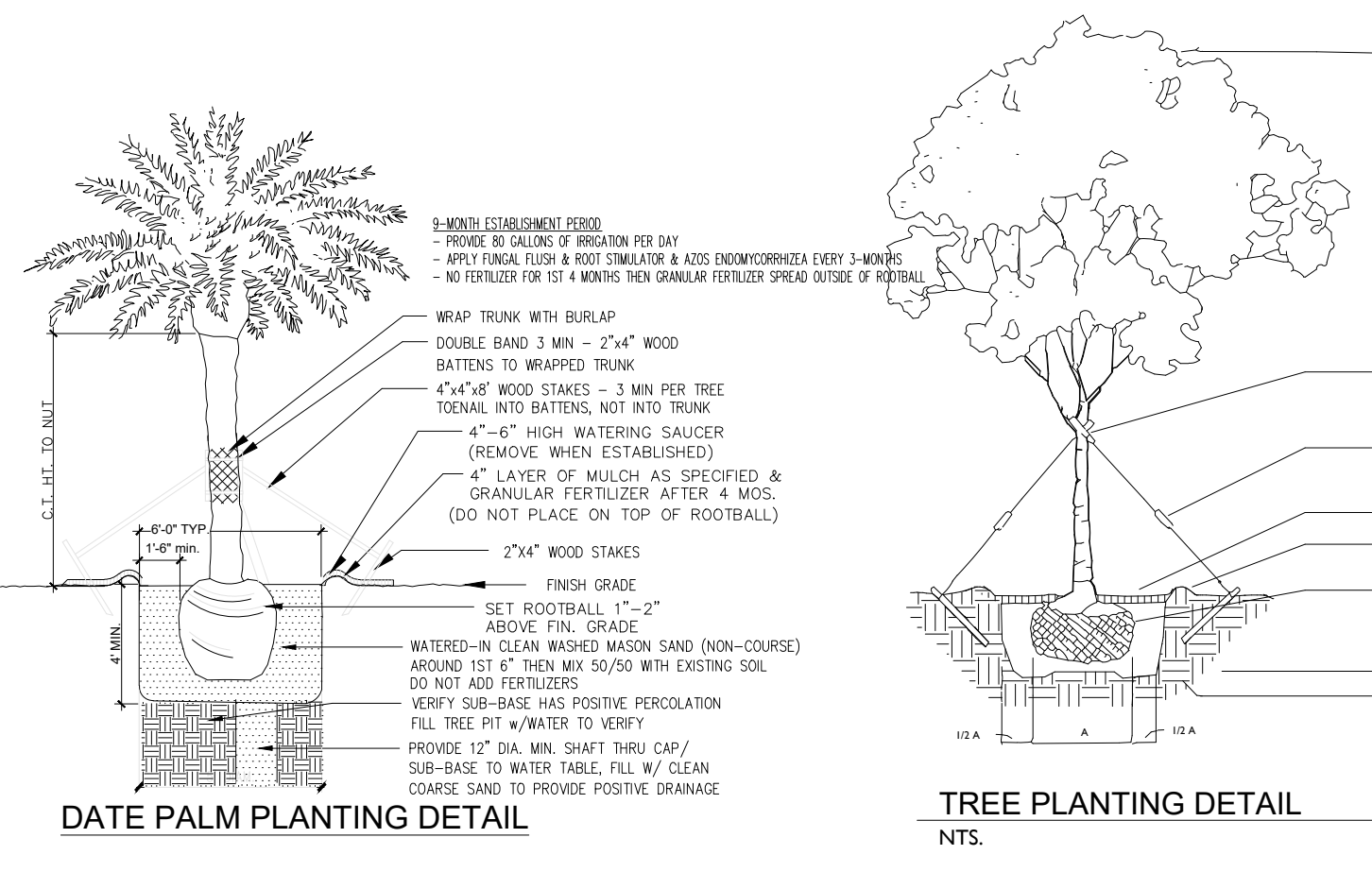
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF SDH STUDIO, AND MAY NOT BE REPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STEPHANE D. HALFEN

