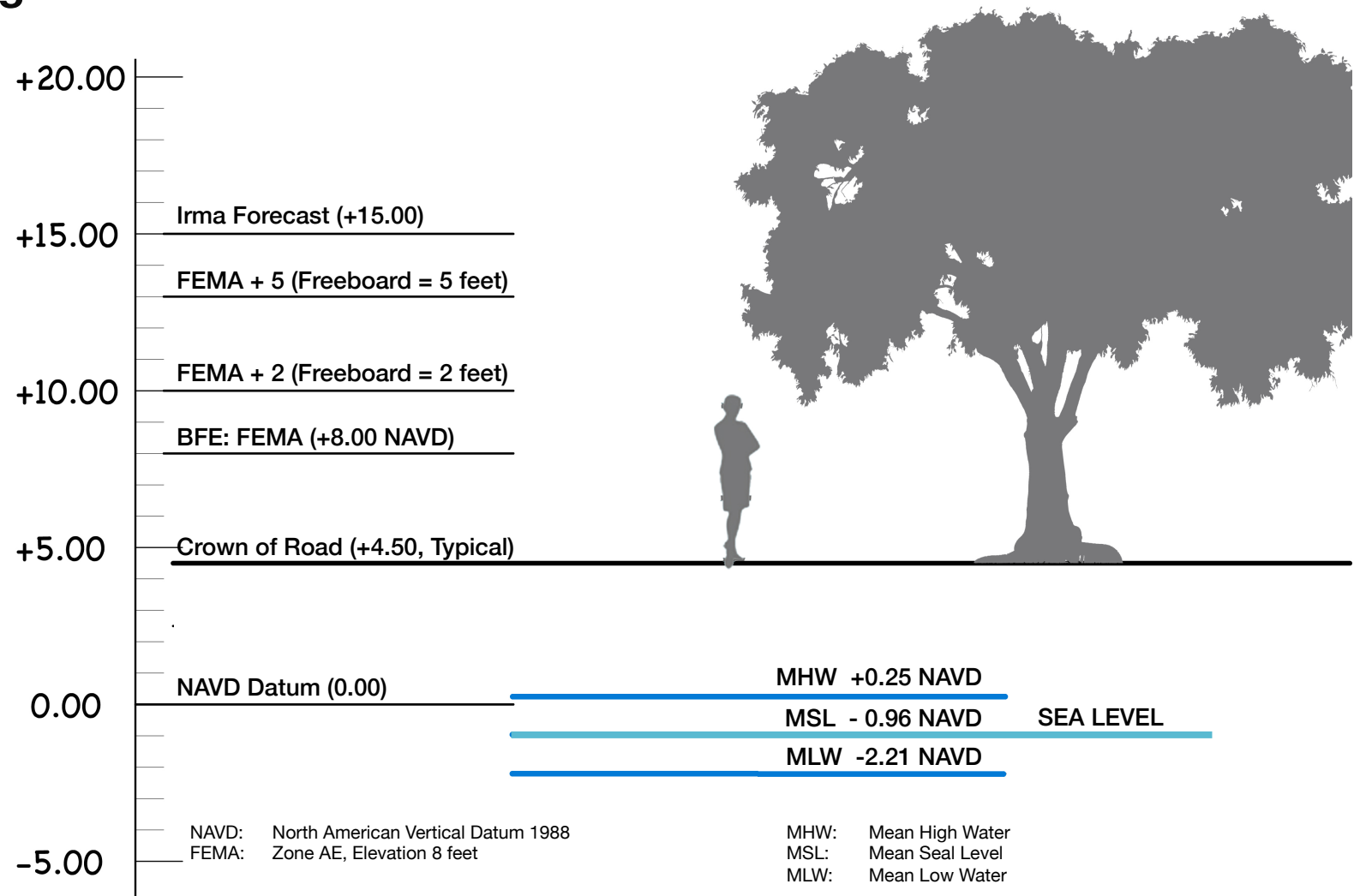


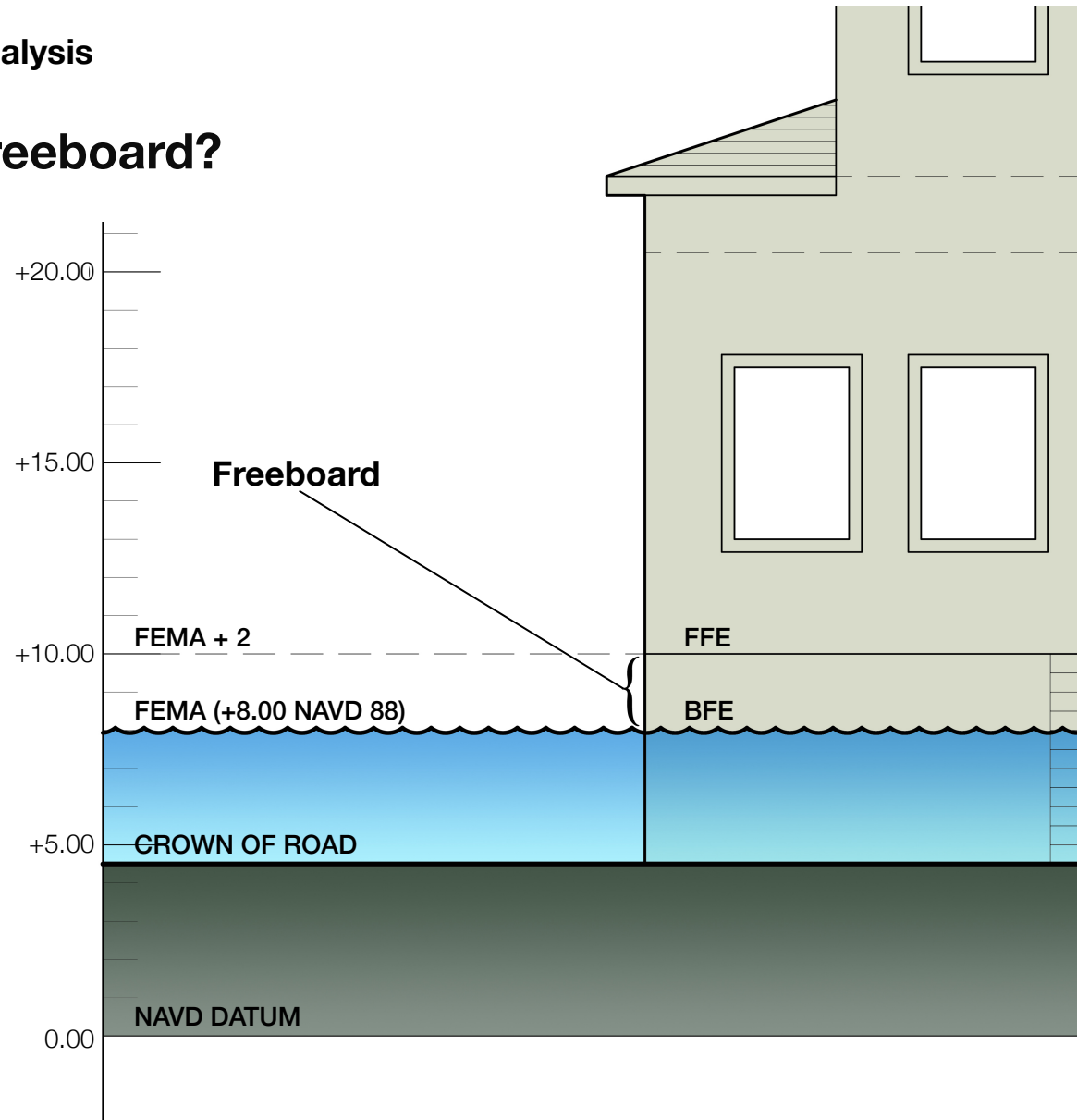
Freeboard Analysis

How high are we?



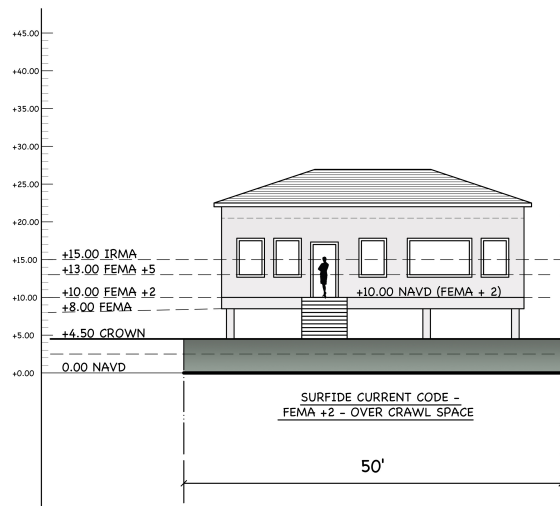
Freeboard Analysis

What is freeboard?



