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

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 reached this capacity, people will be asked to watch the meeting from the first floor.

1. Call to Order/Roll Call

2. Town Commission Liaison Report – Vice Mayor Gielchinsky

3. Approval of Minutes – October 24, 2019

4. Applications:
   
   A. **9452 Harding** – The subject property is located at 9452 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Permanent Window Sign.

   B. **9460 Harding** – The subject property is located at 9460 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Permanent Wall Sign.

   C. **9472 Harding Avenue** – The subject property is located at 9472 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Permanent Wall Sign.
D. 9177 Dickens Avenue – The property is located at 9177 Dickens Avenue, within the H30B zoning. The applicant is requesting add a one-story addition to the side and rear of the property. In connection with this application, there is a request for a side setback variance. The lot is 75 feet in width and is an aggregated lot.

E. 1116 88th Street – Renovation and Site Plan - The applicant is requesting two variances; (1) for the upper story east side setback and (2) for an increase in the maximum allowable upper story coverage from the Town of Surfside’s Zoning Code. The property is an existing, two-story, single-family residence located at 1116 88th Street within the H30A zoning district.

F. 9481 Byron Avenue – The applicant is requesting to re-roof an existing shingle roof.

5. Quasi – Judicial Hearing - Local Planning Agency Items

   A. 9177 Dickens Avenue – The applicant is requesting a variance to; (1) maintain the existing legal non-conforming north interior side setback for the proposed work, and (2) apply a setback formula (0.3 x lot width -10 feet) to the south interior setback for the proposed work.

   B. 1116 88th Street - The applicant is requesting two variances; (1) for the upper story east side setback and (2) for an increase in the maximum allowable upper story coverage from the Town of Surfside’s Zoning Code. The property is an existing, two-story, single-family residence located at 1116 88th Street within the H30A zoning district.

   C. Artificial Turf

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-85.2 “DEFINITIONS” TO ESTABLISH A DEFINITION FOR SYNTHETIC TURF; AMENDING SECTION 90-87 “INSTALLATION OF LANDSCAPING AND IRRIGATION” TO PERMIT SYNTHETIC TURF ON ALL PROPERTIES WITHIN THE TOWN SUBJECT TO REQUIREMENTS, INSTALLATION AND MAINTENANCE STANDARDS AND PERMITTING; AND AMENDING SECTION 90-88 “MAINTENANCE OF LANDSCAPE AREAS” TO PERMIT SYNTHETIC TURF WITH EXCEPTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE
6. Discussion Items:

   A. 50% Rule – Request for Building Official to Answer Questions from the Planning & Zoning Board
   B. Joint Workshop with Town Commission and Planning & Zoning Board TBD – Verbal Update
      (i) Single Family Massing
      (ii) Single Family Setbacks for Aggregated lots and lots exceeding 50 feet.
   C. Future Agenda Items

7. Adjournment

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.


TWO OR MORE MEMBERS OF THE TOWN COMMISSION OR OTHER 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.
1. Call to Order/Roll Call

Chair Lindsey Lecour called the meeting to order at 6:03 p.m.

Present: Chair Lindsey Lecour, Vice Chair Judith Frankel, Board Member Peter Glynn, Board Member Rochel Kramer

Absent: Board Member Brian Roller (arrived at 6:13 pm), Board Member Marina Gershmanovich (arrived at 6:33 pm) and Board Member Jorge Garcia (arrived at 6:06 pm).

Vice Mayor Gielchinsky (arrived at 6:13 pm).

Also, Present: Town Manager Guillermo Olmedillo, Assistant Town Manager Duncan Tavares, Town Planner Sarah Sinatra, Town Attorney Edward Martos and Vice Mayor Daniel Gielchinsky.

Town Attorney Edward Martos read the Quasi-Judicial Statement into the record and polled the Board members.

All Board members stated that they had no communication with any parties regarding any of the items on tonight’s agenda.

Deputy Clerk Herbello confirmed advertisement requirements.

Deputy Clerk Herbello swore in the speakers who would be speaking at tonight’s meeting.

2. Town Commission Liaison Report – Vice Mayor Gielchinsky

No report was given.

3. Approval of Minutes – September 26, 2019

A motion was made by Vice Chair Frankel to approve the September 26, 2019 Meeting Minutes. The motion received a second by Board Member Kramer. All voted in favor.

4. Applications:

A. 8955 Collins Avenue - The applicant is requesting one (1) Permanent Wall Sign (Sign A) and one (1) Window Sign (Sign B). Sign A will reside on the building façade at 8955
Collins Avenue while Sign B will reside on the west building entrance glass door located at 8926 Collins Avenue.

Town Planner Sinatra introduced the item with staff recommendations and conditions, which are that the signs shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the wall during a storm.

There being no comments or questions by the Board the following motion was made.

A motion was made by Board Member Glynn to approve the item. The motion received a second by Board Member Kramer. All voted in favor.

**B. 9461 Harding Avenue** - The applicant is requesting one (1) Permanent Wall Sign and one (1) awning sign.

Town Planner Sinatra introduced the item and recommended approval. She stated there were not staff conditions.

There being no comments or questions by the Board the following motion was made.

A motion was made by Board Member Glynn to approve the item. The motion received a second by Vice Chair Frankel. All voted in favor.

**5. Quasi – Judicial Hearing - Local Planning Agency Items**

**A. 8995 Collins Avenue** - Site plan to renovate an existing nine story tower by adding three additional stories while renovating both the interior and exterior of the tower.

Town Planner Sinatra introduced the item.

Graham Penn, Bercow Radell Fernandez & Larkin, PLLC, gave a presentation of the project.

Board Member Glynn asked regarding the loading dock, how long it is and the width of that dock as well in order for the truck not stick out of the sidewalk.

Graham Penn answered Board Member Glynn’s question and stated that there will be no obstruction and gave the limitation of the truck sizes.

Board Member Garcia asked regarding the landscaping.

Graham Penn answered Board Member Garcia’s question and showed Board Member Garcia the plan which was part of the PowerPoint presentation. He mentioned that the only thing on the right of way is the sidewalk and street trees.

A motion was made by Board Member Glynn to approve and recommend the item to the Town Commission. The motion received a second from Board Member Kramer. All voted in favor.
B. Limitations on Hotel Uses in H40 – Guillermo Olmedillo, Town Manager

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFside CODE OF ORDINANCES BY AMENDING SECTION 90-41, “REGULATED USES”, TO ESTABLISH LIMITATIONS ON HOTELS IN THE H-40 ZONING DISTRICT SOUTH OF 93RD STREET INCLUDING: A PROHIBITION ON BALLROOMS AND BANQUET FACILITIES AS HOTEL ACCESSORIES; PROVIDING DISTANCE SEPARATION STANDARDS BETWEEN HOTELS; PROVIDING LIMITATIONS ON EVENT AND/OR MEETING ROOM SPACE; PROHIBITING STRUCTURED PARKING FACILITIES, AND REQUIRING THAT PARKING STRUCTURES INCORPORATE HOTEL AND/OR ACCESSORY USES; CREATING EXEMPTIONS FOR EXISTING AND APPROVED DEVELOPMENTS, AND FOR HISTORICALLY DESIGNATED PROPERTIES; AND AMENDING SECTION 90-51 “MAXIMUM FRONTAGE OF BUILDINGS AND FACADE ARTICULATIONS” TO ESTABLISH CONTINUOUS WALL FRONTAGES FOR HOTELS IN THE H40 ZONING DISTRICT SOUTH OF 93RD STREET; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Deputy Town Clerk Herbello read the title into the record.

Town Planner Sinatra introduced the item along with staff recommendations.

The following individuals spoke on the item:
Kristofer Machado
Kathleen Kaufman read the letter submitted to the Board members through the Deputy Town Clerk and made part of the record.
Esther Superstein
Drew Superstein
Rick Superstein
Matthew Barnes
George Kousoulas

Vice Chair Frankel was concerned about the prohibition, restrictions and the requirements of the current restrictions that are in place.

Town Planner Sinatra clarified that the Commission agreed with the exemption of the historic district. She stated that currently there is a 300 feet limitation and it was asked if the historic district would be exempt from that.

Board member Roller posed the question if one would come with an exemption and asked if this would be based on every 300 feet. He also asked if there is a way of restricting it for hotels.
Town Planner Sinatra answered the Board’s questions regarding the limitations in the Code.

Vice Chair Frankel stated that she does not think it makes sense to limit the historic district to 150 feet.

Further discussion took place among the Board and staff regarding questions on restrictions and the facades.

Town Manager Olmedillo gave clarification to the Board regarding their questions on the facades and restrictions.

Kathleen Kaufman provided the Board with clarification on the site plan of the block and stated that it currently is very restrictive. She stated that it would still be a monumental task.

After a lengthy discussion among the Board regarding the item and the restriction of the frontage limitation, the following amendment requests were made by the Board:

1. Prohibit ballrooms and banquet facilities.
2. Limit meeting or event rooms to 15 square feet per the number of hotel rooms with a capacity of no more than 100 people.
3. Exempt properties with previous approvals and those with Historic Designation per Miami-Dade County.
4. Require continuous wall frontage to be no greater than 150 feet in length, except relating to the Historic District.
5. Prohibit parking as a standalone structure.

A motion was made by Board Member Roller to approve the Ordinance as amended. The motion received a second from Board Member Garcia. All voted in favor.

Vice Mayor Gielchinsky left at 7:39 p.m.

6. Discussion Items:
   A. Climate Crisis Report

   Assistant Town Manager Tavares presented the Climate Crisis Report.

   Chair Lecour asked how the Planning and Zoning Board could help.

   Assistant Town Manager Tavares stated that they are trying to focus on the resiliency 305 as a basis to start and obtain the engagement of the public. He encouraged as they move forward having a way to coordinate the input of the Planning and Zoning Board members along with the Sustainability
and Resiliency Committee members. This will send a mindset that everyone is working together and see how they can further it.

Vice Chair Frankel asked what they are planning on getting out of them.

Assistant Town Manager Tavares stated that there will be a workshop that the Sustainability and Resiliency Committee has requested and to also obtain public outreach.

Town Manager Olmedillo spoke regarding possibly bringing in the University of Miami in to do a presentation coming from a neutral position. They can present ideas they might have and where and how they can be applied.

Board Member Glynn spoke regarding king tides, raising the crown of the road and stated that the homes should be built higher.

Chair Lecour would like for any items on the report that the Planning and Zoning Board needs to address in future meetings for the Sustainability and Resiliency Committee to advise them so they can address those items.

**B. Setbacks Lots over 50 Feet in Width**

Town Planner Sinatra gave a verbal update on the item by providing additional setbacks.

The following individuals spoke on the item:
George Kousoulas
Jeff Rose
Gabriella Yachad

Town Planner Sinatra advised speaker Yachad that whichever side she will be making the renovation will be subject to the requirements of the setback.

Chair Lecour addressed speaker Yachad’s questions.

Chair Lecour asked Town Planner Sinatra why it does not apply to all the lots and use the formula for interior lots.

Town Planner Sinatra stated that she is proposing this for any lots above 50 feet.

Further discussion took place regarding the setbacks and what the Town is proposing.
Robert Freedman asked what is the purpose of limiting the size of the homes.

Chair Lecour answered speaker Freedman’s question.

Board Member Roller explained the height development and the item being discussed to speaker Freedman.

Town Attorney Martos explained the code and the proposal that is being heard.

The Board agreed by consensus to move the item forward to the Town Commission for approval of an Ordinance in November and bring it back to the Planning and Zoning Board at their December meeting.

C. H30A/H30B Upper story Massing

Town Planner Sinatra gave a verbal update on the item and advised that they were directed at the last meeting to bring back some graphics and it has been challenging. She stated staff recommendations. She would bring it back as a clean language at their next meeting as a discussion item.

The following individuals spoke on the item:
George Kousoulas
Jeff Rose

Board Member Glynn asked if a big storm hits and everyone gets flooded, can they rebuild in the same shell.

Town Planner Sinatra answered Board Member Glynn’s question by stating that you hit the 50% rule from FEMA and you have to rebuild to today’s FEMA’s requirements. It depends on what FEMA states, which is 50% of the value of the home not the land.

Board member Kramer commented regarding new structures and is not for changing setbacks now.

Chair Lecour stated what is being presented is limiting the 2\textsuperscript{nd} floor setback of 64%.

Chair Lecour polled the Board on their stand on the 64% limitation and stated that the Board is split and this should be addressed again in the future.

Town Planner Sinatra stated they can model it with playing with some of the modifications to the second floor and work with the sliding scale setback.
A lengthy discussion took place among the Board and staff on the setbacks and the percentages.

D. DVAC Request on window tint [Verbal]

Assistant Town Manager Tavares introduced George Kousoulas who gave a verbal update on the request from the DVAC Committee on window tinting for businesses.

Board member Roller asked the cost of the glass compared to clear glass.

George Kousoulas stated it is $10.00 higher than regular glass.

Chair Lecour asked what the DVAC Committee is looking to do.

Assistant Town Manager Tavares stated that there are design guidelines downtown and for the Board to look at them in a comprehensive approach in revitalizing downtown.

Board member Garcia asked if the Town is giving incentives for business owners to do this.

Chair Lecour stated that the Town is not giving any incentives. What they are doing is encouraging the downtown businesses to change their windows to this type of glass when they make changes to their windows.

Assistant Town Manager Tavares suggested bringing it back to the DVAC Committee at their next meeting and get the top three (3) recommendations as directed by the Board.

E. Future Agenda Items

The Board agreed to bring back at a future meeting the H30A/H30B Upper Story Massing and the 50-foot setback rule.

7. Adjournment.

A motion was made by Board Member Glynn to adjourn the meeting without objection at 8:47 p.m. The motion received a second from Board Member Roller. All voted in favor.

Respectfully submitted,

Accepted this _____day of ____________________, 2019.
Attest:

Sandra Novoa, MMC
Town Clerk

Lindsay Lecour, Chair
MEMORANDUM

To: Planning & Zoning Board
Through: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: December 12, 2019
Re: 9452 Harding Avenue – Justin Barber Shop

The subject property is located at 9452 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Permanent Window Sign.

Staff has reviewed the current application for consideration by the Planning & Zoning Board. In this report, Staff presents the following:
- Applicable Zoning Code regulations, along with the results of the review
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-73

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<td>Area</td>
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<td>Inclusive of logos or trademarks shall</td>
<td>9.45 square feet (less than 20%)</td>
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<td>not exceed 20 percent of glass area</td>
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<td>Lettering</td>
<td>Shall not exceed 8 inches in height</td>
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<td>Cut vinyl letters white in color applied to the</td>
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<td>Painted gold leaf, Silver leaf, Silk-screened,</td>
<td>exterior of glass</td>
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<td>Cut or polished metal, Cut or frsold vinyl,</td>
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RECOMMENDATION

Staff recommends approval.
TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW APPLICATION
(Signs, awnings, store fronts, fences, and walls etc)

A complete submittal includes all items on the "Multi-family and Non-Residential Design Review 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.

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SIGNATURE OF OWNER  
DATE

SIGNATURE OF AGENT  
DATE
TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW
(Signs, awnings, store fronts, fences, and walls etc)

PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

The Planning and Zoning Board shall generally meet the last Thursday of each month at 7:00 pm. at Town Hall.

Plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 21 days prior to the meeting, with the payment of 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 Chairman of the Board.

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

Edwin Felicano 11-6-2019
NAME OF REPRESENTATIVE DATE
CUT VINYL LETTERS WHITE IN COLOR
APPLIED TO EXTERIOR OF GLASS

BARBER POLE FULL COLOR AS SHOWN

TOTAL SQUARE FEET OF GRAPHIC AREA
9.45 S.F.

JOB LOCATION: 9452 HARDING AVENUE
9454 HARDING, LLC
317 – 71 Street
Miami Beach, FL 33141

November 7, 2019

Town of Surfside
9293 Harding Avenue
Surfside, FL 33154

Re: Permanent Sign/9452 Harding Avenue, Surfside, FL 33154

Gentlemen:

The Landlord, 9454 Harding, LLC, approves the installation by the Tenant of a permanent sign at 9452 Harding Avenue, Surfside, FL 33154.

The Landlord has reviewed and approved the plans for the sign.

Very truly yours,

9454 Harding, LLC

By: [Signature]

PAGE 5
MEMORANDUM

To: Planning & Zoning Board

Through: Guillermo Olmedillo, Town Manager

From: Sarah Sinatra Gould, AICP, Town Planner

CC: Lillian Arango, Town Attorney

Date: December 12, 2019

Re: 9460 Harding Avenue – Street Kitchen

The subject property is located at 9460 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Permanent Wall Sign.

Staff has reviewed the current application for consideration by the Planning & Zoning Board. In this report, Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Staff Recommendation

STANDARDS / RESULTS

**Town of Surfside Zoning Code, Applicable Requirements**

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<td><strong>Area</strong></td>
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<td><strong>Wall Sign</strong></td>
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<td>For frontages less than 25 feet, a total sign area up to 25 square feet maximum shall be permitted</td>
<td>12.6 square feet</td>
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| **Types**  | The following types of individually- mounted letter signs shall be permitted. No open face channel letters shall be permitted.  
  i. Reverse channel letter.  
  ii. Push-through letter.  
  iii. Pan channel letter.  
  iv. Raceway mounted letter. All exposed raceways must be painted to match finish of wall face of the building. | Reverse Channel letter |
### Offset

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<th>Signs shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the wall face</th>
<th>Offset 1 inch</th>
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### Illumination

| Illumination | All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. The illumination may be either internal illumination or external illumination, however, all walls below the sign shall be illuminated with white wall wash LED lighting. It shall be located and directed solely at the sign. The light source shall not be visible from or cast into the right-of-way, or cause glare hazards to pedestrians, motorists, or adjacent properties. Lighting shall meet all applicable electrical codes. Intensities of illumination shall be approved by the building official of the town before issuance of a sign permit. | All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. Illumination is proposed but illumination color is undetermined – make as condition |

### RECOMMENDATION

Staff finds the application meets the Code requirements subject to the following;

**Condition of Approval**

1) Per Code section 90-73, sign illumination is limited to white LED.
TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW APPLICATION
(Signs, awnings, store fronts, fences, and walls etc)

A complete submittal includes all items on the "Multi-family and Non-Residential Design Review 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.

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| SIGNATURE OF OWNER     | NOV, 14, 2019 |
| DATE                   |               |
| SIGNATURE OF AGENT     | NOV, 14, 2019 |
| DATE                   |               |

Town of Surfside – Multi-Family and Non-Residential Design Review Application
The Planning and Zoning Board shall generally meet the last Thursday of each month at 7:00 pm. at Town Hall.

Plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 21 days prior to the meeting, with the payment of 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 Chairman of the Board.

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

NAME OF REPRESENTATIVE

DATE

Nov 14/19
TOWN OF SURFSIDE  
SUBMITTAL CHECKLIST  
MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW  
(Signs, awnings, store fronts, fences, and walls etc)

Project Name __________________________ Project Number __________________________

SUBMITTAL REQUIREMENTS FOR REVIEW:
☑ Completed "Multi-Family and Non-Residential Site Plan Application" form

☑ Application fee: $250.00 made out to “Town of Surfside”

☑ Ownership Affidavit

☑ Recent photographs of the subject property and all abutting, diagonal and fronting properties visible from the street (to be provided prior to Design Review Board Meeting)

FOR THE FOLLOWING PLEASE PROVIDE:
- Two (2) full sized sets (24" x 36" sheets) of complete design development drawings signed and sealed
- One (1) CD, with site plan in PDF format, or other common windows based format.
- Provided prior to Design Review Board Meeting – Fifteen (15) reduced sized sets (11" x 17" sheets) of the complete design development drawings

PLANS SHALL INCLUDE IF APPLICABLE:
☑ Sign Plan (Minimum scale of 1" = 20'). Please show / provide the following:
  ☐ Entire parcel(s) with dimensions and lot size in square feet
  ☐ Location of existing and proposed signs with square footage
  ☐ Material of proposed sign
  ☐ Manner of Illumination of proposed sign
  ☐ Method of securing or fastening proposed sign
  ☐ Wording of the proposed sign, with coordinating letter size
  ☐ Architectural Elevations of façade

☑ Awning Plan or Storefront Change (Minimum scale of 1" = 20'). Please show / provide the following:
  ☐ Entire parcel(s) with dimensions and lot size in square feet
  ☐ Location of Existing and proposed awnings with square footage
  ☐ Material of proposed awning or storefront change
  ☐ Method of securing or fastening proposed awning
  ☐ Window and framing materials
  ☐ Wording of the proposed awning, with coordinating letter size
  ☐ Architectural Elevations of façade

Cont.
Fence or Wall Plan (Minimum scale of 1" = 20'). Please show / provide the following:
- Entire parcel(s) with dimensions and lot size in square feet
- Setbacks
- Location of existing and proposed fence(s)
- Length, width, and height of proposed fence(s)
- Detailed material of proposed fence (color image of proposed fence material is suggested)
- Elevations of fence or wall

Provide samples of colors and/or materials mounted on a display board (to be provided prior to Design Review Board Meeting)

Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan.
# INVOICE (INV-00000112)
## FOR TOWN OF SURFSIDE

**BILLING CONTACT**  
C & A LLC  
9480 HARDING AVE  
Surfside, FL 33154

<table>
<thead>
<tr>
<th>INVOICE NUMBER</th>
<th>INVOICE DATE</th>
<th>INVOICE DUE DATE</th>
<th>INVOICE STATUS</th>
<th>INVOICE DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>INV-00000112</td>
<td>11/14/2019</td>
<td>11/14/2019</td>
<td>Due</td>
<td>NONE</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>REFERENCE NUMBER</th>
<th>FEE NAME</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020-000097-BC</td>
<td>Planning &amp; Zoning Fee</td>
<td>$200.00</td>
</tr>
</tbody>
</table>

**REMITTANCE INFORMATION**

Town of Surfside  
9293 Harding Avenue  
Surfside, FL 33154

**TOTAL** $200.00
OWNERSHIP AFFIDAVIT

This Affidavit (the "Agreement") is made and effective November 14, 2019,

BETWEEN: 9460 RESTAURANT PARTNERS, LLC, a corporation organized and existing under the laws of the State of FLORIDA, with its head office located at:

9460 Harding Avenue
Surfside, FL 33154

AND: C & A LLC, (the "Affiant"), an LLC organized and existing under the laws of the state of FLORIDA, with its head office located at:

282 Palm Ave.
Miami, FL 33139

In consideration of the terms and covenants of this agreement, and other valuable consideration, the parties agree as follows:

RECITALS

BEFORE ME, the undersigned authority, Angela NG, Managing Member, on this the 14th, day of November, 2019, personally appeared Affiant, known to me to be a credible person and of lawful age, who being by me first duly sworn, on HER oath, deposes and says:

Angela NG, of C & A LLC, the landlord of 9460 Harding Ave, Surfside, FL 33154 approves of the engineered sign and design attached to this affidavit. This includes the window signs/decal.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

COMPANY

Affiant

Print Name and Title

AFFIANT

Print Name and Title
ACKNOWLEDGMENT

State of [STATE]

County of [COUNTY]

On [DATE] before me, [NAME OF NOTARY], notary, personally appeared [NAME OF PERSON(S) INVOLVED], personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature _____________________________
Notary

(Seal)

Notary Public State of Florida
Leilani D Bravo
My Commission GG 187363
Expires 02/18/2022
PERMIT DRAWING - ILLUMINATED

A. 0.400 ALUMINUM SIDES (riveted or welded) TO BACK ALUM. PANEL.
B. 1” JEWELER TRIM (CAP W/ #8 X 1/2” SELF-TING. SCREW (min. 4 per letter)
C. (500) #8 LED MODULES
D. U.L. APPROVED CLASS II LOW VOLTAGE WIRING.
E. 3/16” PLASTIC TRANSLUCENT FACE (soldered w/ M.C. to jeweler).
F. #1/4” HOLE w/ LIGHT-BLOCKING COVER.
G. 1-20 AMP DISCONNECT SWITCH (weather proof)
H. SEE ANCHOR SCHEDULE (wall material)
I. SEE ANCHOR SCHEDULE (anchor type) & FASTENER LOCATION
J. 3/8” HOLE WITH PAGE RIP STRIP GROUND P/N 9941816 (CONDUCT NOT REQUIRED).
K. LED POWER SUPPLY (inside metal casing) 110 VOLT
L. (2) 3/16” DIA. X 1” L. TAPCON
M. 12awg FEED IN 0/2” SEAL-TITE w/ CONNECTORS.
N. 120V PRIMARY IN J-BOX BY OTHERS. W/ DISCONNECT SWITCH

ADDITIONAL NOTES

- Primary: Photo Call or Timer by others.
- Locking or adding back to the disconnect switch shall be installed on or at
  the switch or street lantern and at the或其他 disconnecting means and shall remain in place
  with or without the lock released. NEC 608

ANCHOR SCHEDULE

1. ALL ELECTRICAL COMPONENTS MUST BE LISTED AND APPROVED
2. ILLUMINATED PLASTIC FACE CHANNEL LETTERS SECTIONS DETAIL - NTS

STREET KITCHEN

WALL MATERIAL

CORRUGATED CONCRETE (SIDE) OR HOLLOW CONCRETE (TOP)
CHANNEL LETTERS (ILLUMINATED)

1/4” THICK ALUM.

SEE WALL MATERIAL

1/4” THICK ALUM. (SIDE) OR HOLLOW CONCRETE (TOP)

ALUM. 1/8” STUDS ARE SELF TAP TO INSIDE OF LETTERS

5000’K LED MODULES UNITS

1. Power Supply @ 1.1amps each
2. Total Amps: 1.1
3. (1) 20 AMP 120V Circuit Required

ELECTRICAL DETAIL

1. ENERGY CODE REQUIRES CONFINEMENT OF PHOTOCELLS
2. PERMIT NUMBER AFFIX TO THE SIGN AS PER FIC 30811.4.
3. ALL ELECTRICAL COMPONENTS MUST BE LISTED

SIGNED ELAN CARR
INOVATE KITCHENS

STREET KITCHEN

No 18937
Nov 2 2019
STATE OF FLORIDA
LICENSED PROFESSIONAL ENGINEER

GENERAL NOTES:
1. Design is in accordance with the requirements of the FL Big Code 4th Ed (2017) for use within & outside the High Velocity Hurricane Zone (HVHZ). 2. This engineering certifies only the structural integrity of these systems components, and/or other construction explicitly specified herein. 3. Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. 4. Aluminum extrusions shall be 6063-T6, unless noted otherwise.

CONTRACTOR

J & M Electrical
6632 SW 18th St
Miami, FL 33023

FABRICATOR

STREET KITCHEN
25051 N. 55th St.
Brooklyn Park, MN 55428
9460 Harding Ave.
Surfdale, FS 33154

DATE: 11/12/19

GENERAL NOTES:

This sign is in accordance with the requirements of the

JUAN GONZALEZ, P.E. NO 18937
7516 W. 55th St. Miami, FL 33144

STATE OF FLORIDA
LICENSED PROFESSIONAL ENGINEER

No 18937
Nov 2 2019
STATE OF FLORIDA
LICENSED PROFESSIONAL ENGINEER

GENERAL NOTES:
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Nov 2 2019
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282 Palm Ave.
Miami, FL 33139

In consideration of the terms and covenants of this agreement, and other valuable consideration, the parties agree as follows:

RECITALS

BEFORE ME, the undersigned authority, Angela Ong, Managing Member, on this the 14th, day of November, 2019, personally appeared Affiant, known to me to be a credible person and of lawful age, who being by me first duly sworn, on HER oath, deposes and says:

Angela Ong, of C & A LLC, the landlord of 9460 Harding Ave, Surfside, FL 33154 approves of the engineered sign and design attached to this affidavit. This includes the window signs/decal.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

COMPANY

[Signature]

Print Name and Title

AFFIANT

[Signature]

Print Name and Title
ACKNOWLEDGMENT

State of [STATE]

County of [COUNTY]

On [DATE] before me, [NAME OF NOTARY], notary, personally appeared [NAME OF PERSON(S) INVOLVED], personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature: [Signature]

Notary

(Seal)
MEMORANDUM

To: Planning & Zoning Board
Through: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: December 12, 2019
Re: 9472 Harding Avenue – Mendel’s Backyard BBQ

The subject property is located at 9472 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Permanent Wall Sign.

Staff has reviewed the current application for consideration by the Planning & Zoning Board. In this report, Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-73

<table>
<thead>
<tr>
<th>Signs</th>
<th>Permitted</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area</td>
<td>Wall Sign</td>
<td>Wall Sign</td>
</tr>
<tr>
<td></td>
<td>May not exceed 150 square feet and no single sign shall exceed 45 square feet.</td>
<td>55.9 square feet and 19.1 feet long</td>
</tr>
<tr>
<td>Types</td>
<td>The following types of individually-mounted letter signs shall be permitted. No open face channel letters shall be permitted.</td>
<td>Reverse Channel letter</td>
</tr>
<tr>
<td></td>
<td>i. Reverse channel letter.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>ii. Push-through letter.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>iii. Pan channel letter.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>iv. Raceway mounted letter. All exposed raceways must be painted to match finish of wall face of the building.</td>
<td></td>
</tr>
<tr>
<td>Offset</td>
<td>Signs shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the wall face</td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td>Offset 1 inch</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Illumination</th>
<th>All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. The illumination may be either internal illumination or external illumination, however, all walls below the sign shall be illuminated with white wall wash LED lighting. It shall be located and directed solely at the sign. The light source shall not be visible from or cast into the right-of-way, or cause glare hazards to pedestrians, motorists, or adjacent properties. Lighting shall meet all applicable electrical codes. Intensities of illumination shall be approved by the building official of the town before issuance of a sign permit.</th>
</tr>
</thead>
<tbody>
<tr>
<td>All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. Illumination is proposed but illumination color is undetermined – make as condition</td>
<td></td>
</tr>
</tbody>
</table>

**RECOMMENDATION**

Staff finds the application meets the Code requirements subject to the following;

**Condition of Approval**
1) Per Code section 90-73, sign illumination is limited to white LED.
TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW APPLICATION
(Signs, awnings, store fronts, fences, and walls etc)

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

PROJECT INFORMATION
OWNER'S NAME: mariana Bersten
PHONE / FAX: 786-537-6753
AGENT'S NAME: 
ADDRESS: 
PHONE / FAX: 
PROPERTY ADDRESS: 947 N Harding Ave
ZONING CATEGORY: 6000 Commercial - General
DESCRIPTION OF PROPOSED WORK: Building Sign

INTERNAL USE ONLY
Date Submitted: 11/14/19
Report Completed: 11/14/19
Fee Paid: $200.00
Project Number: 2020-000098
Date: 11/14/19

ZONING STANDARDS
Sign Area (if applicable) 
Awning Size (if applicable) 
Fence Height (if applicable) 
Wall Height (if applicable) 

SIGNATURE OF OWNER
DATE
SIGNATURE OF AGENT
DATE

Town of Surfside – Multi-Family and Non-Residential Design Review Application
TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW
(Signs, awnings, store fronts, fences, and walls etc)

PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

The Planning and Zoning Board shall generally meet the last Thursday of each month at 7:00 pm. at Town Hall.

Plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 21 days prior to the meeting, with the payment of 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 Chairman of the Board.

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

NAME OF REPRESENTATIVE

DATE
TOWN OF SURFSIDE
SUBMITTAL CHECKLIST
MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW
(Signs, awnings, store fronts, fences, and walls etc)

Project Name _______________________________ Project Number _______________________________

SUBMITTAL REQUIREMENTS FOR REVIEW:
☐ Completed "Multi-Family and Non-Residential Site Plan Application" form

☐ Application fee: $200 made out to "Town of Surfside"

☐ Ownership Affidavit

☐ Recent photographs of the subject property and all abutting, diagonal and fronting properties visible from the street (to be provided prior to Design Review Board Meeting)

FOR THE FOLLOWING PLEASE PROVIDE:
- Two (2) full sized sets (24" x 36" sheets) of complete design development drawings signed and sealed
- One (1) CD, with site plan in PDF format, or other common windows based format.
- Provided prior to Design Review Board Meeting – Fifteen (15) reduced sized sets (11" x 17" sheets) of the complete design development drawings

PLANS SHALL INCLUDE IF APPLICABLE:
☐ Sign Plan (Minimum scale of 1" = 20'). Please show / provide the following:
  ☐ Entire parcel(s) with dimensions and lot size in square feet
  ☐ Location of existing and proposed signs with square footage
  ☐ Material of proposed sign
  ☐ Manner of Illumination of proposed sign
  ☐ Method of securing or fastening proposed sign
  ☐ Wording of the proposed sign, with coordinating letter size
  ☐ Architectural Elevations of façade

☐ Awning Plan or Storefront Change (Minimum scale of 1" = 20'). Please show / provide the following:
  ☐ Entire parcel(s) with dimensions and lot size in square feet
  ☐ Location of Existing and proposed awnings with square footage
  ☐ Material of proposed awning or storefront change
  ☐ Method of securing or fastening proposed awning
  ☐ Window and framing materials
  ☐ Wording of the proposed awning, with coordinating letter size
  ☐ Architectural Elevations of façade

Cont.
☐ Fence or Wall Plan (Minimum scale of 1" = 20'). Please show / provide the following:
  ☐ Entire parcel(s) with dimensions and lot size in square feet
  ☐ Setbacks
  ☐ Location of existing and proposed fence(s)
  ☐ Length, width, and height of proposed fence(s)
  ☐ Detailed material of proposed fence (color image of proposed fence material is suggested)
  ☐ Elevations of fence or wall

☐ Provide samples of colors and/or materials mounted on a display board (to be provided prior to Design Review Board Meeting)

☐ Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan.
MEMORANDUM

To: Planning & Zoning Board
Through: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: December 12, 2019
Re: 9177 Dickens Avenue – Renovation & Addition

The property is located at 9177 Dickens Avenue, within the H30B zoning. The applicant is requesting add a one-story addition to the side and rear of the property. In connection with this application, there is a request for a side setback variance. The lot is 75 feet in width and is an aggregated lot.

The code requires the first-floor side setbacks for a site that consists of more than one lot of record to be 20 feet or 20% of the frontage, whichever is greater. The frontage of the subject lot is 75 feet; therefore, the required first-floor side setback is 20 feet. The existing home currently has a legal non-conforming north interior side setback of five feet, one inch which they would like to maintain instead of the required 20 foot setback. Thus, the applicant is proposing a side setback of five feet, one inch, a difference of 14 feet 11 inches for the north side of the building. The applicant is proposing a south side setback of 12 feet, six inches, a difference of seven feet, six inches from the current code standards.
Staff has reviewed the current application for consideration by the Planning & Zoning Board. In this report Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Applicable Design Guideline standards, along with the results of the review
- Findings

**STANDARDS / RESULTS**

**Town of Surfside Zoning Code, Applicable Requirements**

**Sec. 90.43 Maximum building heights**

<table>
<thead>
<tr>
<th>Height</th>
<th>Required Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>H3OB</td>
<td>30 feet</td>
<td>16 feet, 11 inches</td>
</tr>
</tbody>
</table>

**Sec. 90-45. Setbacks**

<table>
<thead>
<tr>
<th>Setbacks</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Frontage</td>
<td>Minimum 20 feet</td>
<td>19’11” – existing</td>
</tr>
<tr>
<td>Interior side</td>
<td>5 feet</td>
<td>5’1” north side, 12’6” south side – 20 feet required on both sides</td>
</tr>
<tr>
<td>Rear</td>
<td>Minimum 20 feet</td>
<td>29’7”</td>
</tr>
</tbody>
</table>

**Sec. 90.49 Lot standards**

<table>
<thead>
<tr>
<th>Lot Standards H3OB</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot width</td>
<td>50 feet</td>
<td>50 feet</td>
</tr>
<tr>
<td>Minimum lot area</td>
<td>5,600 feet</td>
<td>8,400 square feet</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>37.8%</td>
</tr>
<tr>
<td>Pervious area</td>
<td>35% (minimum)</td>
<td>Approximately 45%</td>
</tr>
</tbody>
</table>

**Sec. 90.50 Architecture and roof decks**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unique Elevation: A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3) of the following architectural features: (a)Length, width and massing of the structure; (b)Number of stories; (c)Façade materials; (d)Porches and other similar articulation of the front façade; (e)Number and location of doors and windows; and (f)Roof style and pitch.</td>
<td>The front façade is not being modified</td>
</tr>
<tr>
<td>Wall openings 10% for all elevations</td>
<td>Exceeds 10% per façade</td>
</tr>
<tr>
<td>Wall openings All elevations for single story additions to existing structures</td>
<td>There is no net loss</td>
</tr>
<tr>
<td>Roof Material</td>
<td>shall result in a zero percent net loss of wall openings including windows, doors or transitional spaces defined by porches, porticoes or colonnades.</td>
</tr>
<tr>
<td>---------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Tile roof</td>
<td>(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color if granted approval by the Design Review Board; (d) Architecturally embellished metal if granted approval by the Design Review Board; or (e) Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.</td>
</tr>
</tbody>
</table>

**Town of Surfside Adopted Residential Design Guidelines**

**Building Massing**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.</td>
<td>Consistent</td>
</tr>
</tbody>
</table>

**Decorative Features**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Decorative features should be stylistically consistent throughout the entire building.</td>
<td>Consistent</td>
</tr>
</tbody>
</table>

**Overall Architectural Style**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>The overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof.</td>
<td>Consistent</td>
</tr>
</tbody>
</table>

**Wall Materials and Finishes**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.</td>
<td>Consistent</td>
</tr>
</tbody>
</table>
### Roof Materials, Types, and Slopes

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof types and slopes should be generally the same over all parts of a single building.</td>
<td>$\frac{3}{16}''$ per foot</td>
</tr>
<tr>
<td>Restricted materials for roofs are pre-determined in the Town's Building Code, which restricts roofing materials to: 1. Clay tile; 2. White concrete tile; 3. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.</td>
<td>Tile</td>
</tr>
</tbody>
</table>

### Windows and Trims

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Window styles should always be consistent among all elevations of a building.</td>
<td>Consistent.</td>
</tr>
<tr>
<td>Frame materials should never vary on a single building.</td>
<td>Consistent</td>
</tr>
<tr>
<td>Window, door and eave trim should be consistent on all elevations of the house</td>
<td>Consistent</td>
</tr>
</tbody>
</table>

### FINDINGS

Staff finds the application meets the Code subject to the approval of the side setback variances.
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.