DRAWN BY: SDH  
CHECKED BY: RB  
INITIAL DRAWING ISSUE DATE  
RELEASE DATE:

A-500



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



**LANDSCAPE NOTES**  
**PLANTING NOTES:**  
 (See plant specification and details for additional standards)  
 -All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants  
 -Lawn is to be grade "A" weed free. All areas marked "LAWN" shall be solid sodded with Soyasia Empire, solid even pieces. See limits on plan. All sod is to be laid level, tight, and cut even along planting beds and must have a 3" topsoil base.  
 -All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.  
 -Planting plans shall take precedence over plant list in case of discrepancies.  
 -No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and / or deletions to the plant material must be approved by the project manager.  
 -Landscape Contractor is responsible for providing their own square footage takeoffs and field verifications for 100% sod coverage for all areas specified.  
 -All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap. A rain sensor must be part of the automatic system.  
 -All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.  
 -All lawn located in parking islands is to be set flush with top of curb. Provide adequate soil to within 3" of top of curb.  
 -Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.  
 -Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aeroville.  
 -All planting pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.  
**GENERAL NOTES:**  
 -The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines.  
 -Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.  
 -All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.  
 -All plantings are to be installed as directed for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.  
 -Any relocated or existing tree / palm that dies during construction shall be replaced with same species/size /quality (or better)  
 -All hedges within the 35' front yard setback should be maintained at 4' H. All hedges within the rear yard shall be maintained at 6' H  
 -Landscape contractor has to warranty and replace any plant material (if needed) for 12 months from date of final acceptance.  
 -Landscape architect shall not be responsible for any damage caused by falling trees or tree limbs due to root pruning and stress caused by insufficient lateral roots and/or any other damage to trees related to construction. before root pruning or grading, landscape architect advises that an arborist and/or a structural engineer verify that the proposed lateral roots in the tree root protection zone are sufficient for trees not to fall.