Freeboard Analysis

Current Surfside Zoning Code – One-story over crawl space



House A

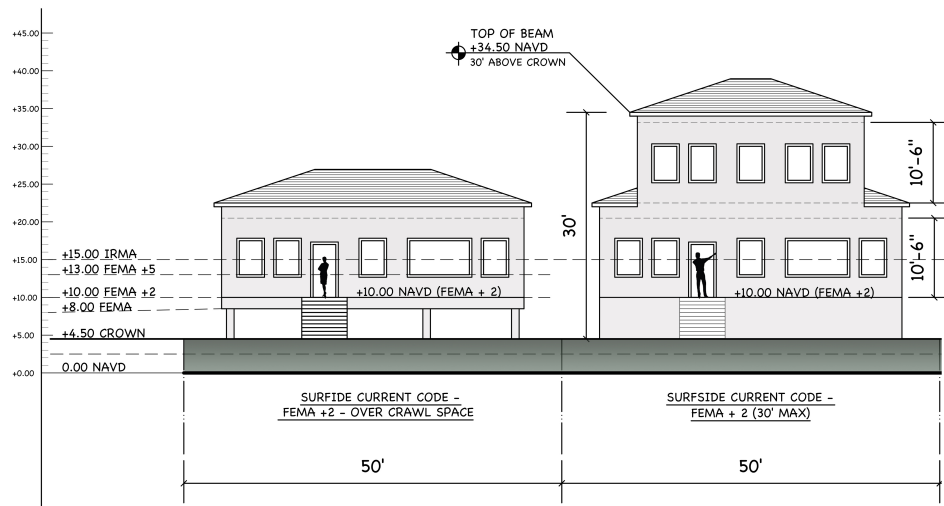
Current Surfside Zoning Code
One-story over crawl space
FFE = +10.00' NAVD

Surfside

Maximum Allowable Height = 30'
Measured to top of tie beam
Measured from crown of road

Freeboard Analysis

Current Surfside Zoning Code – Two-stories



House A

House B

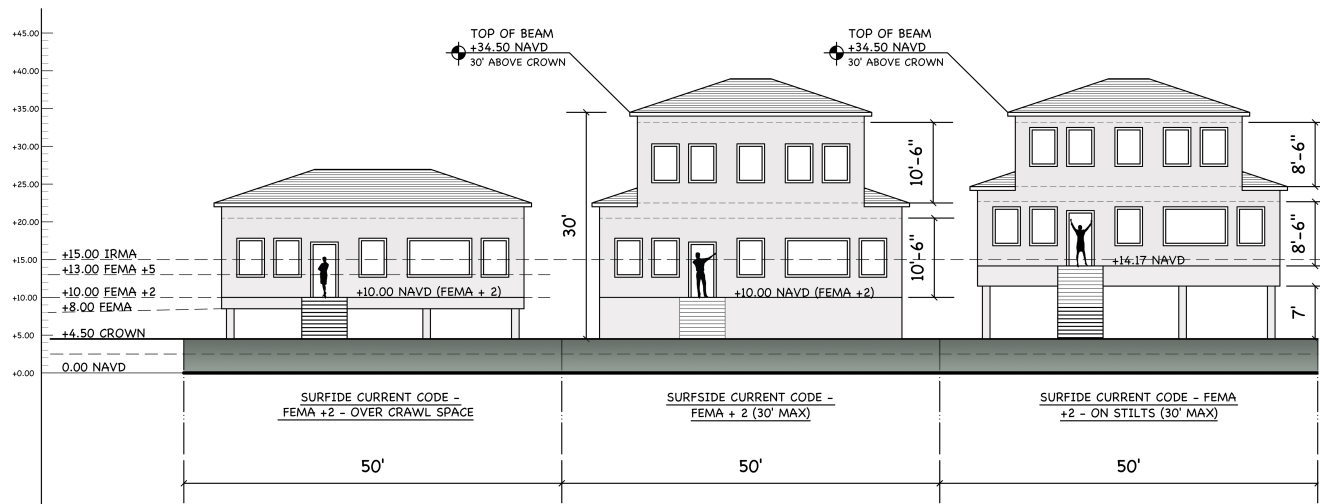
Current Surfside Zoning Code
Two-stories
FFE = +10.00' NAVD

Surfside

Maximum Allowable Height = 30'
Measured to top of tie beam
Measured from crown of road