PROJECT INFORMATION

OWNER'S NAME
Ibrahim Hernandez Perez

PHONE / FAX
(305) 392 8801

AGENT'S NAME

ADDRESS
9177 Dickens Ave, Surfside, FL 33154

PHONE / FAX

PROPERTY ADDRESS
9177 Dickens Ave, Surfside, FL 33154

ZONING CATEGORY

DESCRIPTION OF PROPOSED WORK
Addition attached to existing residence and interior remodeling

INTERNAL USE ONLY

Date Submitted

Project Number

Report Completed

Date

Fee Paid

$ 

ZONING STANDARDS

Required
Provided

Plot Size
45' 45' 5'
25' 33.60' 5.37'

Setbacks (F/R/S)
191 32

Lot Coverage
11.00'

Height

Pervious Area

SIGNATURE OF OWNER

DATE

SIGNATURE OF AGENT

DATE

Page 31

Town of Surfside – Single-Family and Two-Family Site Plan Application
TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION
PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

The Planning and Zoning Board shall generally meet the last Thursday of each month at 7:00 pm. at Town Hall.

Plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 21 days prior to the meeting, with the payment of 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 Chairman of the Board.

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

<table>
<thead>
<tr>
<th>Name of Representative</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Udai Dhar</td>
<td>May 1, 2019</td>
</tr>
</tbody>
</table>
LEGAL DESCRIPTION: Lot 11 and the North 1/2 of Lot 12, Block 11, of ALTOS DEL MAR No. 4, according to the plat thereof as recorded in Plat Book 10, at Page 63, of the Public Records of Miami Dade County, Florida.

SKETCH OF SURVEY
(Boundary Survey)
SCALE 1" = 20'

NOTE:
Elevations are referred to Miami Dade County B.M. #1 243 Elev. = 13.03' of N.G.V.D. of 1929

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON: 5-11-19. THE HERIN DESCRIBED PROPERTY IS SITUATED WITHIN

ZONE: AE
BASE FLOOD ELEV: 3.0
COMMUNITY NUMBER: 12055

LEGAL NOTES:
 THIS SURVEY DOES NOT REFLECT OR ESTABLISH OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE THE SAME EFFECT AS EXAMINATION OF THE RECORDS, IF ANY, APPERTAINING TO THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROMPTED BY CLIENT. THE LIABILITY OF THE SURVEYOR IN THE EVENT OF A LOSS ARISING FROM THE ERROR OR OMISIONS OF THE SURVEYOR IS LIMITED TO THE COST OF THE SURVEY.

DATE OF FIELD WORK: February 19, 2019
REVISED ON:

I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, true and correct representation, of a legal survey performed under my direction and also conform to the Minimum Topographic Standards as set forth in Chapter 517.14 and 517.264 F.S. and Section 472.037 F.S.

ARTURO R. TOIRAC, P.S.M.

This sketch was drafted by the undersigned and the original one is on record with the Miami-Dade County Mapping Department.

LEGEND AND ABBREVIATIONS

JOB No. 190249
ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

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

SECTION A – PROPERTY INFORMATION

<table>
<thead>
<tr>
<th>A1. Building Owner's Name</th>
<th>IBRAHIM MENENDEZ PEREZ &amp; DAIMIS VAZQUEZ ROSABAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.</td>
<td>9177 DICKENS AVE</td>
</tr>
<tr>
<td>City</td>
<td>SURFSIDE</td>
</tr>
<tr>
<td>State</td>
<td>FL</td>
</tr>
<tr>
<td>ZIP Code</td>
<td>33154</td>
</tr>
</tbody>
</table>

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)

ALTOS DEL MAR NO 4 PB 10-63 LOT 11 & N1/2 LOT 12 BLK 11---14-2235-001-1530

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)

RESIDENTIAL

A5. Latitude/Longitude: Lat. N25°52'45" Long. W80°07'34"

Horizontal Datum: ☐ NAD 1927 ☑ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 8

A8. For a building with a crawlspace or enclosure(s):

| a) Square footage of crawlspace or enclosure(s) | 1777 sq ft |
| b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade | 6 |
| c) Total net area of flood openings in A8.b | 648 sq in |
| d) Engineered flood openings? ☐ Yes ☑ No |

A9. For a building with an attached garage:

| a) Square footage of attached garage | 339 sq ft |
| b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade | N/A |
| c) Total net area of flood openings in A9.b | N/A sq in |
| d) Engineered flood openings? ☐ Yes ☑ No |

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

<table>
<thead>
<tr>
<th>B1. NFIP Community Name &amp; Community Number</th>
<th>SURFSIDE 12659</th>
</tr>
</thead>
<tbody>
<tr>
<td>B2. County Name</td>
<td>MIAMI-DADE</td>
</tr>
<tr>
<td>B3. State</td>
<td>FL</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B4. Map/Panel Number</th>
<th>B5. Suffix</th>
<th>B6. FIRM Index Date</th>
<th>B7. FIRM Panel Effective/Revised Date</th>
<th>B8. Flood Zone(s)</th>
<th>B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)</th>
</tr>
</thead>
<tbody>
<tr>
<td>12086C 0144</td>
<td>L</td>
<td>9-11-09</td>
<td>9-11-09</td>
<td>AE</td>
<td>8.0</td>
</tr>
</tbody>
</table>

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:

☐ FIS Profile ☑ FIRM ☐ Community Determined ☐ Other/Source: ________________

B11. Indicate elevation datum used for BFE in Item B9: ☑ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: ________________

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☑ No

Designation Date: N/A ☑ CBRS ☐ OPA
SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

   Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
   Benchmark Utilized: T-243 Vertical Datum: NGVD1929

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: ________

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

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 4 feet 66 meters
   6 feet 67 meters
   7 feet 13 meters

b) Top of the next higher floor
   N/A

c) Bottom of the lowest horizontal structural member (V Zones only) 4 feet 60 meters
   7 feet 13 meters

d) Attached garage (top of slab) 4 feet 60 meters
   7 feet 13 meters

E) Lowest elevation of machinery or equipment servicing the building
   (Describe type of equipment and location in Comments)

f) Lowest adjacent (finished) grade next to building (LAG) 4 feet 60 meters
   7 feet 13 meters

h) Lowest adjacent grade at lowest elevation of deck or stairs, including
   structural support

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

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

Certifier's Name LEONARDO MAQUEIRA License Number LS6992

Title P.S.M.

Company Name MAQ SERVICES INC

Address 965 W 37 ST

City HIALEAH State FL ZIP Code 33012

Signature _______________ Date 10-14-2019 Telephone 305-901-1317

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

Comments (including type of equipment and location, per C2(e), if applicable)

LATITUDE & LONGITUDE OBTAINED BY GPS C.2.E. REFERS TO ELEVATED A/C PAD ON SOUTH SIDE OR BLDG

L.C.O.R 4.63'
H.C.O.R 4.79'
### ELEVATION CERTIFICATE

**Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:**
9177 DICKENS AVE

<table>
<thead>
<tr>
<th>City</th>
<th>State</th>
<th>ZIP Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>SURFSIDE</td>
<td>FL</td>
<td>33154</td>
</tr>
</tbody>
</table>

**FOR INSURANCE COMPANY USE**

<table>
<thead>
<tr>
<th>Policy Number</th>
<th>Company NAIC Number</th>
</tr>
</thead>
</table>

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

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

**E1.** Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th>above or below the HAG.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>feet</td>
</tr>
</tbody>
</table>

b) Top of bottom floor (including basement, crawlspace, or enclosure) is

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th>above or below the LAG.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>feet</td>
</tr>
</tbody>
</table>

**E2.** For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th>above or below the HAG.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>feet</td>
</tr>
</tbody>
</table>

**E3.** Attached garage (top of slab) is

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th>above or below the HAG.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>feet</td>
</tr>
</tbody>
</table>

**E4.** Top of platform of machinery and/or equipment servicing the building is

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th>above or below the HAG.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>feet</td>
</tr>
</tbody>
</table>

**E5.** Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community’s floodplain management ordinance? □ Yes □ No □ Unknown. The local official must certify this information in Section G.

### SECTION F – PROPERTY OWNER (OR OWNER’S REPRESENTATIVE) CERTIFICATION

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

**Property Owner or Owner’s Authorized Representative’s Name**

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>ZIP Code</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Signature</th>
<th>Date</th>
<th>Telephone</th>
</tr>
</thead>
</table>

**Comments**

☐ Check here if attachments.
**ELEVATION CERTIFICATE**

**IMPORTANT:** In these spaces, copy the corresponding information from Section A.

<table>
<thead>
<tr>
<th>Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.</th>
<th>FOR INSURANCE COMPANY USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>9177 DICKENS AVE</td>
<td>Policy Number:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City</th>
<th>State</th>
<th>ZIP Code</th>
<th>Company NAIC Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>SURFSIDE</td>
<td>FL</td>
<td>33154</td>
<td></td>
</tr>
</tbody>
</table>

**SECTION G – COMMUNITY INFORMATION (OPTIONAL)**

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

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

<table>
<thead>
<tr>
<th>G4. Permit Number</th>
<th>G5. Date Permit Issued</th>
<th>G6. Date Certificate of Compliance/Occupancy Issued</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

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

G10. Community's design flood elevation: □ feet □ meters Datum ________

Local Official's Name | Title
| --- | --- |

Community Name | Telephone
| --- | --- |

Signature | Date
| --- | --- |

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.
### BUILDING PHOTOGRAPHS

**See Instructions for Item A6.**

<table>
<thead>
<tr>
<th>Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.</th>
<th><strong>FOR INSURANCE COMPANY USE</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>9177 DICKENS AVE</td>
<td><strong>Policy Number:</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City</th>
<th>State</th>
<th>ZIP Code</th>
<th><strong>Company NAIC Number</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>SURFSIDE</td>
<td>FL</td>
<td>33154</td>
<td></td>
</tr>
</tbody>
</table>

**IMPORTANT:** In these spaces, copy the corresponding information from Section A.

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

**Photo One Caption** FRONT VIEW

![Photo One](image1)

**Photo Two Caption** FRONT VIEW

![Photo Two](image2)
ELEVATION CERTIFICATE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
9177 DICKENS AVE

City  State  ZIP Code
SURFSIDE  FL  33154

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A9.

<table>
<thead>
<tr>
<th>Photo One Caption</th>
<th>REAR VIEW</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Photo Two Caption</th>
<th>SIDE-AC VIEW</th>
</tr>
</thead>
</table>

OMB No. 1660-0008
Expiration Date: November 30, 2018

FOR INSURANCE COMPANY USE
Policy Number:
Company NAIC Number
JOB No. 19-109177  CLIENT: IBRAHIM MENENDEZ PEREZ & DAMIS VAZQUEZ ROSABAL

PROPERTY ADDRESS: 9177 DICKENS AVE SURFSID, FL 33154

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)
LOT 11 & N1/2 LOT 12 BLK 11
SUBDIVISION __ALTOS DEL MAR NO 4

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK ____ AT PAGE 63
OF THE PUBLIC RECORDS OF ___ MIAMI-DADE ____ COUNTY, FLORIDA.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.

SURVEYOR’S NOTES:
1-) IF SHOWN, BORDERS AND ANGLES ARE REFERRED TO SAD PLAT IN LEGAL DESCRIPTION.
2-) THE RELATIVE CLOSEUP IN THE FIELD MEASURED BOUNDARY IS BETTER THAN 1 FOOT IN 7,500 FEET; LINEAR (SUBURBAN).
3-) A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. THEREFORE, THERE MAY BE RESTRICTIONS ON THIS PARCEL THAT ARE NOT SHOWN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. NO EXPRESSED OR IMPLIED DETERMINATION OF TITLE OR OWNERSHIP TO THE LAND DESCRIBED IS MADE.
4-) THERE MAY BE UNDERGROUND UTILITY LOCATIONS AND SUBSURFACE FEATURES WITHIN THE PARCEL THAT ARE NOT SHOWN. THERE IS NO VISIBLE SURFACE OR OVERHEAD ENCROACHMENTS OTHER THAN SHOWN ON THIS SURVEY.
5-) IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF THE SURVEYOR.
6-) INFORMATION OF TREE PROXIMITY DIAMETER (D), HEIGHT (H), CANOPY SHADE (C%), ALL NAMES ARE NOTED TO SURVEYORS ABILITY. SURVEYOR IS NOT AN ARBORETUM AND CANNOT PROVIDE SCIENTIFIC NAMES OF TREES OR PLANTS.

ELEVATION INFORMATION
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR
REVISED ON __09-11-09__ THE HERETO DESCRIBED PROPERTY IS SITUATED WITHIN ZONE ___AE___
BASE FLOOD ELEVATION __8_ COMMUNITY 120859 PANEL NUMBER 0144 SUFFIX ___L___
ELEVATIONS (WHEN SHOWN) REFER TO NAVD 1988 DATUM.
COUNTY BENCHMARK USED 2-263 ELEVATIONS 13.27 FEET B.M. LOCATION __SURFSIDE BLVD__ BAY DRIVE

CERTIFIED TO: IBRAHIM MENENDEZ PEREZ DAMIS VAZQUEZ ROSABAL

SURVEY DATE: 10-14-2019

"NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
MEMORANDUM

To: Planning and Zoning Board
Through: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: December 12, 2019
Re: 1116 88th Street – Renovation and Addition

The property is located at 1116 88th Street, within the H30A zoning. This application was heard in January of 2019 and a request to renovate the existing house and add additional square footage on both the first and second floors of the house was approved by the Planning & Zoning Board. The applicant is now requesting two variances. The first is for the upper story east side setback and the second is to increase the maximum allowable upper story coverage from the Town of Surfside’s Zoning Code. The property is an existing, two-story, single-family residence. The previous approval for the proposed additions met code requirements and did not require a need for a variance. The applicant is now reconsidering such addition and has now supplied the Town with revised plans which requires variance approval. The approval of the upper story proposed setback variance is contingent upon approval of the upper story expansion variance.
Staff has reviewed the current application for consideration by the Planning and Zoning Board. In this report Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Applicable Design Guideline standards, along with the results of the review
- Staff Findings

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 42.92 Lowest Floor Elevation

<table>
<thead>
<tr>
<th>Residential</th>
<th>Lowest Floor</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residential</td>
<td>Base Flood +2</td>
<td>Existing – Pending review by the Building Official</td>
</tr>
</tbody>
</table>

Sec. 90.43 Maximum building heights

<table>
<thead>
<tr>
<th>Height</th>
<th>Required Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>H30A</td>
<td>30 feet</td>
<td>23.18 feet</td>
</tr>
</tbody>
</table>

Sec. 90-45. Setbacks

<table>
<thead>
<tr>
<th>H30A UPPER STORY FLOOR AREA IS 65% to 80% OF FIRST STORY FLOOR AREA</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Lot Coverage</td>
<td>40%</td>
<td>22.5%</td>
</tr>
</tbody>
</table>

FIRST STORY

<table>
<thead>
<tr>
<th>Primary Frontage</th>
<th>Minimum 20 feet</th>
<th>Existing - 34.9 feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior side (lots greater than 50 feet in width)</td>
<td>10% of Frontage (60.05 feet = 6.05 feet)</td>
<td>Existing - 5.0 feet Proposed - 6.05 feet</td>
</tr>
<tr>
<td>Secondary Frontage</td>
<td>Minimum 10 feet</td>
<td>Existing - 13.42 feet</td>
</tr>
<tr>
<td>Rear</td>
<td>Minimum 20 feet</td>
<td>Existing - &gt; 20 feet</td>
</tr>
</tbody>
</table>

UPPER STORY

<table>
<thead>
<tr>
<th>Primary frontage</th>
<th>Minimum 20 feet/Average 30 feet</th>
<th>Existing - 34.9 feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior side (lots greater than 50 feet in width)</td>
<td>Minimum 10% of Frontage (60.05 feet = 6.05 feet)/ Average 20% of Frontage (60.05 feet = 12.1 feet)</td>
<td>Existing - 5.0 feet Proposed - 5.0 feet - Variance requested</td>
</tr>
<tr>
<td>Secondary Frontage</td>
<td>Minimum 10 feet/Average 20 feet</td>
<td>Existing - &gt; 20 feet</td>
</tr>
<tr>
<td>Rear</td>
<td>Minimum 20 feet/Average n/a</td>
<td>Existing - &gt; 20 feet</td>
</tr>
</tbody>
</table>
Sec. 90.49 Lot standards

<table>
<thead>
<tr>
<th>Lot Standards H30B</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot width</td>
<td>50 feet</td>
<td>60.05 feet</td>
</tr>
<tr>
<td>Minimum lot area</td>
<td>8,000 square feet</td>
<td>11,567 square feet</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>22.5%</td>
</tr>
<tr>
<td>Pervious area</td>
<td>35% (minimum)</td>
<td>50.2%</td>
</tr>
</tbody>
</table>

Sec. 90.50 Architecture and roof decks

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3) of the following architectural features: (a) Length, width and massing of the structure; (b) Number of stories; (c) Façade materials; (d) Porches and other similar articulation of the front façade; (e) Number and location of doors and windows; and (f) Roof style and pitch.</td>
<td>The proposed home will have unique elevations from neighboring houses and utilizes different façade materials. The front and secondary side façade utilizes a porch and a varying location for doors and windows.</td>
</tr>
<tr>
<td>Wall openings</td>
<td>Proposed renovation and addition includes windows and doors. All elevations are 10% or greater for wall openings.</td>
</tr>
<tr>
<td>10% for all elevations; No need loss of wall openings for additions</td>
<td>Proposed renovation and addition includes windows and doors. All elevations are 10% or greater for wall openings.</td>
</tr>
<tr>
<td>Roof Material</td>
<td></td>
</tr>
<tr>
<td>(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color if granted approval by the Board; (d) Architecturally embellished metal if granted approval by the Board; or (e) Other Florida Building Code approved roof material(s) if granted approval by the Board.</td>
<td>Clay tile and existing and proposed flat roof is being utilized</td>
</tr>
</tbody>
</table>

Sec. 90.56 Fences, walls and hedges

<table>
<thead>
<tr>
<th>Fence</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fences in the front are only permitted with the Planning and Zoning Board's approval.</td>
<td>4.5-foot columns with 2-foot masonry wall with 2.5-foot metal picket fencing between columns. Entry gates.</td>
<td></td>
</tr>
</tbody>
</table>
### Sec. 90-56.4 Front yard and corner yard fences and ornamental walls—Table.