PLANT SCHEDULE									
SHRUBS									
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	FFL	DESCRIPTION			
JC	182	CAPPARIS CYNOPHALOPHORA/ JAMAICA CAPER (FOR HEDGE)	YES	LOW	YES	48" HT. X 24" SPR. / 7 GAL/ FULL/ 30" O.C.			
CI	28	COCOLOBA DIVERSIFOLIA/ COCOPLUM	YES	LOW	YES	36" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.			
MD	24	MONSTERA DELICIOSA/ SWISS CHEESE PLANT	NO	LOW	NO	18" HT. X 18" SPR. / 3 GALLONS/ FULL/ 24" OC.			
PG	18	PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	NO	LOW	NO	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.			
PS	24	PHILODENDRON SELLOUM/ SELLOUM PHILODENDRON	NO	LOW	NO	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.			
AL	18	ALOCASIA MACRORRHIZA (BORNEO GIANT)/ ELEPHANT EAR	NO	LOW	NO	18" HT. X 18" SPR. / 3 GALLONS/ FULL/ 24" O.C.			
LI	164	LIRIOPE MUSCARI GREEN GIANT BLUE/ GIANT LIRIOPE	NO	LOW	NO	12" HT. X 12" SPR. / 3 GALLONS/ FULL/ 1' OC.			
FM	43	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	NO	12" HT. X 12" SPR. / 3 GALLONS/ FULL/ 1' OC.			
ZA	107	ZAMIA PUMILA/ COONTIE	YES	LOW	YES	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.			
RH	5	RHAPIS EXCELSA/ LADY PALM	NO	LOW	YES	5' HT. X 24" SPR. / 15 GAL/ FULL/ 5 P.P.P. MIN.			
LW		STENOZYPHRUM SECUNDATUM/ ST. AUGUSTINE (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	LOW	YES	SOLID EVEN PIECES			
TREES AND PALMS									
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION				
SB/5	5	CONOCARPUS ERECTUS 'SERICEUS' (SMALL TREE)	YES	LOW	YES	10' HT. X 4.5' SPR. 1.5" CAL. FG. BB. FF/ SINGLE MAIN LEADER, 4.5' CLEAR TRUNK			
SM/1	1	SWIETENIA MAHAGONI (SHADE TREE)	YES	LOW	YES	14' HT. X 5' SPR. 2.5" CAL. FG. BB. FF/ SINGLE MAIN LEADER, 5' CLEAR TRUNK			
PA/1	1	PACHIRA AQUATICA (SHADE TREE)	NO	LOW	NO	14' HT. X 5' SPR. 2.5" CAL. FG. BB. FF/ SINGLE MAIN LEADER, 5' CLEAR TRUNK			
CN/3	3	COCOS NUCIFERA 'GREEN MALAYAN' COCONUT PALM (JAMAICAN CERTIFIED)	NO	LOW	NO	9' - 12' GREY WOOD, THICK TRUNK FG. BB. FF/ STRAIGHT TRUNKS			
PG/1	1	PODOCARPUS GRACILIOR (INTERMEDIATE TREE)	NO	LOW	YES	12' HT. X 5' SPR. 2" CAL. FG. BB. FF/ SINGLE MAIN LEADER, 5' CLEAR TRUNK			