Freeboard Analysis

Current Surfside Zoning Code – Two-stories on stilts



House A

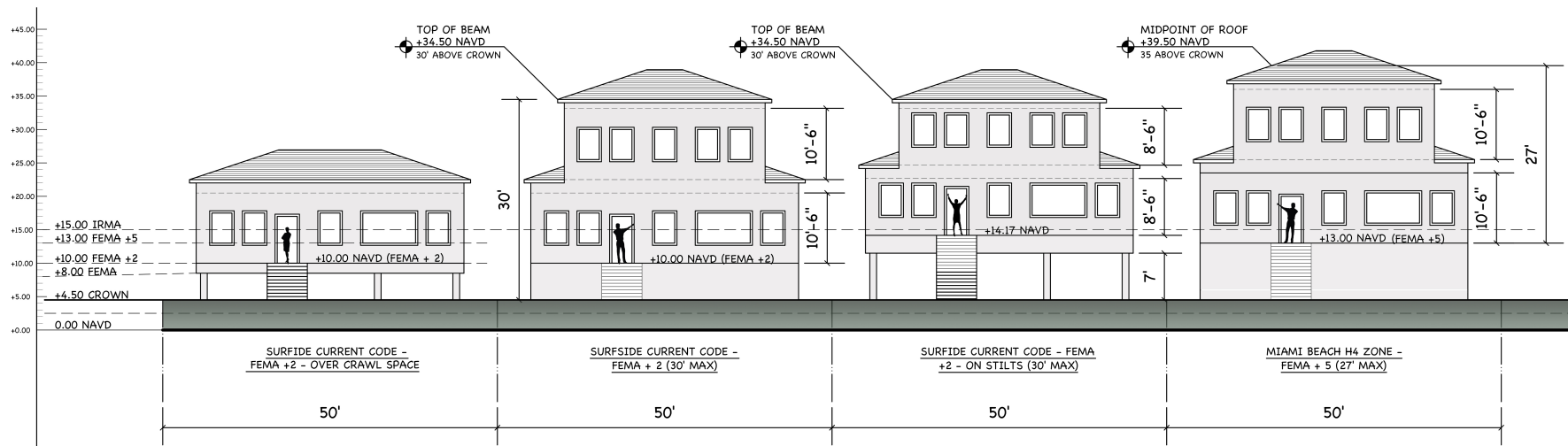
House B

House C
Current Surfside Zoning Code
Two-stories on stilts
FFE = +14.17' NAVD

Surfside
Maximum Allowable Height = 30'
Measured to top of tie beam
Measured from crown of road

Freeboard Analysis

Miami Beach Zoning Code – Two-stories



House A

House B

House C

House D

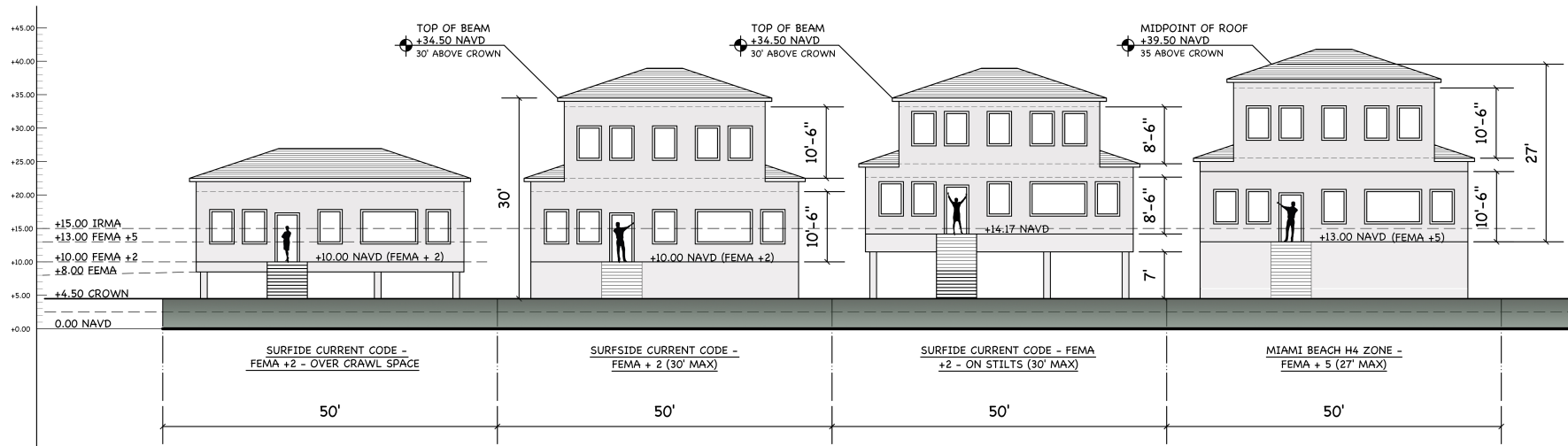
Miami Beach Zoning Code
Two-stories
FFE = +13.00' NAVD