<table>
<thead>
<tr>
<th>Frontage Height (Feet)</th>
<th>Maximum Height (Feet)</th>
<th>Maximum Opacity (Percent)</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>60.05 feet</td>
<td>4.5 feet</td>
<td>All wall and fence surfaces above two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent</td>
<td>2.5-foot metal picket fence is proposed above 2 feet with opacity less than 50%. Top of gates and lights on columns extend above 4.5 feet (See Findings below)</td>
</tr>
</tbody>
</table>

### Sec. 90.58 Carport canopies

<table>
<thead>
<tr>
<th>Carport canopies</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size Maximum: 20 feet x 20 feet; Height Maximum: 10 feet; Side openings Minimum: 6.25 feet; Setbacks: - Primary Front/Secondary Front: 2 feet; - Rear: 5 feet; - interior Side: 5 feet; - Rear of Street Curb: 7 feet; Area under canopy must be entirely paved with approved material.</td>
<td>Size: 20 feet x 20 feet; Height: 10 feet; Side openings: Entirely open; Setbacks: - Primary Front: 8.2 feet - Rear: &gt;5 feet - Interior Side: &gt;5 feet - Rear of Street Curb: &gt;7 feet</td>
<td>Concrete pavers with grass spacers proposed</td>
</tr>
</tbody>
</table>

### Sec. 90.61.1 Paving in front and rear yards in H30 and H40 Districts

<table>
<thead>
<tr>
<th>Paving Yards</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback permeability</td>
<td>50% minimum</td>
<td>&gt; 50%</td>
</tr>
<tr>
<td>Front yard landscaped</td>
<td>30% minimum</td>
<td>&gt; 30%</td>
</tr>
<tr>
<td>Rear yard landscaped</td>
<td>20% minimum</td>
<td>&gt; 20%</td>
</tr>
<tr>
<td>Number of Curb Cuts</td>
<td>One minimum</td>
<td>one</td>
</tr>
<tr>
<td>Curb Cut side set back</td>
<td>5 feet minimum</td>
<td>5 feet</td>
</tr>
<tr>
<td>Curb cut width</td>
<td>18 feet width maximum</td>
<td>Existing is 22.0 feet Proposed driveway is 12.67 at property line.</td>
</tr>
<tr>
<td>Driveway Materials</td>
<td>Limited to the following 1. Pavers 2. Color and texture treated concrete, including stamped concrete 3. Painted concrete shall not be permitted. 4. Asphalt shall not be permitted.</td>
<td>Concrete pavers with grass spacers</td>
</tr>
</tbody>
</table>
### Sec. 90-77 Off-Street Parking Requirements

<table>
<thead>
<tr>
<th>Required</th>
<th>Minimum Space Requirements</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family</td>
<td>2 spaces</td>
<td>2 spaces are provided.</td>
</tr>
</tbody>
</table>

### Town of Surfside Adopted Residential Design Guidelines

#### Building Massing

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.</td>
<td>Consistent</td>
</tr>
</tbody>
</table>

#### Decorative Features

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Decorative features should be stylistically consistent throughout the entire building.</td>
<td>Consistent.</td>
</tr>
</tbody>
</table>

#### Overall Architectural Style

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>The overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof.</td>
<td>Consistent.</td>
</tr>
</tbody>
</table>

#### Wall Materials and Finishes

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.</td>
<td>Consistent</td>
</tr>
</tbody>
</table>

#### Roof Materials, Types, and Slopes

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof types and slopes should be generally the same over all parts of a single building.</td>
<td>Consistent</td>
</tr>
<tr>
<td>Restricted materials for roofs are pre-determined in the Town's Building Code, which restricts roofing materials to: 1. Clay tile; 2. White concrete tile; 3. Solid color cement tile which color is impregnated with the same color intensity.</td>
<td>Clay tile and existing and proposed flat roof is being utilized</td>
</tr>
</tbody>
</table>
throughout, provided said color is first approved by the planning and zoning board; and
4. Metal.

**Windows and Trims**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Window styles should always be consistent among all elevations of a building.</td>
<td>Consistent.</td>
</tr>
<tr>
<td>Frame materials should never vary on a single building.</td>
<td>No variation.</td>
</tr>
<tr>
<td>Window, door and eave trim should be consistent on all elevations of the house</td>
<td>Consistent.</td>
</tr>
</tbody>
</table>

**FINDINGS**

Staff finds the application meets the Code subject to the following the approval of the two variances.
TO: PROPERTY OWNER

NOTICE IS HEREBY GIVEN that a Planning & Zoning Board Meeting will be held by the Planning & Zoning Board of the Town of Surfside, Florida, in the Commission Chambers, 9293 Harding Avenue, Surfside, Florida on THURSDAY, DECEMBER 12, 2019 at 6:00 p.m., to consider the following Zoning application:

Application: Setback & Percentage of Second Story Variances for an Addition
Location: 1116 88th Street

Pursuant to Section 90-35.2 of the Town Zoning Code, a variance request requires notice to neighboring property owners within 300 feet. The application is for a second story addition that encroaches into the second story setback and exceeds the maximum percentage for a second story for a single family residence.

Plans entitled “Schott Family Residence”, prepared by Dalima Studio, dated November 14, 2019, are on file and may be examined in the Building Department, 9293 Harding Avenue, Surfside, FL 33154, 305-861-4863.
MEMORANDUM

To: Planning & Zoning Board
Through: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: December 12, 2019
Re: 9481 Byron Avenue – Re-roof

The property located at 9481 Byron Avenue is within the H30B zoning district. The applicant is requesting to re-roof an existing shingle roof. The homeowner is proposing solar panels. The contractor has indicated the roof will need to be replaced in order to support the solar panels. The homeowner is requesting to maintain the shingle roof due to the cost of the replacement of the roof and addition of solar panels. The applicant has indicated that the expense of replacing to a tile or metal, with the installation of solar panels, is not feasible.

Subject Property

![Subject Property Image]
## Town of Surfside Zoning Code, Applicable Requirements

### Sec. 90.50 Architecture and roof decks

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) Clay tile;</td>
<td>Shingle roof, which</td>
</tr>
<tr>
<td>(b) White concrete tile;</td>
<td>requires approval by the</td>
</tr>
<tr>
<td>(c) Solid color cement tile which</td>
<td>Design Review Board.</td>
</tr>
<tr>
<td>color is impregnated with the same color intensity throughout,</td>
<td></td>
</tr>
<tr>
<td>provided said color is granted approval by the Design Review</td>
<td></td>
</tr>
<tr>
<td>Board;</td>
<td></td>
</tr>
<tr>
<td>(d) Architecturally embellished metal if granted approval by the Design</td>
<td></td>
</tr>
<tr>
<td>Review Board; or</td>
<td></td>
</tr>
<tr>
<td>(e) Other Florida Building Code</td>
<td></td>
</tr>
<tr>
<td>approved roof material(s) if granted approval by the Design Review Board.</td>
<td></td>
</tr>
</tbody>
</table>

### Town of Surfside Design Guidelines, Applicable Requirements

#### Roof Materials, Types, and Slopes

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restricted materials for roofs are predetermined in the Town's Building</td>
<td>Shingle, which is not consistent with the</td>
</tr>
<tr>
<td>Code, which restricts roofing materials to:</td>
<td>design guidelines.</td>
</tr>
<tr>
<td>1. Clay tile;</td>
<td></td>
</tr>
<tr>
<td>2. White concrete tile;</td>
<td></td>
</tr>
<tr>
<td>3. Solid color cement tile which color is impregnated with the same</td>
<td></td>
</tr>
<tr>
<td>color intensity throughout, provided said color is first approved by the</td>
<td></td>
</tr>
<tr>
<td>planning and zoning board; and</td>
<td></td>
</tr>
<tr>
<td>4. Metal.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Findings

Although shingles are not a permitted roof material under the design guidelines, the zoning code permits an applicant to request approval of a different roof material by the Planning & Zoning Board if said material is approved by the Florida Building Code. Therefore, the applicant is requesting consideration by the Planning & Zoning Board to re-roof to shingles in order to provide solar panels.
View to the south

View to the north

View to the west
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.

PROJECT INFORMATION
OWNER'S NAME
Dolly Mohammad
PHONE / FAX
917 703 9105
AGENT'S NAME
ADDRESS
PHONE / FAX
PROPERTY ADDRESS
9487 Byron Ave
ZONING CATEGORY
Single Family
DESCRIPTION OF PROPOSED WORK
Replace existing Shingle Roof with new shingle roof to support new solar panels.

INTERNAL USE ONLY
Date Submitted
11/20/19
Project Number
2020-139
Report Completed
Date
11/20/19
Fee Paid
$ 200

ZONING STANDARDS
Plot Size
Setbacks (F/R/S)
Lot Coverage
Height
Pervious Area

SIGNATURE OF OWNER DATE SIGNATURE OF AGENT DATE

Town of Surfside – Single-Family and Two-Family Site Plan Application
SECTION 1525
HIGH-VELOCITY HURRICANE ZONES—UNIFORM PERMIT APPLICATION

High-Velocity Hurricane Zone Uniform Permit Application Form

INSTRUCTION PAGE

COMPLETE THE NECESSARY SECTIONS OF THE UNIFORM ROOFING PERMIT
APPLICATION FORM AND ATTACH THE REQUIRED DOCUMENTS AS NOTED BELOW:

<table>
<thead>
<tr>
<th>Roof System</th>
<th>Required Sections of the Permit Application Form</th>
<th>Attachments Required See List Below</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Slope Application</td>
<td>A,B,C</td>
<td>1,2,3,4,5,6,7</td>
</tr>
<tr>
<td>Prescriptive BUR-RAS 150</td>
<td>A,B,C</td>
<td>4,5,6,7</td>
</tr>
<tr>
<td>Asbestos Shingles</td>
<td>A,B,D</td>
<td>1,2,4,5,6,7</td>
</tr>
<tr>
<td>Concrete or Clay Tile</td>
<td>A,B,D,E</td>
<td>1,2,3,4,5,6,7</td>
</tr>
<tr>
<td>Metal Roofs</td>
<td>A,B,D</td>
<td>1,2,3,4,5,6,7</td>
</tr>
<tr>
<td>Wood Shingles and Shakes</td>
<td>A,B,D</td>
<td>1,2,4,5,6,7</td>
</tr>
<tr>
<td>Other</td>
<td>As Applicable</td>
<td>1,2,3,4,5,6,7</td>
</tr>
</tbody>
</table>

ATTACHMENTS REQUIRED:

1. Fire Directory Listing Page
2. From Product Approval:
   Front Page
   Specific System Description
   Specific System Limitations
   General Limitations
   Applicable Detail Drawings
3. Design Calculations per Chapter 16, or if applicable, RAS 127 or RAS 128
4. Other Component of Product Approval
5. Municipal Permit Application
6. Owner's Notification for Roofing Considerations (Reroofing Only)
7. Any Required Roof Testing/Calculation Documentation

9481 Byron Ave.
Loz Kelly Orgonoles
High-Velocity Hurricane Zone Uniform Permit Application Form

Section A (General Information)

Master Permit Number

Contractor's Name: Osseo Roofing

Process Number

Job Address: 9481 Byron Ave

ROOF CATEGORY

☐ Low Slope
☐ Mechanically Fastened Tile
☐ Mortar/Adhesive Set Tile
☐ Asphalt Shingles
☐ Metal Panels/Shingles
☐ Wood Shingles/Shakes

Is there an existing Roof Top Solar System? ☑ Yes ☐ No
Will it be reinstalled? ☑ Yes ☐ No
Are there gas vents on the roof? ☑ Yes ☐ No
Type? ☐ Natural ☑ LPGX

ROOF TYPE

☐ New Roof ☐ Repair ☐ Maintenance ☑ Reroofing ☐ Recovering

ROOF SYSTEM ROOF INFORMATION

Low Slope Roof Area (ft²) N/A
Steep Slope Roof Area (ft²) 1400
Total (ft²) 1400

Section B (Roof Plan)

Sketch the Roof Plan: Illustrate all levels and sections, roof drain, scuppers, overflow scuppers and overflow drains. Include dimensions of sections and levels, clearly identify dimensions of elevated pressure zones and locations of parapets.
Section C (Low Slope Application)
Fill in specific roof assembly components and identify manufacturer
(If a component is not used, identify as "NA")

System Manufacturer:______________________________

Product Approval No.:______________________________

Design Wind Pressures, from RAS 128 or Calculations:
P1:_____________ P2:_____________ P3:_____________

Max. Design Pressure, from the specific product approval system:_____________

Deck:
Type:______________________________
Gauge/Thickness:______________________________
Slope:______________________________

Anchor/Base Sheet & No. of Ply(s):______________________________

Anchor/Base Sheet Fastener/Bonding Material:______________________________

Insulation Base Layer:______________________________

Base Insulation Size and Thickness:______________________________

Base Insulation Fastener/Bonding Material:______________________________

Top Insulation Layer:______________________________

Top Insulation Size and Thickness:______________________________

Top Insulation Fastener/Bonding Material:______________________________

Base Sheet(s) & No. of Ply(s):______________________________

Base Sheet Fastener/Bonding Material:______________________________

Ply Sheet(s) & No. of Ply(s):______________________________

Ply Sheet Fastener/Bonding Material:______________________________

Top Ply:______________________________

Top Ply Fastener/Bonding Material:______________________________

Surfacing:______________________________

Fastener Spacing for Anchor/Base Sheet Attachment:
Field:_____" oc @ Lap, # Rows ____ @ ____" oc
Perimeter:_____" oc @ Lap, # Rows ____ @ ____" oc
Corner:_____" oc @ Lap, # Rows ____ @ ____" oc

Number of Fasteners Per Insulation Board:
Field ______ Perimeter ______ Corner ______

Illustrate Components Noted and Details as Applicable:
Woodblock, Gutter, Edge Termination, Stripping, Flashing, Continuous CM, Cant Strip, Base Flashing, Counterflash, Coping, etc.

Indicate: Mean Roof Height, Parapet Height, Height of Base Flashing, Component Material, Material Thickness, Fastener Type, Fastener Spacing or Subral Manufacturer Details that Comply with RAS 111 and Chapter 16.
high-velocity hurricane zone uniform permit application form.

section d (steep sloped roof system)

roof system manufacturer: GAF

notice of acceptance number: 16-0811.11

minimum design wind pressures, if applicable (from ras 127 or calculations):
P1: NA P2: NA P3: NA

steep sloped roof system description

deck type: 1x6 126

roof slope: 5:12

type undertament: 4.5 0.26 226 type ii

insulation: NA

fire barrier: NA

ridge ventilation: NA

fastener type & spacing: 1/4 25 miles @ 6" on trim 1" 3/4 x 3/16 12 12 5/8 on field

adhesive type: NA

type cap sheet: NA

roof covering: GAF timberline shingle

type & size drip edge: 3x3 26 62
GAF
1 Campus Drive
Parsippany, NJ 07054

SCOPE:
This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The
documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section to be
used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control
Section (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to
have this product or material tested for quality assurance purposes. If this product or material fails to perform in
the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately
revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to
revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or
material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code
including the High Velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: GAF Timberline HD®, Timberline® Natural Shadow®, Timberline® American Harvest®, and
Fortifade™ Shingles

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following
statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change
in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the
materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product,
for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section
of this NOA shall cause for termination and removal of NOA.

ADVERTISING: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the
expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done
in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and
shall be available for inspection at the job site at the request of the Building Official.

This NOA renews and revises NOA # 14-1022.20 and consists of pages 1 through 6.
The submitted documentation was reviewed by Alex Teguera.

NOA No.: 16-0511.11
Expiration Date: 02/21/22
Approval Date: 02/09/17
Page 1 of 6
ROOFING ASSEMBLY APPROVAL

Category: Roofing
Sub-Category: Asphalt Shingles
Materials: Laminate
Deck Type: Wood

SCOPE

This approves GAF Timberline HD®, Timberline® Natural Shadow®, Timberline American® Harvest®, and Fortitude™ Shingles as manufactured by GAF as described in this Notice of Acceptance.

PRODUCT DESCRIPTION

<table>
<thead>
<tr>
<th>Product</th>
<th>Dimensions</th>
<th>Test Specifications</th>
<th>Product Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>GAF Timberline HD® Manufacturing Locations #1, 2, 3, 4, 5, 6, 7</td>
<td>13 3/4” x 39 3/16”</td>
<td>TAS 110</td>
<td>Fiberglass reinforced heavy weight asphalt roof shingle, with a laminate profile</td>
</tr>
<tr>
<td>GAF Timberline Natural Shadow® Manufacturing Locations #1, 2, 3, 4, 5, 6, 7</td>
<td>13 3/4” x 39 3/16”</td>
<td>TAS 110</td>
<td>Fiberglass reinforced heavy weight asphalt roof shingle, with a laminate profile</td>
</tr>
<tr>
<td>GAF Timberline® American Harvest® Manufacturing Locations #2, 4, 5, 6</td>
<td>13 3/4” x 39 3/16”</td>
<td>TAS 110</td>
<td>Fiberglass reinforced heavy weight asphalt roof shingle, with a laminate profile</td>
</tr>
<tr>
<td>GAF Fortitude™ Manufacturing Location #4</td>
<td>13 3/4” x 39 3/16”</td>
<td>TAS 110</td>
<td>Fiberglass reinforced heavy weight asphalt roof shingle, with a laminate profile</td>
</tr>
</tbody>
</table>

MANUFACTURING LOCATION

1. Tampa, FL
2. Michigan City, IN
3. Baltimore, MD
4. Myerstown, PA
5. Ennis, TX
6. Tuscaloosa, AL
7. Dallas, TX

NOA No.: 16-0811.11
Expiration Date: 02/21/22
Approval Date: 02/09/17
Page 2 of 6
### EVIDENCE SUBMITTED

<table>
<thead>
<tr>
<th>Test Agency</th>
<th>Test Identifier</th>
<th>Test Name/Report</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Underwriters Laboratories, LLC</td>
<td>ASTM D3462</td>
<td>4787344101</td>
<td>07/25/16</td>
</tr>
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### LIMITATIONS

1. Fire classification is not part of this acceptance; refer to a current Approved Roofing Materials Directory for fire ratings of this product.
2. Shall not be installed on roof mean heights in excess of 33 ft.
3. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 61G20-3 of the Florida Administrative Code.
INSTALLATION

1. Shingles shall be installed in compliance with Roofing Application Standard RAS 115.
2. Flashing shall be in accordance with Roofing Application Standard RAS 115.
3. The manufacturer shall provide clearly written application instructions.
4. Exposure and course layout shall be in compliance with Detail 'A', attached.
5. Nailing shall be in compliance with Detail 'B', attached.