PU/1	1	PANDANUS UTILIS (INTERMEDIATE TREE)	NO	LOW	YES	12' HT. X 5' SPR. 2" CAL. FG. BB. FF/ SINGLE MAIN LEADER, 5' CLEAR TRUNK			
PP/1	1	PONYTAIL PALM NOLINA RECURVATA	NO	LOW	YES	8' - 12' O.A. HT./ F.G. / FULL / HEAVY, TRIPLE HEADS			
PE/19	19	PTYCHOSPERMA ELEGANS ALEXANDER PALM/ SOLITAIRE PALM	NO	LOW	YES	8' - 12' O.A. HT./ F.G. / FULL / HEAVY HEADS/ SINGLE/ STRAIGHT TRUNKS			
STREET TREES									
CD/4	4	COCOLOBA DIVERSIFOLIA PIGEON PLUM (STREET TREES)	YES	LOW	YES	14' HT. X 5' SPR. 2.5" CAL. FG. BB. FF/ SINGLE MAIN LEADER, 5' CLEAR TRUNK			
MITIGATION TREES									
GL/1	1	CHORISIA SPECIOSA (SHADE TREE) FLOSS SILK TREE	NO	LOW	YES	14' HT. X 6' SPR. 2.5" CAL. FG. BB. FF/ SINGLE MAIN LEADER, 5' CLEAR TRUNK			

TOWN OF SURFSIDE CODE REQUIREMENTS			
ZONING DISTRICT	H30A	LOT AREA = 13,645 SQ FT	
<b>TREES</b>			
A	NUMBER OF TREES REQUIRED PER LOT UP TO 6,000 SQ FT. +5 + 1 ADDITIONAL TREE IF OVER 6,000 SF = 6 PER LOT (FRONT YARD) = 2	6	2
B	SHADE CANOPY TREES REQUIRED 20% (14' HT. X 6" SPR. X 2.5" CAL. 5' CLEAR TRUNK) = 1.2± 1	1	3 (1 SM + 1 CE + 1 PA) + 3 CN
C	INTERMEDIATE TREES REQUIRED 20% (12' HT. X 5" SPR. X 2" CAL. 4.5' CLEAR TRUNK) = 1.2± 1	2	1 PG + 1 PU
D	SMALL TREES REQUIRED 20% (10' HT. X 4.5" SPR. X 1.5" CAL. 4' CLEAR TRUNK) = 1.2± 1	1	5 SB + 19 SMALL PALMS
D	STREET TREES ( MAXIMUM AVERAGE SPACING 20' O.C. ) 100 LINEAR FEET ALONG IRVING AVENUE	N/A	N/A
E	STREET TREE SPECIES ALLOWED DIRECTLY BELOW POWER LINES : MAXIMUM AVERAGE SPACING OF 20' OC	3,75± 4	4 CD
<b>SHRUBS</b>			
A	NUMBER OF SHRUBS REQUIRED : 25 + 10 FOR LOTS LARGER THAN 8,000 SF = 35	35	563
<b>FLORIDA FRIENDLY LANDSCAPE AND FLORIDA FRIENDLY TREES &amp; SHRUBS</b>			
PER SEC. 90-91, A MINIMUM OF 20% OF THE PERVIOUS AREA ON SINGLE FAMILY AND DUPLEX DWELLINGS MUST BE FLORIDA FRIENDLY LANDSCAPE, EXCEPT THAT AS OF THE EFFECTIVE DATE OF THIS ORDINANCE, THE PERVIOUS AREA OF ALL NEW SINGLE FAMILY AND DUPLEX DWELLING CONSTRUCTION SHALL PROVIDE AT LEAST 40% FLORIDA FRIENDLY LANDSCAPE AND 40% OF REQUIRED TREES AND SHRUBS REQUIRED			
A	FLORIDA FRIENDLY TREES 40% OF 2.4	2,033 SF	2,033 SF
B	REQUIRED FLORIDA FRIENDLY SHRUBS 40% OF 35 = 14	2.4	8 F.F. TREES 317 F.F. SHRUBS