Miami Beach

Maximum Allowable Height = 27'
Measured to midpoint of roof slope
Measured from FEMA + 5 feet

Freeboard Analysis

Houses A, B, C, D



House A

Current Surfside Zoning Code
One-story over crawl space
FFE = +10.00' NAVD

House B

Current Surfside Zoning Code
Two-stories
FFE = +10.00' NAVD

House C

Current Surfside Zoning Code
Two-stories on stilts
FFE = +14.17' NAVD

House D

Miami Beach Zoning Code
Two-stories
FFE = +13.00' NAVD

Surfside

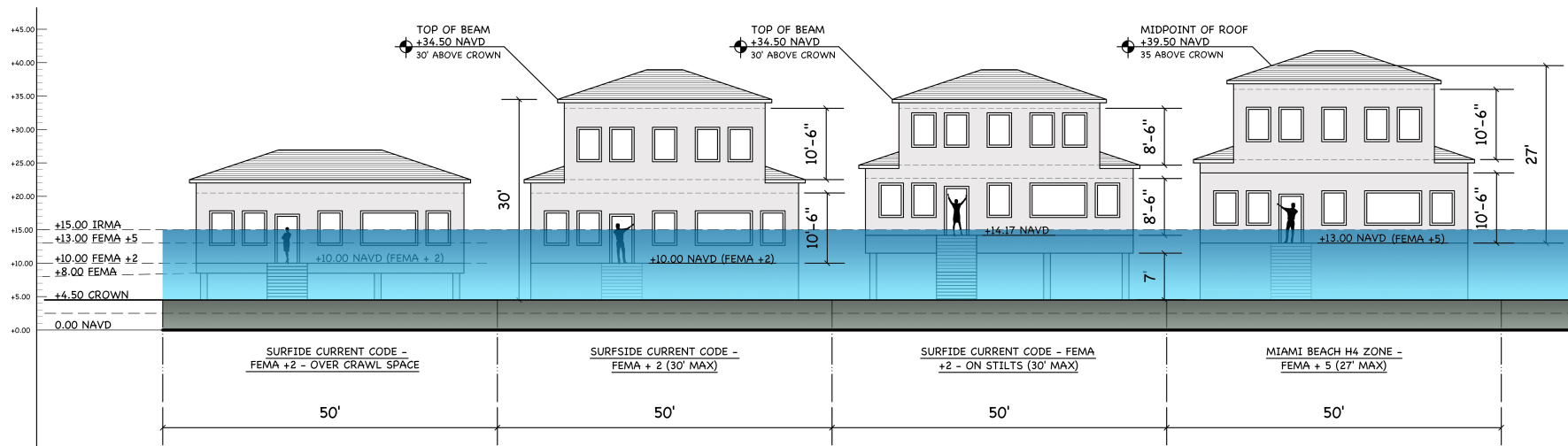
Maximum Allowable Height = 30'
Measured to top of tie beam
Measured from crown of road

Miami Beach

Maximum Allowable Height = 27'
Measured to midpoint of roof slope
Measured from FEMA + 5 feet

Freeboard Analysis

Impact of Storm Surge – Hurricane Irma Forecast



House A

Current Surfside Zoning Code
One-story over crawl space
FFE = +10.00' NAVD

House B

Current Surfside Zoning Code
Two-stories
FFE = +10.00' NAVD

House C

Current Surfside Zoning Code
Two-stories on stilts
FFE = +14.17' NAVD

House D

Miami Beach Zoning Code
Two-stories
FFE = +13.00' NAVD

Surfside

Maximum Allowable Height = 30'
Measured to top of tie beam
Measured from crown of road

Miami Beach

Maximum Allowable Height = 27'
Measured to midpoint of roof slope
Measured from FEMA + 5 feet

Freeboard Analysis

Flood Protection above FEMA + 2

(without further raising the first floor elevation)