LABELING

Shingles shall bear the imprint or identifiable marking of the manufacturer's name or logo, city and state of manufacturing facility, and following statement: "Miami-Dade County Product Control Approved" or the Miami-Dade County Product Control Seal as shown below.

BUILDING PERMIT REQUIREMENTS

1. Application for building permit shall be accompanied by copies of the following:
   1.1 This Notice of Acceptance.
   1.2 Any other documents required by the Building Official or the applicable code in order to properly evaluate the installation of this system.
DETAIL B

OVERALL DIMENSIONS AND NAILING PATTERN

ENHANCED NAILING PATTERN - six nails per shingle*

* required by some local codes and required for enhanced wind coverage on certain products.
See limited warranty for details.

These shingles MUST be nailed a nominal 6" (152mm) from bottom of shingle, above the cut outs, as shown. Nails must not be exposed.

END OF THIS ACCEPTANCE
UL Product iQ™

TFWZ.R21 - PREPARED ROOF-COVERING MATERIALS

Prepared Roof-covering Materials

See General Information for Prepared Roof Covering Materials.

GAF
1 CAMPUS DR
PARSIPPANY, NJ 07054 USA


Asphalt glass fiber mat shingles - “WeatherBlocker® Starter Strip Shingles”, and “Pro-Start™ Starter Strip Shingles” for installation as Class A roof covering. Suitable for installation on minimum 3:8 - 24, thick plywood roof decks in combination with minimum one ply “Shingle-Mate” or Type 15 or Type 30 underlayment. Also classified in accordance with ASTM D3161/D3161M, Class A. Also classified in accordance with ASTM D3462/D3462M.

Asphalt glass fiber mat shingles - “Royal Sovereign™”, “Sentinel™”, ”Timberline HD™”, ”Timberline® Natural Shadow™”, ”Timberline® Ultra HD™”, ”Timberline® Cool Series™”, ”Timberline® American Harvest™”, ”Fortitude™”, ”Marquis™ WeatherMax™”, ”Grand Canyon™”, ”Grand Sequoia™”, ”Camaro™”, and ”Camaro®-ULTRA™” for installation as Class A prepared roof covering when used with minimum Type 30 underlayment over existing wood shingle roof.

Asphalt glass fiber mat shingles - “Timberline® HDZ™” for installation as Class A prepared roof covering. Suitable for installation on minimum 3:8 - 24, thick plywood roof decks in combination with minimum one ply “Shingle-Mate” or Type 15 or Type 30 underlayment with a minimum of three nails per shingle in accordance with the manufacturer's installation instructions. Also classified in accordance with ASTM D3161, Class F. Also classified in accordance with ASTM D3462/D3462M. Also classified in accordance with ICC ES AC438.

Asphalt glass mat hip and ridge shingles - “Timberline Hip and Ridge” for installation as Class A prepared roof covering. Also been evaluated in accordance with ASTM D3161/D3161M, Class F when Henkel "Pl Roofing and Flashing Sealant" or Sarnpost "NPI Gun-Grade Polyurethane Sealant" is applied as specified in manufacturer's application instructions. Also classified in accordance with ASTM D3462/D3462M.

Asphalt glass mat hip and ridge shingles - "Z-Ridge®" for installation as Class A prepared roof coverings.

Asphalt glass mat hip and ridge shingles - "Seal-A-Ridge™ ArmorShield™" and "Seal-A-Ridge® JR" for installation as Class A prepared roof coverings. Also been evaluated in accordance with ASTM D3161/D3161M, Class F. Also classified in accordance with ASTM D3462/D3462M.

Asphalt glass mat hip and ridge shingles - "Seal-A-Ridge®" for installation as Class A prepared roof coverings. Also been evaluated in accordance with ASTM D3161/D3161M, Class F when Henkel "Locate Pl Roof and Flashing Sealant" is applied as specified in manufacturer's installation instructions. Also classified in accordance with ASTM D3462/D3462M.

Asphalt glass mat hip and ridge shingles - "Tridge®" for installation as Class A prepared roof coverings. Also been evaluated in accordance with ASTM D3161/D3161M, Class F. Also classified in accordance with ASTM D3462/D3462M.

Asphalt glass mat hip and ridge shingles - "TimberCrest™ Premium SBS-Modified Ridge Cap Shingle" for installation as Class A prepared roof covering. Also been evaluated in accordance with ASTM D3161/D3161M, Class F. Also classified in accordance with manufacturer's installation instructions. Also classified in accordance with ASTM D3462/D3462M.
AFFIDAVIT OF COMPLIANCE WITH ROOF DECKING ATTACHMENT AND SECONDARY WATER BARRIER HURRICANE MITIGATION RETROFIT FOR EXISTING SITE-BUILT SINGLE FAMILY RESIDENTIAL STRUCTURES
PURSUANT TO SECTION 553.844 F.S.

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

Re: Owner's Name
[Signature]
Property Address
9481 Byrond Ave
Roofing Permit Number

Dear Building Official:

I certify that the roof decking attachment and fasteners have been strengthened and corrected and a secondary water barrier has been provided as required by the "Manual of Hurricane Mitigation Retrofits for Existing Site-Built Single Family Structures" adopted by the Florida Building Commission by Rule 9B-3.047 F.A.C.

Qualifying Agent
[Signature]
Signature of Qualifying Agent
[Signature]
Print Name

STATE OF FLORIDA COUNTY OF MIAMI-DADE
Sworn to and subscribed before me this 19 day of November 20...

(SEAL)

TIMOTHY GALLMAN
MY COMMISSION # 85 776409
EXPIRES: May 12, 2022
SIGNED THREE RIVERS PUBLIC UNIVERSITY

X Personally known
or Produced Identification
OWNER'S AFFIDAVIT OF EXEMPTION

ROOF TO WALL CONNECTION HURRICANE MITIGATION RETROFIT FOR EXISTING SITE-BUILT SINGLE FAMILY RESIDENTIAL STRUCTURES
Pursuant to Section 553.844 F.S.

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

Re: Owner's Name: [Redacted]
Property Address: 9581 Byron Ave

Roofing Permit Number

Dear Building Official:

I, [Redacted], certify that I am not required to retrofit the roof to wall connections of my building because:

☐ The just valuation for the structure for purposes of ad valorem taxation is less than $300,000.00.

☐ The building was constructed in compliance with the provisions of the Florida Building Code (FBC) or with the provisions of the 1994 edition of the South Florida Building Code (1994 SFBC).

Signature of Property Owner:

[Signature]

Print Name:

[Print Name]

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Sworn to and subscribed before me this 9th day of November, 2019.

(SEAL)

TIMOTHY GALLAMAN
MY COMMISSION NO. 2923010
EXPIRES: MAY 12, 2022

Personally known

When the just valuation of the structure for purposes of ad valorem taxation is equal to or more than $300,000.00, and the building was not constructed in compliance with the FBC nor with 1994 SFBC, and affidavit of Roof to Wall Connection Hurricane Mitigation Retrofit must be provided.
AFFIDAVIT OF COMPLIANCE WITH ROOF TO WALL CONNECTION HURRICANE MITIGATION RETROFIT FOR EXISTING SITE-BUILT SINGLE FAMILY RESIDENTIAL STRUCTURES PURSUANT TO SECTION 553.844 F.S.

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

Re:       Owner’s Name  | Luz Nelly Bogueras
          Property Address | 9481 Byron Ave

Roofing Permit Number

Dear Building Official:

I, Andrew Barraco, certify that I have improved the roof to wall connections of the referenced property as required by the Manual of Hurricane Mitigation Retrofits for Existing Site-Built Single Family Residential Structures as adopted by the Florida Building Commission by Rule 9B-3.047 F.A.C.

[Signature]
Signature of Qualifying Agent

[Print Name]
Print Name

[License Number]
License Number

STATE OF FLORIDA COUNTY OF MIAMI-DADE
Sworn to and subscribed before me this 9th day of November, 2019.

(SEAL)

[X] Personally known
[ ] or Produced Identification

TIMOTHY GALLIANI
MY COMMISSION # GG 204810
EXPIRES: May 12, 2022
Notary Public Underwritings
Complete the re-nailing affidavit and provide two copies signed and sealed prior to the first inspection (tin tabs).

**Re-Nailing Affidavit**

I am a ☐ Florida Prof. Engineer, ☐ Reg. Architect, ☐ Licensed General Contractor, ☐ Building Contractor, ☐ Residential Contractor, ☐ Roofing Contractor or ☐ Person certified in the structural discipline under FS 468. License#: __________

I hereby certify that the existing or supplemental fasteners have satisfied the requirements of F.S. 553.884-Section-201.1 (8d round head ring shank 6" o.c. max) and section 4409.9.2 of the FBC Residential.

[Signature]

Date: __________

Sworn to and subscribed before me this __________ day of __________, 2008, by __________, produced as ID __________

[Notary Public, State of Florida]

[Seal]
SECTION 1524
HIGH VELOCITY HURRICANE ZONES—REQUIRED OWNERS NOTIFICATION FOR ROOFING CONSIDERATIONS

1524.1 Scope. As it pertains to this section, it is the responsibility of the roofing contractor to provide the owner with the required roofing permit, and to explain to the owner the content of this section. The provisions of Chapter 15 of the Florida Building Code, Building govern the minimum requirements and standards of the industry for roofing system installations. Additionally, the following items should be addressed as part of the agreement between the owner and the contractor. The owner's initial in the designated space indicates that the item has been explained.

1. Aesthetics-workmanship: The workmanship provisions of Chapter 15 (High Velocity Hurricane Zone) are for the purpose of providing that the roofing system meets the wind resistance and water intrusion performance standards. Aesthetic (appearance) are not a consideration with respect to workmanship provisions. Aesthetic issues such as color or architectural appearance, that are not part of a zoning code, should be addressed as part of the agreement between the owner and the contractor.

2. Renailing wood decks: When replacing roofing, the existing wood roof deck may have to be renailed in accordance with the current provisions of Chapter 16 (High Velocity Hurricane Zones) of the Florida Building Code. The roof deck is usually concealed prior to removing the existing roof system.

3. Common roofs: Common roofs are those which have no visible delineation between neighboring units (i.e. townhouses, condominiums, etc.). In buildings with common roofs, the roofing contractor and/or owner should notify the occupants of adjacent units of roofing work to be performed.

4. Exposed ceilings: Exposed, open beam ceilings are where the underside of the roof decking can be viewed from below. The owner may wish to maintain the architectural appearance; therefore, roofing nails penetrations of the underside of the decking may not be acceptable. The owner provides the option of maintaining this appearance.

5. Ponding water: The current roof system and/or deck of the building may not drain well and may cause water to pond (accumulate) in low-lying areas of the roof. Ponding can be an indication of structural distress and may require the review of a professional structural engineer. Ponding may shorten the life expectancy and performance of the new roofing system. Ponding conditions may not be evident until the original roofing system is removed. Ponding conditions should be corrected.

6. Overflow scuppers (wall outlets): It is required that rainwater flow off so that the roof is not overloaded from a build up of water. Perimeter/edger walls or other roof extensions may block this discharge if overflow scuppers (wall outlets) are not provided. It may be necessary to install overflow scuppers in accordance with the requirements of: Chapter 15 and 16 herein and the Florida Building Code, Plumbing.

7. Ventilation: Most roof structures should have some ability to vent natural airflow through the interior of the structural assembly (the building itself). The existing amount of attic ventilation shall not be reduced. Exception: Attic spaces, designed by a Florida-licensed engineer or registered architect to eliminate the attic venting, venting shall not be required.

Owner's/Agent's Signature: 
Date: 11/19/19
Contractor's Signature: 
Permit Number: 
Property Address: 

PAGE 68
To Whom It May Concern:

I am requesting a variance to replace the existing shingle roof in my house for a new shingle roof. Since I purchased this home the house has always had a shingle roof (6 years ago) and to my knowledge for at least for another 5 years before that. My roof currently is in good working condition and the only reason we are considering to replace it is because we are installing new solar panels. Our contractor suggested to replace the roof now versus going thru a costly roof replacement later on. With this said we are stretching ourselves financial to have everything done at once and done correctly from the beginning. Incurring any additional expenses such as a tile or metal roof would strain us financially and would make the whole project unattainable. Time is of the essence as the federal government has a solar panel rebate program that expires December 31, 2019. This rebate is what make it possible for us to have solar panels installed in our house.

The whole idea for us to install solar panels is to go green and help the environment. Once again the extra expense is not possible for us at the moment. We would greatly appreciate your help in approving a shingle roof replacement.

If you have any questions, please feel free to contact me at the above information.

Thank you kindly,

Luz Nelly Nogueroles
Home owner
9481 Byron Avenue

November 20, 2019
MEMORANDUM

To: Planning and Zoning Board

Through: Guillermo Olmedillo, Town Manager

From: Sarah Sinatra Gould, AICP, Town Planner

CC: Lillian Arango, Town Attorney

Date: December 12, 2019

Re: 9177 Dickens Avenue - Menendez Residence Remodel Variance

The architect, Edgar Gonzalez, on behalf of the owner Ibrahim Menendez, is requesting a variance to; (1) maintain the existing legal non-conforming north interior side setback for the proposed work, and (2) apply a setback formula (0.3 x lot width -10 feet) to the south interior setback for the proposed work. This requested variance is for the addition which the owner wishes to add to the rear and interior sides of the existing structure. Such addition represents a new bedroom, bathroom and master bathroom. The property is an existing, one-story, single-family residence located at 9177 Dickens Avenue within the H30B zoning district.

Location Map
Request

Regarding the first variance, the code requires the first-floor side setbacks for a site that consists of more than one lot of record to be 20 feet or 20% of the frontage, whichever is greater. The frontage of the subject lot is 75 feet; therefore, the required first-floor side setback is 20 feet. The existing home currently has a legal non-conforming north interior side setback of five feet, one inch which they would like to maintain instead of the required 20 foot setback. Thus, the applicant is proposing a side setback of five feet, one inch, a difference of 14 feet 11 inches for the proposed work.

With respect to the second variance, the code requires the first-floor side setbacks for a site that consists of more than one lot of record to be 20 feet or 20% of the frontage, whichever is greater. The frontage of the subject lot is 75 feet; therefore, the required first-floor side setback is 20 feet. The Town has considered implementing a setback formula to replace the current setback requirements, however that has not been adopted. The applicant is proposing the following formula setback = .3(lot width) - 10. The Planning and Zoning Board and Town Commission will be analyzing concepts relating to setbacks on aggregated lots at a joint meeting in the future. The applicant is requesting to apply the formula to the south interior side setback instead of utilizing the current code requirements. The applied formula (.3(75)-10=12.5) results in a 12foot, six inch setback. Thus, the applicant is proposing a south side setback of 12 feet, six inches, a difference of seven feet, six inches from the current code standards.

Variance Criteria

(1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

The property is a rectangular-shaped lot that consists of more than one lot of record, which is not unusual for H30B properties along Dickens Avenue. The existing north interior structure setback is a legal nonconforming structure that has existed for a long time. The property has 75.00 feet of frontage along Dickens Avenue. The special conditions and circumstances which exist on site are conditions which are self and knowingly imposed by proposing to remodel and expand the existing structure. There are other lands, structures, or buildings that would be required to meet the Code-required setbacks.

(2) The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

The applicant is requesting the setback variances in order to remodel and expand their existing structure.

(3) Literal interpretation of the provisions of the Town Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Town Code and results in unnecessary and undue hardship on the applicant;

The intent of this provision of the Code was to provide additional separation between existing structures and new structures constructed on parcels in the H30B zoning district.
along Dickens Avenue. The Town Commission is currently considering modifying this provision for aggregated lots. The strict interpretation would create a hardship.

(4) The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Town of Surfside Comprehensive Plan or the Town Code;

The hardship is a result of a remodel/addition on more than one lot of record, which requires the property to provide larger setbacks.

(5) An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

It appears the applicant's desire is to remodel the structure for their occupancy, and such request is not economically based.

(6) Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

As there are other parcels within this zoning district with more than one lot of record, other property owners would be affected by this code requirement.

(7) The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

The requested variance is to maintain the existing legal non-conforming north interior side setback of five feet, one inch instead of the required 20-foot setback required by the code. Furthermore, the requested variance is to apply a setback formula of 0.3 times lot width minus 10 feet instead of the code required 20 feet for the south interior setback. Such formula (0.3 x 75ft -10ft = 12.5) results in a 12foot, six inch setback on the south interior side. The intention to use the potential future setback formula demonstrates the applicant's goal to be more in line with the spirit of the code. The Town Commission has indicated a desire to modify the current ordinance to provide setbacks consistent with the width of the lot.

(8) The requested variance is in harmony with the general intent and purpose of the Town of Surfside Comprehensive Plan and the Town Code, is not injurious to the neighborhood, or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

The proposed north interior side setback is not consistent with the direction of the Town Commission while the proposed south interior setback is consistent with the direction of the Town Commission for setbacks based on lot width. Although the revised code provision has not been adopted yet, the applicant has attempted to meet the potential future provisions discussed (on the south side) and therefore would not be injurious to the neighborhood. The additional setback requirements adopted by the Town Commission were intended to reduce the mass of buildings.

Findings
Staff recommends consideration of the request by the Planning and Zoning Board.
TOWN OF SURFSIDE  
GENERAL VARIANCE APPLICATION

A complete submittal includes all items on the “Submission Checklist for General Variance Application” 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.