REVISIONS:

Seal:

Lic. # LA6666853  
 Manuel C. Alonso, A.S.L.A.

Drawing: LANDSCAPE PLAN

Date: 04.12.2024

Scale: 1/8" = 1' - 0"

Drawn by: JRP/MCA

Sheet No.:

**L-1**

**9450 RESIDENCE  
Landscape Plan**

9450 BAY DRIVE  
SURFSIDE, FL 33154

Project:

REVISIONS:

Seal:

Lic. # LA666853  
Manuel C. Alonso, A.S.L.A.

Drawing: LANDSCAPE PLAN

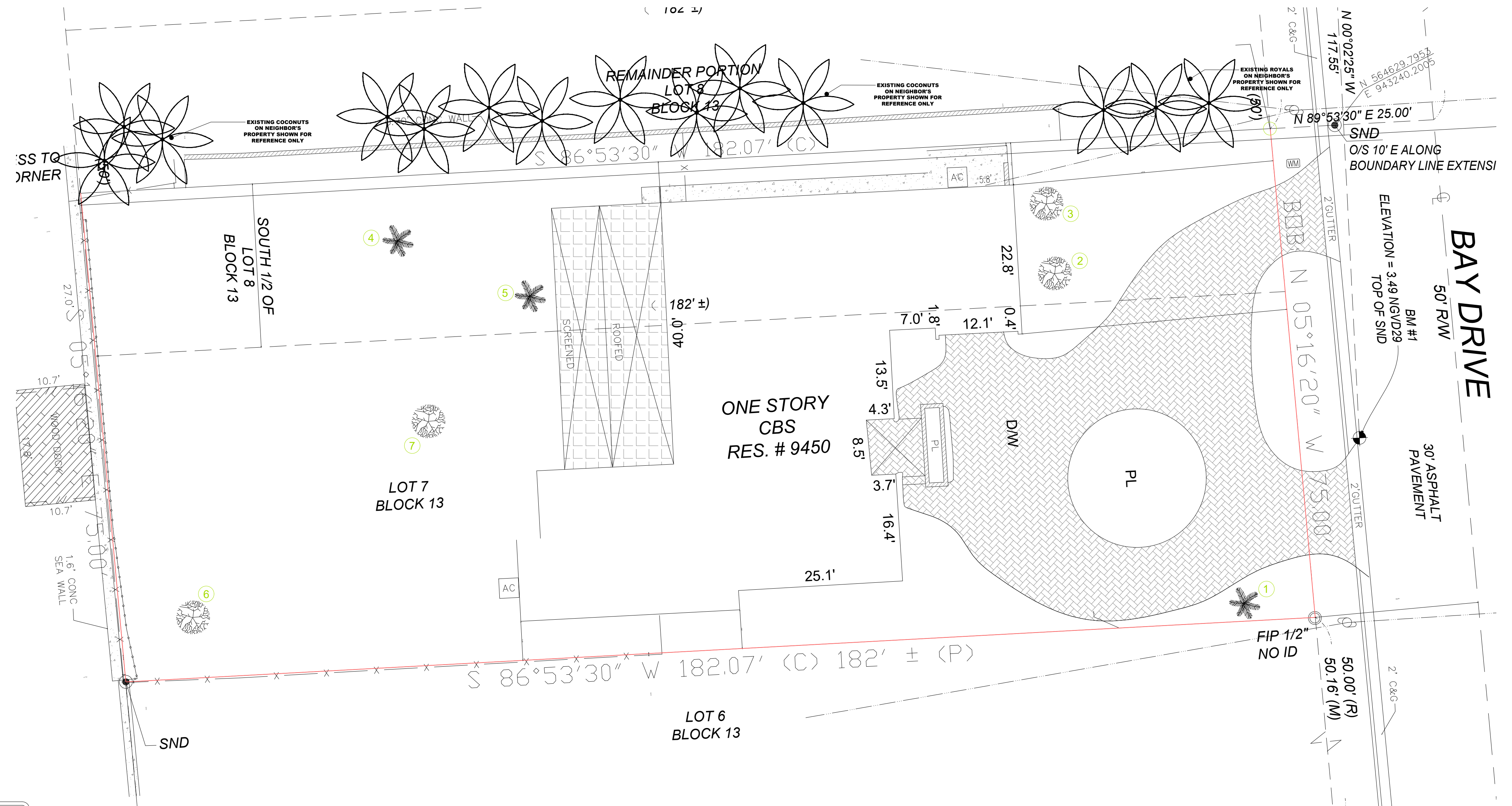
Date: 04.12.2024

Scale: 1/8" = 1' - 0"

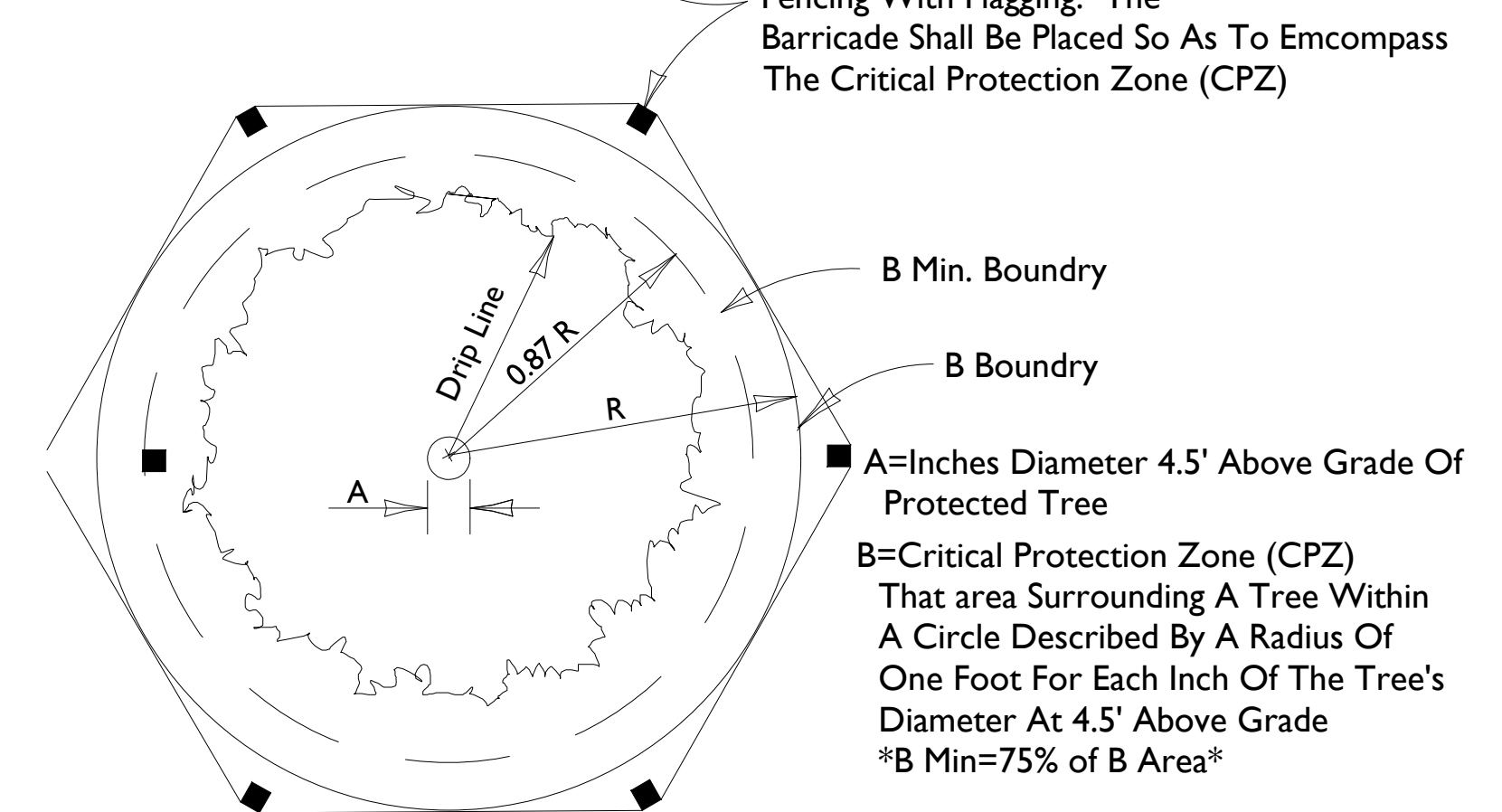
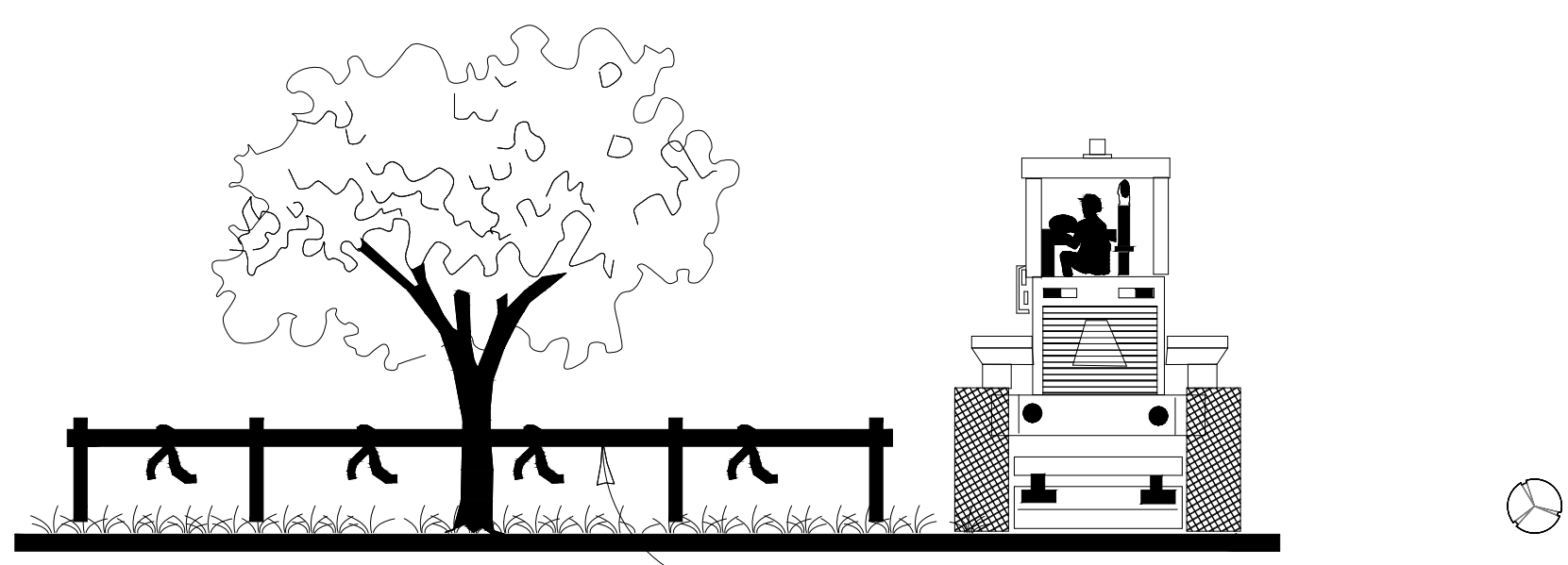
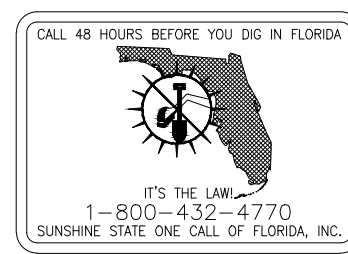
Drawn by: JRP/MCA