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<td>AGENT’S NAME</td>
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<td>DESCRIPTION OF VARIANCE REQUESTED</td>
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SIGNATURE OF OWNER  DATE  SIGNATURE OF AGENT  DATE

Town of Surfside – General Variance Application
Project Name: Menendez Residence  
Project Number: 1910

SUBMITTAL REQUIREMENTS FOR REVIEW (Permit clerk shall initial if item has been submitted):

- Fee
  - Residential $1,500
  - Non-Residential $5,000

- Completed “General Variance Application” form

- Statements of ownership and control of the property, executed and sworn to by the owner or owners of one hundred (100) percent of the property described in the application, or by tenant or tenants with the owners' written, sworn consent, or by duly authorized agents evidenced by a written power of attorney if the agent is not a member of the Florida Bar.

- The written consent of all utilities and/or easement holders if the proposed work encroaches into any easements

- Survey less than one (1) year old (including owner's affidavit that no changes have occurred since the date of the survey). A survey over one (1) year is sufficient as long as the property has not changed ownership and the owner provides an affidavit that no changes change occurred since the date of the survey.

- Recent photographs of the subject property and all abutting, diagonal and fronting properties visible from the street. (to be provided prior to Design Review Board Meeting)

- Site Plan (Minimum scale of 1" = 20').
  - Two (2) full sized sets of complete design development drawings (24" x 36" sheets) signed and sealed
  - Fifteen (15) reduced sized copies of the plans (11" x 17" sheets) (to be provided prior to Design Review Board Meeting)

*Please show / provide the following (if applicable):*

- Tabulations of total square footage, lot coverage, setbacks and acreage
- Entire parcel(s) with dimensions and lot size in square feet
- Existing and proposed buildings with square footage
- Buildings to be removed
- Setbacks
- Dimensions and locations of all existing and proposed right-of-ways, easements and street frontage, including sidewalks, curb and gutter and planting strips
- All existing and proposed site improvements, including, but not limited to, all utilities, retaining walls, fences, decks and patios, driveways and sidewalks, signs, parking areas, and erosion control features
- Location of all existing and proposed trees, vegetation, palms and note tree species
- Locations and dimensions of parking spaces and lot layout

- A map indicating the general location of the property.

---

Town of Surfside – General Variance Application
Written Narrative of request that addresses each of the following standards of review:

- Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;
- The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;
- Literal interpretation of the provisions of the Town Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Town Code and results in unnecessary and undue hardship on the applicant;
- The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Town of Surfside Comprehensive Plan or the Town Code;
- An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;
- Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;
- The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and
- The requested variance is in harmony with the general intent and purpose of the Town of Surfside Comprehensive Plan and the Town Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan.
### ELEVATION CERTIFICATE

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

**SECTION A – PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>A1. Building Owner's Name</th>
<th>IBRAHIM MENENDEZ PEREZ &amp; DAIMIS VAZQUEZ ROSABAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.</td>
<td>9177 DICKENS AVE</td>
</tr>
<tr>
<td>City</td>
<td>State</td>
</tr>
<tr>
<td>SURFSIDE</td>
<td>FL</td>
</tr>
<tr>
<td>A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)</td>
<td>ALTOS DEL MAR NO 4 PB 10-63 LOT 11 &amp; N1/2 LOT 12 BLK 11--- 14-2235-001-1530</td>
</tr>
<tr>
<td>A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)</td>
<td>RESIDENTIAL</td>
</tr>
<tr>
<td>A5. Latitude/Longitude: Lat. N25°52'45&quot;</td>
<td>Long. W80°07'34&quot;</td>
</tr>
<tr>
<td>Horizontal Datum:</td>
<td>NAD 1927</td>
</tr>
<tr>
<td>A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.</td>
<td></td>
</tr>
<tr>
<td>A7. Building Diagram Number</td>
<td>8</td>
</tr>
<tr>
<td>A8. For a building with a crawlspace or enclosure(s):</td>
<td></td>
</tr>
<tr>
<td>a) Square footage of crawlspace or enclosure(s)</td>
<td>1777 sq ft</td>
</tr>
<tr>
<td>b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade</td>
<td>6</td>
</tr>
<tr>
<td>c) Total net area of flood openings in A8.b</td>
<td>648 sq in</td>
</tr>
<tr>
<td>d) Engineered flood openings?</td>
<td>☐ Yes</td>
</tr>
<tr>
<td>A9. For a building with an attached garage:</td>
<td></td>
</tr>
<tr>
<td>a) Square footage of attached garage</td>
<td>339 sq ft</td>
</tr>
<tr>
<td>b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade</td>
<td>N/A</td>
</tr>
<tr>
<td>c) Total net area of flood openings in A9.b</td>
<td>N/A sq in</td>
</tr>
<tr>
<td>d) Engineered flood openings?</td>
<td>☐ Yes</td>
</tr>
</tbody>
</table>

**SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

| B1. NFIP Community Name & Community Number | SURFSIDE | 123569 |
| B2. County Name | MIAMI-DADE |
| B3. State | FL |
| B4. Map/Panel Number | 12086C 0144 |
| B5. Suffix | L |
| B6. FIRM Index Date | 09-11-09 |
| B7. FIRM Panel Effective/Revised Date | 09-11-09 |
| B8. Flood Zone(s) | AE |
| B9. Base Flood Elevation (s) | Zone A0, use Base Flood Depth | 8.0 |

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: ☐ FIS Profile ☐ FIRM ☐ Community Determined ☐ Other/Source: 

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: 

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☐ No

Designation Date: N/A ☐ CBRS ☐ OPA
ELEVATION CERTIFICATE

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: □ Construction Drawings* □ Building Under Construction* □ Finished Construction

* A new Elevation Certificate will be required when construction of the building is complete.


Benchmark Utilized: T-243 Vertical Datum: NGVD1929

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: ___________

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

<table>
<thead>
<tr>
<th>Item</th>
<th>Measurement</th>
<th>Feet</th>
<th>Meters</th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td>Top of bottom floor (including basement, crawlspace, or enclosure floor)</td>
<td>4</td>
<td>66</td>
</tr>
<tr>
<td>b)</td>
<td>Top of the next higher floor</td>
<td>6</td>
<td>67</td>
</tr>
<tr>
<td>c)</td>
<td>Bottom of the lowest horizontal structural member (V Zones only)</td>
<td>N/A</td>
<td>A</td>
</tr>
<tr>
<td>d)</td>
<td>Attached garage (top of slab)</td>
<td>4</td>
<td>60</td>
</tr>
<tr>
<td>e)</td>
<td>Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)</td>
<td>7</td>
<td>13</td>
</tr>
<tr>
<td>f)</td>
<td>Lowest adjacent (finished) grade next to building (LAG)</td>
<td>4</td>
<td>60</td>
</tr>
<tr>
<td>g)</td>
<td>Highest adjacent (finished) grade next to building (HAG)</td>
<td>4</td>
<td>82</td>
</tr>
<tr>
<td>h)</td>
<td>Lowest adjacent grade at lowest elevation of deck or stairs, including structural support</td>
<td>N/A</td>
<td>A</td>
</tr>
</tbody>
</table>

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

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

Certifier’s Name
LEONARDO MAQUEIRA
License Number
LS6992
Title
P.S.M.
Company Name
MAQ SERVICES INC
Address
965 W 37 ST
City
HIALEAH
State
FL
ZIP Code
33012
Signature

Date
10-14-2019
Telephone
305-901-1317

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

Comments (including type of equipment and location, per C2(e), if applicable)

Latitude & Longitude obtained by GPS C.2.E. Refers to Elevated A/C Pad on South Side or BLDG

L.C.O.R 4.63'  
H.C.O.R 4.79'

FEMA Form 319 (5)  
Replaces all previous editions.
ELEVATION CERTIFICATE

Important: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9177 DICKENS AVE

<table>
<thead>
<tr>
<th>City</th>
<th>State</th>
<th>ZIP Code</th>
<th>Company NAIC Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>SURFSIDE</td>
<td>FL</td>
<td>33154</td>
<td></td>
</tr>
</tbody>
</table>

For Insurance Company Use

Policy Number:

Section E – Building Elevation Information (Survey Not Required)

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

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

- a) Top of bottom floor (including basement, crawlspace, or enclosure) is

<table>
<thead>
<tr>
<th></th>
<th></th>
<th>feet</th>
<th>meters</th>
<th>above or below the HAG</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- b) Top of bottom floor (including basement, crawlspace, or enclosure) is

<table>
<thead>
<tr>
<th></th>
<th></th>
<th>feet</th>
<th>meters</th>
<th>above or below the LAG</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is

<table>
<thead>
<tr>
<th></th>
<th></th>
<th>feet</th>
<th>meters</th>
<th>above or below the HAG</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

E3. Attached garage (top of slab) is

<table>
<thead>
<tr>
<th></th>
<th></th>
<th>feet</th>
<th>meters</th>
<th>above or below the HAG</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

E4. Top of platform of machinery and/or equipment servicing the building is

<table>
<thead>
<tr>
<th></th>
<th></th>
<th>feet</th>
<th>meters</th>
<th>above or below the HAG</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? □ Yes □ No □ Unknown. The local official must certify this information in Section G.

Section F – Property Owner (or Owner's Representative) Certification

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

Property Owner or Owner's Authorized Representative's Name

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>ZIP Code</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Signature

<table>
<thead>
<tr>
<th>Date</th>
<th>Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Comments

☐ Check here if attachments.
ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9177 DICKENS AVE

<table>
<thead>
<tr>
<th>City</th>
<th>State</th>
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</thead>
<tbody>
<tr>
<td>SURFSIDE</td>
<td>FL</td>
<td>33154</td>
<td></td>
</tr>
</tbody>
</table>

FOR INSURANCE COMPANY USE

Policy Number:

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

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

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

<table>
<thead>
<tr>
<th>G4. Permit Number</th>
<th>G5. Date Permit Issued</th>
<th>G6. Date Certificate of Compliance/Occupancy Issued</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

G8. Elevation of as-built lowest floor (including basement) of the building: __________. ________ ☐ feet ☐ meters Datum __________

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

G10. Community's design flood elevation: __________. ________ ☐ feet ☐ meters Datum __________

Local Official's Name

Title

Community Name

Telephone

Signature

Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.
## BUILDING PHOTOGRAPHS

See Instructions for Item A6.

<table>
<thead>
<tr>
<th>Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.</th>
<th>9177 DICKENS AVE</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
<td>SURFSIDE</td>
</tr>
<tr>
<td>State</td>
<td>FL</td>
</tr>
<tr>
<td>ZIP Code</td>
<td>33154</td>
</tr>
</tbody>
</table>

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

### Photo One

**Caption:** FRONT VIEW

![Photo One](image1)

### Photo Two

**Caption:** FRONT VIEW

![Photo Two](image2)
If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken, "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A9.
JOB No. 19-109177  CLIENT: IBRAHIM MENENDEZ PEREZ & DAMIS VAZQUEZ ROSABAL

PROPERTY ADDRESS 9177 DICKENS AVE SURFSIDE, FL 33154

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)
LOT 11 & N1/2 LOT 12 BLK 11
SUBDIVISION ALTOS DEL MAR NO 4

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 63
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.

SURVEYOR'S NOTES:
1-) IF SHOWN, BORDERS AND ANGLES ARE REFERRED TO SAME PLAT IN LEGAL DESCRIPTION.
2-) THE RELATIVE CLOSURE IN THE FIELD MEASURED BOUNDARY IS BETTER THAN 1 FOOT IN 7,500 FEET; LINEAR (SUBSURFACE).
3-) A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. THEREFORE, THERE MAY BE RESTRICTIONS ON THIS PARCEL THAT ARE NOT SHOWN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. NO EXPRESSED OR IMPLIED DETERMINATION OF TITLE OR OWNERSHIP TO THE LAND DESCRIBED IS MADE.
4-) THERE MAY BE UNDERGROUND UTILITY LOCATIONS AND SUBSURFACE FEATURES WITHIN THE PARCEL THAT ARE NOT SHOWN. THERE IS NO VISIBLE SURFACE OR OVERHEAD ENCROACHMENT OTHER THAN SHOWN ON THIS SURVEY.
5-) IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF THE SURVEYOR.
6-) INFORMATION OF TREE PROVIDED DIAMETER (A), HEIGHT (H), CANOPY SHADE (C). ALL NAMES ARE NOTED TO SURVEYORS ABILITY. SURVEYOR IS NOT AN ARBORIST AND CANNOT PROVIDE SCIENTIFIC NAMES OF TREE OR PLANTS.

ELEVATION INFORMATION
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR
REVISED ON 09-11-09 THE HERETO DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AE
BASE FLOOD ELEVATION 8 COMMUNITY 120659 PANEL NUMBER 0144 SUFFIX L
ELEVATIONS(MEASURING) REFER TO H.G.V.D., 1929 DATUM
COUNTY BENCHMARK USED "243" ELEVATIONS 13.20' FEET B.M. LOCATION SURFIDE BLVD BAY DRIVE

CERTIFIED TO:
IBRAHIM MENENDEZ PEREZ
DAMIS VAZQUEZ ROSABAL

SURVEY DATE: 10-14-2019

*NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGIANAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.*
Petition for Requesting a Variance
Menendez Residence
9177 Dickens Ave., Surfside, FL 33154

November 22, 2019

This requested variance is for a new patio structure (bedroom #4, bath #2 & master bath) which the owner wishes to add to the rear and interior sides of the existing structure as noted in the plans attached.

A. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.

The requested variance is to maintain the existing legal non-conforming north interior side setback of 5'-1” of the structure for the proposed structure instead of the required 20 ft (when the site consists of more than one lot of record, as shown on plats in effect on November 13, 2018) of existing regulations. Also, the requested variance is to apply the future setback formula of 0.3 times lot width minus 10 ft (0.3 x 75 ft – 10 ft = 12.5 ft setback) instead of the required 20 ft for the south interior setback of 12.5 ft of the proposed work.

The existing north interior side structure set back is a legal nonconforming structure that has existed for a long time. This includes the existing garage and laundry room. All these existing spaces will not change the existing street elevation as these spaces are to remain as is. On the south interior side setback, the proposed rear addition will be located 35 feet away from the existing street building line and will not be visible from the street side. The proposed structure will be concealed by existing fencing and landscaping, therefore does not affect the stability or appearance of the city.

B. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property.

The special conditions have existed for a long time, prior to recent code changes of November 13, 2018, and do not result from the actions of the applicant or prior owner of the property.
C. Literal interpretation of the provisions of the Town Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Town Code and results in unnecessary and undue hardship on the applicant.

Existing neighboring properties in the same zoning district clearly have existing 5 feet interior side setbacks (1/4 of required 20 feet) or have a 10 feet separation between neighboring structures which results in undue hardship on the home owner. Proposed addition is 30 feet away from the neighboring property to the south.

D. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Town of Surfside Comprehensive Plan or the Town Code.

The requested variance is consistent with the comprehensive plan as the owner is not seeking to change the zoning requirements or land usage. This request only affects the interior side setbacks at the rear portion of the property.

E. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship.

The need for the requested variance is not economically based or self-imposed. The property was bought with the current size lot. The owner wishes to utilize the home in a more efficient manner as suggested in the plans presented by adding the proposed structure towards the rear and interior setbacks, at 5'-1" setback to the north side aligning with the existing legal non-conforming setback and at 12'-6" setback to the south side, which is understood as the new conforming setback in the near future. In addition, the proposed structure is approximately 30 feet away from the neighboring structure to the south.

F. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district.

Granting the variance application conveys the same treatment to the applicant as the existing neighboring properties clearly have existing 5 feet interior setbacks at each lot or equal to 10 feet separation between neighboring structures.

G. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure.

The setback requested 5'-1" interior setback to the north and 12'-6" interior setback to the south of the lot which will not change the look of the building from the front of the house (street view) as the proposed addition sits 35 feet away from the existing street building line. The requested variance will actually add value to the neighborhood homes and will conform to the neighboring ascetics.

H. The requested variance is in harmony with the general intent and purpose of the Town of Surfside Comprehensive Plan and the Town Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.
The requested variance is compatible with the surrounding land uses as the use will not change from a single-family residence. The variance will not be detrimental to the community as it is located on the rear and interior side of the property, 35'-0" behind the front facade and the existing frontage will be maintained by the existing frontage of the home.

The property owner is proposing bedrooms and baths additions on the rear/interior side of the property for the full benefit and use of the owner. Moreover, the addition will not be seen from Dickens Avenue (street view).

Sincerely,

[Signature]

Edgar Gonzalez, RA. LEED AP
Principal

Ibrahim Menendez
Property Owner
Tel: 939-332-8801
**RESPONSES TO VARIANCE COMMENTS - REVISION 1**

November 18, 2019  
Attn: Sarah Sinatra Gould  
Project Number: 1910  
Project Name: Menendez Residence  
Project Address: 9177 Dickens Ave, FL 33154

<table>
<thead>
<tr>
<th>DEPARTMENT</th>
<th>No.</th>
<th>COMMENT</th>
<th>RESPONSE</th>
<th>SHEET</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Dept.</td>
<td>1</td>
<td>Provide the FFE on the site plan.</td>
<td>Added FFE as requested. Please refer to sheet A100.</td>
<td>A100</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>Provide a survey.</td>
<td>Provided with this submittal</td>
<td>Survey</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>Provide a demo plan.</td>
<td>Please refer to new sheet A403 for extend of demolition scope of work. Existing home footprint NOT to be demolished.</td>
<td>A403</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>Provide an existing elevation sheet. In doing so, show that the addition will result in zero percent net loss of wall openings including windows, door or transitional spaces defined by porticoes or colonnades. (Code Section 90-50)</td>
<td>Added new sheet as requested. Please refer to sheet A403.</td>
<td>A403</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>Add the rear steps shown on the elevation sheet to the site plan. Currently, the steps are not shown on the site plan. Make sure these impervious steps are included in the coverage calculation breakdown. (Code Section 90.49)</td>
<td>Added steps as requested and included in coverage calculation breakdown. Please refer to sheet A100.</td>
<td>A100</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>Provide the. The maximum pitch allowed is 4:12. (Code Section 90-2)</td>
<td>Added notation as requested. Please refer to sheet A1.00</td>
<td>A100</td>
</tr>
</tbody>
</table>

Please let me know if you need any additional information in regards from my office.

Kind Regards,

Edgar Gonzalez, RA, LEED AP  
FLUX ARCHITECTS
To whom it may concern:

I, Marcelo J. Sanez, the owner of a house located at: 9169 Dickens Ave

I agree with the remodelation process of the house located at: 9177 Dickens Avenue, Surfside, Florida 33154.

Any questions don’t hesitate to contact me at any time.

Thank you!

[Signature]
To whom it may concern:

I, Julio J. Baladron, the owner of a house located at: 9016 Dickens Avenue, Surfside, FL 33154-3242

I agree with the remodelation process of the house located at: 9177 Dickens Avenue, Surfside, Florida 33154.

Any questions don’t hesitate to contact me at any time.

Thank you!

[Signature]
To whom it may concern:

I, CRUZ M. Gonzalez, the owner of a house located at: 9149 Dickens Ave.

I agree with the remodelation process of the house located at: 9177 Dickens Avenue, Surfside, Florida 33154.

Any questions don’t hesitate to contact me at any time.

Thank you!

[Signature]
To whom it may concern:

I ___________ Logan ________________________, the owner

of a house located at: ________________________________

I agree with the remodelation process of the house located at: 9177 Dickens

Avenue, Surfside, Florida 33154.

Any questions don’t hesitate to contact me at any time.

Thank you!

[Signature]
To whom it may concern:

I _______ Arlene & Mike Weiss ________, the owner
of a house located at: 9133 Dickens Avenue

I agree with the remodeling process of the house located at: 9177 Dickens Avenue, Surfside, Florida 33154.

Any questions don’t hesitate to contact me at any time.

Thank you!

[Signature]  

[Signature]
To whom it may concern:

I, Lourdes Yanes, the owner of a house located at: 9008 Dickens Ave, Surfside 33154.

I agree with the remodelation process of the house located at: 9177 Dickens Avenue, Surfside, Florida 33154.

Any questions don’t hesitate to contact me at any time.

Thank you!

[Signature]
To whom it may concern:

I, Maria E. Valverde, the owner of a house located at: 9124 Dickens Ave

I agree with the remodeling process of the house located at: 9177 Dickens Avenue, Surfside, Florida 33154.

Any questions don’t hesitate to contact me at any time.

Thank you!

[Signature]

Maria E. Valverde
TO: PROPERTY OWNER

NOTICE IS HEREBY GIVEN that a Planning & Zoning Board Meeting will be held by the Planning & Zoning Board of the Town of Surfside, Florida, in the Commission Chambers, 9293 Harding Avenue, Surfside, Florida on THURSDAY, DECEMBER 12, 2019 at 6:00 p.m., to consider the following Zoning application:

Application: Setback Variance for a One-Story Addition
Location: 9177 Dickens Avenue

Pursuant to Section 90-35.2 of the Town Zoning Code, a variance request requires notice to neighboring property owners within 300 feet. The application is for a one story addition that encroaches into the setback for a single family residence.

Plans entitled “9177 Dickens Avenue, Menendez Residence”, prepared by Flux Architects, LLC. dated October 21, 2019, are on file and may be examined in the Building Department, 9293 Harding Avenue, Surfside, FL 33154, 305-861-4863.
MEMORANDUM

To: Planning and Zoning Board
Through: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: December 12, 2019
Re: 1116 88th Street

The architect, Albert Rodriguez, on behalf of the owners is requesting two variances; (1) for the upper story east side setback and (2) for an increase in the maximum allowable upper story coverage from the Town of Surfside’s Zoning Code. The property is an existing, two-story, single-family residence located at 1116 88th Street within the H30A zoning district. In January of 2019, the Town approved proposed additions for the subject residence which met code requirements and did not require a need for a variance. The applicant is now reconsidering such addition and has now supplied the Town with revised plans which require variance approval. The approval of the upper story proposed setback variance is contingent upon approval of the upper story expansion variance.

Location Map
Request

Regarding the first variance, the code requires an average upper story setback of 20% of the frontage for a site that consists of a lot greater than 50-feet in width when the wall length is greater than 20% of the lot depth. The frontage of the subject lot is 60.50 feet; therefore, the required upper story side setback is 12 feet, two inches. The applicant is proposing an upper story side setback of five feet, a difference of seven feet, two inches.

With respect to the second requested variance, the code requires the upper story floor area to be no greater than 80% of the first story floor area. The proposed first-floor area is 2,553 square feet; therefore, the maximum floor area of the second story is 2,043 square feet (80% of first-floor area). The previously approved permit (No. 19-5292) shows an upper story area of 2,043 square feet which meets the current code requirements. Under this variance application the applicant is requesting to increase that area by 182 square feet for a total upper story floor area of 2,225 square feet or 92% of the first-floor area.

Variance Criteria

(1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

The property is a rectangular-shaped lot which is similar to other H30A properties along 88th Street. The property has 60.50 feet of frontage along 88th street. The special conditions and circumstances which exist on site are conditions which are self and knowingly imposed by proposing to remodel and expand the upper story floor area. There are other lands, structures, or buildings that would be required to meet the Code-required setbacks.

(2) The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

The applicant is requesting the variances in order to request additional square footage to remodel and expand the upper story floor area of their existing structure where further expansion was approved earlier this year. The applicant has indicated it is requesting the variance to be consistent with the architecture of the existing home.

(3) Literal interpretation of the provisions of the Town Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Town Code and results in unnecessary and undue hardship on the applicant;

The intent of this provision of the Code was to provide additional separation between existing structures and new structures constructed on parcels in the H30A zoning district. The request for additional upper story floor area and five-foot upper story setbacks on the east side does not meet the intent of this code requirement.

(4) The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Town of Surfside Comprehensive Plan or the Town Code;
In January of 2019, the Town approved proposed additions for the subject residence which met code requirements and did not require a need for a variance. The applicant is now reconsidering such addition and has now supplied the Town with revised plans which requires variance approval. The hardship is a result of a proposed remodel/addition, which exceeds the allowable upper story floor area and requires the property to provide larger upper story setbacks due to the lot width.

(5) **An applicant’s desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;**

It appears the applicant’s desire is to remodel the structure for their occupancy.

(6) **Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;**

As there are similar parcels within the H30A zoning district along 88th Street, other property owners have been required to comply with this requirement and would be affected by this code requirement.

(7) **The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and**

As proposed the applicant is requesting to remodel/expand the upper story floor area, in doing so, such expansion exceeds the allowable floor area by 182 square feet and requires a greater upper story setback. This request is not the minimum variance necessary for the reasonable use of the land. Such proposed addition will exceed the allowable upper story floor area and required upper story setback.

(8) **The requested variance is in harmony with the general intent and purpose of the Town of Surfside Comprehensive Plan and the Town Code, is not injurious to the neighborhood, or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.**

The proposed upper story expansion is not consistent with the direction of the Town Commission for maximum floor area and required setbacks. The intent of the regulations related to the maximum floor area and setbacks was to develop new structures/additions in the district more in keeping with the scale of the existing fabric of surrounding structure within the zoning district and neighborhood.

**Findings**

Staff finds that the applicant has not met the criteria for the variance for 182 square-foot addition on the upper story, and therefore does not meet the criteria for the variance for upper story proposed setback which is contingent upon approval of the upper story expansion.
TOWN OF SURFSIDE  
GENERAL VARIANCE APPLICATION  

A complete submittal includes all items on the “Submission Checklist for General Variance Application” 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.

<table>
<thead>
<tr>
<th>PROJECT INFORMATION</th>
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<tbody>
<tr>
<td>OWNER’S NAME</td>
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<td>PHONE / FAX</td>
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<tr>
<td>AGENT’S NAME</td>
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<td>ADDRESS</td>
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<td>PHONE / FAX</td>
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<tr>
<td>PROPERTY ADDRESS</td>
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<tr>
<td>ZONING CATEGORY</td>
</tr>
<tr>
<td>DESCRIPTION OF VARIANCE REQUESTED (please use separate sheet)</td>
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<tr>
<td>Date Submitted</td>
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<tr>
<td>Report Completed</td>
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<tr>
<td>Comments</td>
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<tr>
<th>ZONING STANDARDS</th>
<th>Required</th>
<th>Provided</th>
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</thead>
<tbody>
<tr>
<td>Lot Coverage</td>
<td>40%</td>
<td>22.5%</td>
</tr>
<tr>
<td>Dimension of yards</td>
<td>Please see plans</td>
<td>Please see plans</td>
</tr>
<tr>
<td>Setbacks (F/R/S)</td>
<td>20’/20’/6.1’</td>
<td>34’-11” (R), 6.1‘/68’-11”</td>
</tr>
<tr>
<td>Parking</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Loading</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Pervious Area (Front Yarn)</td>
<td>50% (6054)</td>
<td>614 φ</td>
</tr>
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SIGNATURE OF OWNER [Signature]  
DATE  2019  
SIGNATURE OF AGENT [Signature]  
DATE  2019

Town of Surfside – General Variance Application

PAGE 108
Variance Written Narrative

To Whom It May Concern:

The following narrative will seek to describe each of the (2) variances being requested under this application, and why we believe these are appropriate.
The subject property is an existing, 2-story, single-family CBS residence located at 1116 88th Street, Surfside, Florida. The property is zoned as H30A. A previous construction permit for a remodeling of said property was secured in August of 2019 and work is currently proceeding as permitted under said permit No. 19-5292.
There are (2) variances being applied for under this application affect only the second floor along the east side of property. Nothing else is impacted by these requests. The (2) variances can be described as follows:

REQUESTED VARIANCE No. 1:
We are requesting to reduce the currently required 12'-2" second floor (east) side setback to 5'-0" to match the currently existing non-conforming 5 foot setback along east property line at both first and second floors (existing).

REQUESTED VARIANCE No. 2:
The second variance seeks approval of additional 182 s.f. which will exceed the currently required max. allowed second floor area of 2,043 s.f. (or 80% of ground floor area). The previously approved permit (No. 19-5292) shows a second floor area of 2,043 s.f. Under this variance application we are asking to be allowed to increase that area by 182 s.f. to a new second floor total of 2,225 s.f.

It is our sincere belief and opinion that these requested variances do not in any way upset or alter the harmony and general intent of the Town of Surfside Comprehensive Plan and Town Code. The existing residence is an original structure built in the 1920’s and we believe that these requests are in keeping with the existing architecture. In particular, we believe that the currently required 12'-2" setback at the rear, east side of property creates a second floor offset that is unnatural and that it detracts from the original architecture. The requested variance – if granted – will remedy this unfortunate situation.

We hope this narrative serves to explain our intent with these requested variances.

Respectfully,

Albert I. Rodriguez, Architect
Dalima Studio Architecture
Variance Written Narrative

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We hope this narrative serves to explain our intent with these requested variances.

Respectfully,

Albert I. Rodriguez, Architect
Dalima Studio Architecture
TOTAL LOT AREA = 11,567 SF.
GROUND FLOOR AREA DIAGRAM
N.T.S.

MIN. REQUIRED PERVIOUS AREA= 35% OF LOT AREA = 11,567 SF. X 35% = 4,049 SF.
-PROPOSED PERVIOUS AREA = 5,805 SF. (± 50.2%) = OK

ZONING DISTRICT: H30A
ALL EXISTING WINDOWS AND EXTERIOR DOORS TO BE REPLACED WITH NEW IMPACT RESISTANT UNITS AT MAIN RESIDENCE. ALL EXISTING DECORATIVE TRIM AND APPLIED CASTINGS SHALL BE PROTECTED DURING CONSTRUCTION AND RESTORED AS NEEDED (TYP.)

PROPOSED VARIANCE WEST ELEVATION

PERMIT APPROVED WEST ELEVATION
TO: PROPERTY OWNER

NOTICE IS HEREBY GIVEN that a Planning & Zoning Board Meeting will be held by the Planning & Zoning Board of the Town of Surfside, Florida, in the Commission Chambers, 9293 Harding Avenue, Surfside, Florida on **THURSDAY, DECEMBER 12, 2019 at 6:00 p.m.**, to consider the following Zoning application:

**Application:** Setback & Percentage of Second Story Variances for an Addition  
**Location:** 1116 88th Street

Pursuant to Section 90-35.2 of the Town Zoning Code, a variance request requires notice to neighboring property owners within 300 feet. The application is for a second story addition that encroaches into the second story setback and exceeds the maximum percentage for a second story for a single family residence.

Plans entitled “Schott Family Residence”, prepared by Dalima Studio, dated November 14, 2019, are on file and may be examined in the Building Department, 9293 Harding Avenue, Surfside, FL 33154, 305-861-4863.
November 25, 2019

Re: NOTICE OF PUBLIC HEARING
for zoning variance application
1116 88th Street
Surfside, Florida 33154

TO: PROPERTY OWNER

NOTICE IS HEREBY GIVEN that a Planning & Zoning Board Meeting will be held by the Planning & Zoning Board of the Town of Surfside, Florida, in the Commission Chambers, 9293 Harding Avenue, Surfside, Florida on THURSDAY, DECEMBER 12, 2019 at 6:00 p.m., to consider the following Zoning application:

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DEBPA LLC
1236 BISCAYA DR
BAL HARBOUR, FLORIDA
33154

SWEDROE FAMILY INVESTMENTS LTD
7747 ATLANTIC WAY
MIAMI BEACH, FLORIDA
33141-2119

ESTHER T COHEN
1276 BISCAYA DRIVE
MIAMI, FLORIDA
33154

MORRIS SCHECHTER & W ELAINE
1277 BISCAYA DRIVE
SURFSIDE, FLORIDA
33154

IAN LEWIS
1257 BISCAYA DRIVE
MIAMI, FLORIDA
33154-3315

1249 BISCAYA LLC
PO BOX 310481
MIAMI, FLORIDA
33231

MICHAEL KLAHR & W LINA
1233 BISCAYA DRIVE
SURFSIDE, FLORIDA
33154-3315

BLACK NIGHT HERON LLC
3737 COLLINS AVE #NORTH 401
MIAMI BEACH, FLORIDA
33139

DAVID HARARI & W ELAINE
1111 88 STREET
SURFSIDE, FLORIDA
33154-3305
PIETER BAKKER & W SHIRLEY L
9572 ABBOTT AVENUE
SURFSIDE, FLORIDA
33154-2503

SALLY L SPINDEL
8826 HAWTHORNE AVENUE
SURFSIDE, FLORIDA
33154-3330

PABLO HONTOU & W FRANCES
8827 HAWTHORNE AVENUE
SURFSIDE, FLORIDA
33154-3329

LUIS PEREZ TOLON LE
REM ANA MARIA PEREZ
REM ESTHER NICOLAU
REM MARTICA VEGA
REM OLGA BOVA
8819 HAWTHORNE AVENUE
SURFSIDE, FLORIDA 33154

DANIEL I ROSENTHAL TRS
ROSENTHAL REVOCABLE TRUST
MEREDITH W ROSENTHAL TRS
8 VIA HERMOSA
ORINDA, CA
94563

STEVEN L COHEN
SHANNON MICHELE COHEN
1101 88 STREET
SURFSIDE, FLORIDA
33154

ALAN MICHAEL SIMON
KARINA SIMON
1025 88 STREET
MIAMI, FLORIDA
33154

SURFSIDE 1001 LLC
280 W HILLSBORO BLVD
DEERFIELD BEACH, FLORIDA
33441
REBECCA JOANN GAULT (TRUST)
8810 GARLAND AVENUE
SURFSIDE, FLORIDA
33154-3326

JOSE A EDUARTEZ & W LORI
940 88 STREET
SURFSIDE, FLORIDA
33154-3302

ALON LEVIN & W
MARIA TUDE
932 88 STREET
SURFSIDE, FLORIDA
33154-3302
REQUEST FOR:
Variance Stephen Schiff

DESIGN REVIEW BOARD MEETING:
December 12, 2019, 6:00 PM
TOWN HALL
9293 HARDING AVENUE
SURFSIDE, FL 33154

COMPLETE INFORMATION REGARDING THE APPLICATION IS AVAILABLE BY CONTACTING TOWN HALL AT
305-861-4863

NOTICE OF PUBLIC HEARING:
REQUEST FOR: SETBACK & PERCENTAGE OF SECOND STORY VARIANCES
PLANNING AND ZONING MEETING:
DECEMBER 12, 2019, 6:00 PM
TOWN COMMISSION MEETING: TBD
TOWN HALL
9293 HARDING AVENUE
SURFSIDE, FL 33154
MEMORANDUM

To: Members of the Planning & Zoning Board
Through: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: December 12, 2019
Re: Synthetic turf for excess landscape areas

The Town code prohibits artificial materials for the purpose of landscaping. In 2017, the Town Commission directed staff to analyze allowing synthetic turf. Staff presented findings at the December 13, 2017 Commission meeting indicating there are many styles, manufactures and installation systems for artificial grass. The Town Commission provided direction to Staff to prepare a further analysis on the benefits and concerns of this material. Staff provided a table comparing the maintenance, cost, drainage and aesthetics of artificial grass to sod and provided literature on the subject. The Town Commission voted to not proceed with a change to the code.

Staff prepared a memorandum for the Town Commission to discuss at the July 2019 meeting to request consideration for artificial turf in excess landscape areas. The Commission directed the staff to prepare a code amendment permitting the material only in excess areas. This means that once the required percentage of landscaping is achieved per property, synthetic turf could be installed within the additional areas of the lot not required to be landscaped.

The proposed ordinance requires installation per the manufacturer’s specifications as well as design standards.

The Town Commission approved this ordinance on first reading. Staff is recommending that the Planning & Zoning Board, sitting as the Local Planning Agency, recommend approval to the Town Commission to allow synthetic turf only within the excess area on a lot, outside of the required landscaping.

Reviewed by Prepared by SSG
AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF 
SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF 
ORDINANCES BY AMENDING SECTION 90-85.2 “DEFINITIONS” TO 
ESTABLISH A DEFINITION FOR SYNTHETIC TURF; AMENDING 
SECTION 90-87 “INSTALLATION OF LANDSCAPING AND IRRIGATION” 
TO PERMIT SYNTHETIC TURF ON ALL PROPERTIES WITHIN THE 
TOWN SUBJECT TO REQUIREMENTS, INSTALLATION AND 
MAINTENANCE STANDARDS AND PERMITTING; AND AMENDING 
SECTION 90-88 “MAINTENANCE OF LANDSCAPE AREAS” TO PERMIT 
SYNTHETIC TURF WITH EXCEPTIONS; PROVIDING FOR 
SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; 
PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE 
DATE.