Sheet No.:

**TD-1**



**Tree Disposition Plan**  
SCALE 1/8" = 1'-0"



EXISTING TREE TABLE + MITIGATION						
NUMBER	COMMON NAME	DIAMETER (IN)	HEIGHT (FT)	SPREAD (FT)	REMARKS	MITIGATION
1	SABAL PALM	14	22	12	REMAIN	N/A
2	PINK TRUMPET TREE	2	12	8	REMOVE	64 SF
3	UMBRELLA TREE	8	11	8	REMOVE	N/A INVASIVE
4	CHRISTMAS PALM	5	24	8	REMOVE	64 SF
5	CHRISTMAS PALM	3	21	8	REMOVE	64 SF
6	FRANGIPANI	5	11	9	REMOVE	81 SF
7	MANGO	39	45	44	REMOVE	N/A FRUIT TREE
<b>ONLY TREES WITH A DIAMETER OF 3" (0.25') AT THE BREAST HEIGHT OR GREATER WERE LOCATED. TREE DATA BASED ARBORIST REPORT PREPARED BY PATRICK HANNAH LLC, CERTIFIED ARBORIST LLC. DATED 04/11/2024.</b>						TOTAL 273 SF
MITIGATION PROVIDED 500 SF (1 GL)						



## MEMORANDUM

ITEM NO. 5.A

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

**From:** Mark Blumstein, Interim Town Attorney

**Date:** June 27, 2024

**Subject:** **Ordinance Amending Section 90-70 Sign Code**

---

Approve the Amended Ordinance exempting Town signs from Sign Code and limiting non-conforming signs.

Exempting signs placed by or erected by the Town. Limiting and exempting particular non-conforming signs

[Ordinance Amending Sign Ordinance](#)



Chapter 90 – Zoning

\*\*\*

Article VI. – Signs

\*\*\*

Sec. 90-70. – Sign permits.

\*\*\*

(b) *Exempt signs.* The following signs are allowed and exempt from permit requirements:

- (1) National flag. A flag displayed in a window shall not exceed 20 percent of the window glass area.
- (2) Banners erected by the town including street pole banners.
- (3) Non-illuminated numerical address.
- (4) Open/closed sign suspended behind a glass window or door provided the sign does not exceed one (1) square foot. The sign may be illuminated by white internal illumination. Illuminated signs shall not be allowed to blind intermittently.
- (5) Non-illuminated business hours sign suspended behind a glass window or door provided the sign does not exceed one square foot.
- (6) All temporary signs as provided in section 90-74.
- (7) Menu sign not exceeding two square feet displayed on the wall, window, or front door of a sit-down restaurant within the SD-B40 district only.
- (8) Plastic or metal wall sign not larger than 16 inches in width and five inches in height stating “Managed by \_\_\_\_\_” with the name of the individual, partnership or corporation or equivalent that manages a building.
- (9) Fumigation warning sign as required by the Department of Agriculture and Consumer Services.
- (10) Any sign placed by or erected by the Town.

\* \* \*

Sec. 90-73. – Permanent signs by district.

\*\*\*

(b) *H30, H40, MU and H120 zoning districts.*

\*\*\*

(3) *Permitted signs.*

\*\*\*

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.



86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130

b. *Monument sign.* One monument sign shall be permitted per street frontage. The maximum sign area shall not exceed ~~25~~ 30 square feet. The maximum height shall not exceed ~~five~~ six feet from the ground. Signs shall maintain a five-foot setback from all property lines and no portion shall be permitted to project within this five-foot setback area. Signs are required to be landscaped at the base. Signs may be internally or externally illuminated.

\*\*\*

Sec. 90-75. – Prohibited signs.

No sign shall be erected, constructed, or affixed in violation of the provisions of these regulations, and any sign not specifically provided for and permitted by these regulations shall be prohibited. Except for signs placed by or erected by the Town, ~~None~~ of the following signs shall be erected, constructed, or affixed in the town except as otherwise permitted by the Code:

\*\*\*

Sec. 90-76.1. – Non-conforming signs.

(a) *Sign amortization.* All ~~legally permitted~~ signs requiring a permit from the Town which become non-conforming by the provisions of this Code shall be replaced with a conforming sign within ~~three years~~ one year of the effective date of the ordinance from which this article derives.

(b) Non-conforming signs shall be immediately replaced if any of the following conditions exist during the amortization period.

- (1) There is additional development of a site.
- (2) There is a change in use, occupancy, or tenant.
- (3) There is a change in sign copy (with the exception of window signs).
- (4) There is a structural sign alteration or repair.
- (5) There is sign damage by any cause which exceeds 50 percent of the sign as determined by the building official.
- (6) There is removal of a sign.
- (7) The sign is located in the H30A, H30B and H30C zoning districts.

(c) *Sign relocation.* Non-conforming signs shall not be permitted to be relocated.

\*\*\*

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.

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

135  
136 **Section 4. Inclusion in the Code.** It is the intention of the Town  
137 Commission, and it is hereby ordained that the provisions of this Ordinance shall become  
138 and made a part of the Town of Surfside Code of Ordinances, that the sections of this  
139 Ordinance may be renumbered or re-lettered to accomplish such intentions; and the word  
140 "Ordinance" may be changed to "Section" or other appropriate word.

141  
142 **Section 5. Conflicts.** Any and all Ordinances and Resolutions or parts of  
143 Ordinances or Resolutions in conflict herewith are hereby repealed.

144  
145 **Section 6. Effective Date.** That this Ordinance shall become effective upon  
146 adoption.

147  
148 **PASSED AND ADOPTED** on first reading this \_\_\_\_ day of \_\_\_\_, 2024.

149  
150 **PASSED AND ADOPTED** on second reading this \_\_\_\_ day of \_\_\_\_\_, 2024.

151  
152 **First Reading:**

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

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

152 **Second Reading:**

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

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

155  
156 **FINAL VOTE ON ADOPTION**

157 Commissioner Ruben A. Coto \_\_\_\_\_

158 Commissioner Nelly Velasquez \_\_\_\_\_

159 Commissioner Gerardo Vildostegui \_\_\_\_\_

160 Vice Mayor Tina Paul \_\_\_\_\_

161 Mayor Charles W. Burkett \_\_\_\_\_

162  
163  
164 \_\_\_\_\_  
164 Charles W. Burkett, Mayor

165 Attest:

166  
167 \_\_\_\_\_

168 Sandra McCready, MMC

169 Town Clerk

170  
171 Approved as to Form and Legal Sufficiency:

172  
173  
174 \_\_\_\_\_  
175 Mark Blumstein, Interim Town Attorney

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.