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

WHEREAS, the Town Commission of the Town of Surfside (“Town Commission”) finds it 
periodically necessary to amend its Code of Ordinances and Land Development Code (“Code”) 
in order to update regulations and procedures for maintain consistency with state law and to 
implement municipal goals and objectives; and

WHEREAS, at its regular Commission meeting on July 9, 2019, the Town Commission 
directed staff to evaluate and prepare an ordinance amending the Town’s Code to permit synthetic 
turf on all properties within the Town, subject to requirements, installation and maintenance 
standards and permitting; and

WHEREAS, the Town Commission wishes to amend Sections 90-85.2, 90-87 and 90-88 of 
the Town Code to permit synthetic turf on all properties located within the Town, provided that 
it shall not be counted towards the minimum required landscaped areas, buffers, foundation 
plantings or landscape islands; and

WHEREAS, the Planning and Zoning Board, as the local planning agency for the Town, 
held its hearing on the proposed amendment on _____________, 2019 with due public notice and 
input; and
WHEREAS, the Town Commission held its first public hearing on November 12, 2019, and recommended ____________ of the proposed amendments to the Code of Ordinances, having complied with the notice requirements of the Florida Statutes; and

WHEREAS, the Town Commission has conducted a second duly noticed public hearing on these regulations as required by law on ______________, 2019 and further finds the proposed changes to the Code are in the best interest of the Town, its residents and property owners.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA:

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

Section 2. Town Code Amended. Section 90-85.2 “Definitions” of the Surfside Town Code of Ordinances is hereby amended and shall read as follows:

Sec. 90-85.2. - Definitions.

* * *

Open space: All pervious landscape planting areas of the site.

Pervious areas: Any portion of the ground unobstructed by a non landscape planting surface or synthetic turf which prevents or slows down the natural seepage of water into the ground.

Synthetic Turf: a dense and continuous surface of synthetic fibers mounted on a permeable backing and of sufficient density and green color to replicate the appearance of healthy, natural grass.

* * *

Section 3. Town Code Amended. Section 90-87. – “Installation of Landscaping and Irrigation” of the Surfside Town Code of Ordinances is hereby amended and shall read as follows:
Sec. 90-87. - Installation of Landscaping and Irrigation.

All landscaping and irrigation shall be installed according to accepted horticultural planting procedures with the quality of plant materials as hereinafter described, including:

* * *

(15) Synthetic turf.

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

b. Synthetic turf shall not be counted towards the minimum required landscaped areas, buffers, foundation plantings or landscape islands.

c. Synthetic turf shall comply with all of the following design standards and shall:
   i. Simulate the appearance of live turf, organic turf, grass, sod or lawn, and shall have a minimum eight-year "no fade" warranty;
   ii. Be of a type known as cut pile infill with pile fibers of a minimum height of 1.75 inches and a maximum height of 2.5 inches;
   iii. Have a minimum face weight of 75 ounces per square yard;
   iv. Be manufactured from polyethylene monofilament, dual yarn system, and manufactured in the United States;
   v. Have backing that is permeable; and
   vi. Be lead free and flame retardant.

d. Synthetic turf shall comply with all of the following installation standards and shall:
   i. Be installed by a Florida-licensed general contractor in a manner prescribed by the manufacturer;
   ii. Be installed over a subgrade prepared to provide positive drainage and an evenly graded, porous crushed rock aggregate material that is a minimum of three inches in depth;
   iii. Be anchored at all edges and seams consistent with the manufacturer’s specifications;
   iv. Not have visible seams between multiple panels;
v. Have seams that are joined in a tight and secure manner;

vi. Have an infill medium consisting of clean silica sand or other mixture, pursuant to the manufacturer's specifications that shall;

vii. Be brushed into the fibers to ensure that the fibers remain in an upright position;

viii. Provide ballast that will help hold the turf in place; and

ix. Provide a cushioning effect.

(e) Synthetic turf shall comply with all of the following additional standards:

i. Areas of living plant material shall be installed and/or maintained in conjunction with the installation of synthetic turf. Living plant material shall be provided per the minimum code requirements;

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

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

(f) Synthetic turf shall comply with all of the following maintenance standards and shall:

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

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

(g) The following uses are prohibited:

i. Synthetic turf in the public rights-of-way or swales; and

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

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

i. A complete landscape plan showing the area of synthetic turf, area of living plant material, and area and method of separation between these areas. Minimum landscape requirements shall be required;

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

iii. Brand and type of synthetic turf, including all manufacturer specifications and warranties.
iv. A scaled cross section and details of the proposed materials and installation, including but not limited to subgrade, drainage, base or leveling layer, and infill; and

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

Section 4. Town Code Amended. Section 90-88. – “Maintenance of Landscaped Areas” of the Surfside Town Code of Ordinances is hereby amended and shall read as follows:

Sec. 90-88. - Maintenance of Landscaped Areas.

* * *

(1) An owner of land subject to this Code shall be responsible for the maintenance of said land and landscaping so as to present a healthy, vigorous and neat appearance free from refuse and debris. All landscaped areas shall be sufficiently fertilized and irrigated to maintain the plant material in a healthy and viable condition.

NOTE: All fertilizer shall be safe and environmentally friendly. Also, the applications shall conform to the manufacturer's specifications.

(2) Three inches of clean, weed-free, arsenic free, organic mulch shall be maintained over all areas originally mulched at all times. Turfgrass shall be kept trimmed and/or mowed regularly to a height not exceeding eight inches above the ground. The use of mulch in swales or right-of-way is prohibited.

NOTE: If weeds, noxious grasses or underbrush are in excess of the eight inches; it too will need to be cut and the weeds, noxious grasses and underbrush removed and re-sodded if necessary.

(3) Irrigation systems shall be maintained to eliminate water loss due to damaged, missing or improperly operating sprinkler heads, emitters, pipes and all other portions of the irrigation system.

(4) Preserved and created native plant communities shall be maintained in a natural state without the use of mechanical equipment.

(5) An owner is responsible to ensure that landscaping that has been required to be planted pursuant to this Code, or installed in compliance with the landscape requirements previously in effect, be maintained in Florida Grade One condition, including but not limited to single-family residences, multifamily, or business sites. If landscaping is found to be in a state of decline, dead, damaged, or missing, it must be replaced with equivalent landscape material. If total replacement is required, species conforming to this Code shall be used. If any preserved vegetation dies which is being used to satisfy current landscape code requirements, such vegetation shall be replaced with the same landscape material selected from nursery-grown native stock only.
(6) All trees shall be trimmed in accordance to Miami-Dade County tree preservation code. Any type of tree abuse/hatraping is prohibited within the Town.

(7) Any trees and/or palms that are diseased (including dead palms with lethal yellowing) or trees and/or palms causing a possible safety hazard as determined by the town are considered to be a public nuisance. The town shall enforce the provisions of this section. Any property owner of any lot or parcel of land in the town shall promptly remove any such tree and/or palm after being notified by the town. The town is authorized and empowered to enter on any lot or parcel of land in the town at any reasonable hour for the purpose of inspecting such trees and/or palms.

(8) Shrubs and hedges shall be maintained that such plant materials do not obstruct clear sight triangles and promote vehicular and pedestrian visibility. Also, hedges planted along property lines shall be maintained and trimmed to prevent branches from extending over and/or touching structures on adjacent properties.

(9) Any plastic or similar artificial landscape materials shall be prohibited with the exception of seasonal holiday decorative displays of less than 60 days duration and synthetic turf as provided for in this Article VIII of Chapter 90. Synthetic turf shall be permitted with the exception that it shall not be counted towards the minimum landscaped area, buffers, foundation planting or landscape islands.

(10) All property owners shall keep such property and the adjoining unpaved portions of the public right-of-ways, swales and bulkheads clean and free from any accumulation of garbage, trash, liter or debris.

(11) All property owners with in the town shall not permit unattended vegetation upon the property, adjoining portions of the rights-of-ways, swales and canal banks.

(12) All non-compliance with section of the ordinance shall be enforced in accordance with the Town's Code Enforcement Rules and Regulations.

***

Section 5, Severability. If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

Section 6, Inclusion in the Code. It is the intention of the Town Commission, and it is hereby ordained that the provisions of this Ordinance shall become and made a part of the Town of Surfside Code of Ordinances, that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and the word “Ordinance” may be changed to “Section” or other appropriate word.

Section 7, Conflicts. Any and all Ordinances and Resolutions or parts of Ordinances or Resolutions in conflict herewith are hereby repealed.
Section 8, Effective Date. This ordinance shall become effective upon adoption.

PASSED and ADOPTED on first reading this 12th day of November, 2019.

PASSED and ADOPTED on second reading this ______ day of ____________, 2019.

On Final Reading Moved by: ________________________________

On Final Reading Second by: ________________________________

FINAL VOTE ON ADOPTION:

Commissioner Barry Cohen
Commissioner Michael Karukin
Commissioner Tina Paul
Vice Mayor Daniel Gielchinsky
Mayor Daniel Dietch

______________________________
Daniel Dietch, Mayor

ATTEST:

Sandra Novoa, MMC, Town Clerk

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

Weiss Serota Helfman Cole and Berman, P.A.

Town Attorney
<table>
<thead>
<tr>
<th>ITEM</th>
<th>OUTCOME</th>
<th>NEXT STEPS</th>
<th>TENTATIVE SCHEDULE</th>
<th>COMPLETE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FUTURE PZ DISCUSSION ITEMS</strong></td>
<td></td>
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<tr>
<td>Update to sign code</td>
<td>Need to make revisions to the sign code including limiting the overall allowances for window signage to one window or door rather than multiple</td>
<td>Staff to prepare</td>
<td>Future PZ</td>
<td></td>
</tr>
<tr>
<td>Stepback discussion</td>
<td>Commission has requested the PZ board analyze this requirement</td>
<td>Prepare visual and calculation of volume, how much square footage does this equate to</td>
<td>Future PZ</td>
<td></td>
</tr>
<tr>
<td>Modifications to the second story</td>
<td>PZ Requests discussion including side setbacks</td>
<td>Provide text to PZ</td>
<td>Joint Meeting with PZ &amp; Commission</td>
<td></td>
</tr>
<tr>
<td>Tint of glass in Business District</td>
<td>DVAC requested PZ analyze the current code</td>
<td>DVAC to analyze business district</td>
<td>Future PZ</td>
<td></td>
</tr>
<tr>
<td>50% rule</td>
<td>Building Official to answer questions by PZ</td>
<td>Discussion with PZ</td>
<td>December PZ</td>
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<tr>
<td>Increasing Freeboard</td>
<td></td>
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<td>Future PZ</td>
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<td><strong>ON FUTURE COMMISSION AGENDA</strong></td>
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<tr>
<td>Aggregated Lots</td>
<td>PZ requested discussion analyzing impacts on lots</td>
<td></td>
<td>Future Commission</td>
<td></td>
</tr>
<tr>
<td>Landscaping in front of fences</td>
<td>PZ requested fences along a ROW to have landscaping</td>
<td>Propose code amendment to propose landscaping</td>
<td>Future Commission</td>
<td></td>
</tr>
<tr>
<td>Circulation pattern</td>
<td>PZ discussion on pedestrian safety and walkability</td>
<td>Pilot project</td>
<td>Ongoing</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Impact fee discussion</td>
<td></td>
<td>Town is requesting a proposal from a consultant to do the impact fee analysis.</td>
<td>Working with consultant on proposal</td>
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<td><strong>COMPLETED</strong></td>
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<tr>
<td>Freeboard &amp; Height</td>
<td>PZ requests discussion on additional freeboard &amp; height</td>
<td></td>
<td>Joint meeting with Commission on 8-26-19 – No action</td>
<td></td>
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<tr>
<td>Topic</td>
<td>Action</td>
<td>Date, Details</td>
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<tr>
<td>Parking needs</td>
<td>Evaluate if parking code requirements are expected to be status quo based on current ride sharing trends or if the need will be reduced</td>
<td>Commission gave direction not to move forward with any action</td>
<td></td>
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<tr>
<td>Fences &amp; Hedges in the front of single family residences</td>
<td>Discussion on hedge height in the front</td>
<td>December Commission – 2nd reading</td>
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<td>Fences &amp; Hedges in the front of single family residences</td>
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<td>Approved</td>
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<tr>
<td>Landscape Plans</td>
<td>Require landscape plans for large scale renovations (renovations affecting more than 50% of the square footage of the house)</td>
<td>Requested Ross to attend meeting to discuss requirements for landscape plans as well as the drainage review process</td>
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<td>November-PZ</td>
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<td>Ross provided details. No further action requested.</td>
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<tr>
<td>Sidewalk aesthetics</td>
<td>Prepare discussion item to determine if walkability can be improved</td>
<td>Prepare graphics depicting 8 ft wide sidewalk &amp; landscape buffer</td>
<td></td>
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<td>November-PZ</td>
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<td></td>
<td>Sidewalk aesthetics</td>
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<td></td>
<td></td>
<td>No action</td>
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<tr>
<td>Aggregation of Single Family</td>
<td>Requested by the Town Commission</td>
<td>Discuss limitations on building length</td>
<td></td>
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<td></td>
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<td>August Commission – First-Reading, November-second reading</td>
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<td>Adopted</td>
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<tr>
<td>Topic</td>
<td>Description</td>
<td>Discussion/Action</td>
<td></td>
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<tr>
<td>Resiliency Strategy</td>
<td>PZ has requested staff to prepare a discussion item to improve sustainability</td>
<td>Invite Betsy Wheaton from Miami Beach to discuss what improvements Miami Beach has implemented</td>
<td>Move to sustainability</td>
<td></td>
</tr>
<tr>
<td>Parking in Single Family</td>
<td>In order to increase pervious areas, evaluate if two vehicles on a driveway are needed.</td>
<td>October PZ</td>
<td>No action</td>
<td></td>
</tr>
<tr>
<td>Update on business district</td>
<td>Follow-up with PZ to notify the board of who is working on strategies &amp; any improvements to the business district</td>
<td>Discussion of reinstating DVAC on October 9th</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td>Ways to increase pervious area of lots</td>
<td>Place on PZ agenda for discussion. Provide PZ with current standards</td>
<td>September PZ</td>
<td>No action</td>
<td></td>
</tr>
<tr>
<td>Limitation on building length in H40 &amp; H30C</td>
<td>Revisit building limitations as well as green walls to soften the breaks in the building.</td>
<td>PZ-Review, Commission heard on first reading, March 13</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td>H40, H30 &amp; SDB40 Architectural Significant ordinance</td>
<td>Review with PZ options for architecturally significant ordinance for other zoning districts.</td>
<td>PZ-discussion, March PZ</td>
<td>No action</td>
<td></td>
</tr>
<tr>
<td>Green Roofs</td>
<td>Requested by the Town Commission</td>
<td>February PZ</td>
<td>No action</td>
<td></td>
</tr>
<tr>
<td>Photovoltaic Incentives</td>
<td>Requested by the Town Commission</td>
<td>Discuss requiring solar panels for all residential properties.</td>
<td>February PZ</td>
<td>No-action</td>
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<tr>
<td>Driveway</td>
<td>Prepare code modification that limits a driveway so that it does not exceed the front plane of the home.</td>
<td></td>
<td>January Commission</td>
<td>Complete</td>
</tr>
<tr>
<td>Give a foot, get a foot relating Sea-Level Rise - Flat Roof vs. Pitch roof</td>
<td>Place on agenda for discussion on referendum</td>
<td>Prepare visuals, timeline and cross-section.</td>
<td>February Commission 2nd reading</td>
<td>Complete</td>
</tr>
<tr>
<td>Roof Pitch of Single Family</td>
<td>Modify ordinance to include roof pitch above top of the truss as an architectural feature</td>
<td>Provide side by side elevation in current code to the top of the flat roof to demonstrate it is 3 feet above the top of a pitched roof.</td>
<td>February Commission 2nd reading</td>
<td>Complete</td>
</tr>
<tr>
<td>Trellis</td>
<td>Review if a trellis attached to the house is considered an accessory structure.</td>
<td>This has not been a reoccurring issue. Provide direction if this is necessary.</td>
<td>Trellis</td>
<td>This has not been a reoccurring issue.</td>
</tr>
<tr>
<td>Topic</td>
<td>Action</td>
<td>Additional Information</td>
<td></td>
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<tr>
<td>Average side setback/Massing</td>
<td>Modify ordinance for additional side setbacks on upper floors for single family homes</td>
<td>The Town has already modified the code to prohibit covered balconies counted towards setbacks.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Satellite dishes</td>
<td>Further review by staff</td>
<td>This issue has not come up as a problem and it is not clear if this is still desired to be regulated.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial waste and recycling container screening</td>
<td>Screening for containers, green screen, vegetation, include pictures from Commissioner Kligman</td>
<td>Did not move forward</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Driveway material regulations</td>
<td>Modify code to allow stamped concrete and concrete slabs with decorative rock or grass in between</td>
<td>Did not move forward</td>
<td></td>
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<tr>
<td>Painting of commercial structures</td>
<td>Town Staff to prepare ordinance</td>
<td>Did not move forward</td>
<td></td>
<td></td>
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<tr>
<td>Topic</td>
<td>Action</td>
<td>Direction</td>
<td>Action</td>
<td>Direction</td>
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<tr>
<td>Residential or commercial wind turbine regulations</td>
<td>Prepare ordinance regulating wind turbines including hurricane precautions, noise regulations, insurance considerations</td>
<td>Direction if this is necessary. This issue has not come up as a problem and it is not clear if this is still desired to be regulated.</td>
<td>Residential or commercial wind turbine regulations</td>
<td>Prepare ordinance regulating wind turbines including hurricane precautions, noise regulations, insurance considerations</td>
</tr>
<tr>
<td>Setback for parapet above 30 feet on single family homes</td>
<td>Prepare ordinance to require additional setback</td>
<td>Direction if this is still necessary as the code could be modified to encourage pitched roofs.</td>
<td>Setback for parapet above 30 feet on single family homes</td>
<td>Prepare ordinance to require additional setback</td>
</tr>
<tr>
<td>Final Zoning Inspections</td>
<td>Town Manager will analyze</td>
<td>Building performs inspections based on conditions on the plans. Need direction if anything further is necessary</td>
<td>Final Zoning Inspections</td>
<td>Town Manager will analyze</td>
</tr>
<tr>
<td>Requiring noticing for demolition of houses</td>
<td>Research option and place on agenda for discussion</td>
<td></td>
<td></td>
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<tr>
<td>Sign Definitions</td>
<td>Modify sign definitions for monument and sign area</td>
<td>Drafted code amendment</td>
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<tr>
<td>Carports</td>
<td>Require improved surface on frame</td>
<td>Addressed in Code</td>
<td>September PZ</td>
<td>Yes</td>
</tr>
<tr>
<td>Provide summary on construction-hours and noise ordinance</td>
<td>Place update on PZ-agenda</td>
<td></td>
<td>September PZ</td>
<td>Yes</td>
</tr>
<tr>
<td>Workforce housing update</td>
<td>Reviewing entire section relating to DRB</td>
<td>Draft-code amendment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Add requirement for licensed architect for DRB submittals</td>
<td>Study corridor between Collins &amp; Harding</td>
<td>Prepare code amendments</td>
<td>Work-authorization to be approved in NOVEMBER</td>
<td>January Commission</td>
</tr>
<tr>
<td>Single-Family Paint Colors</td>
<td>Discussion with the Planning &amp; Zoning Board to determine if a color palette is appropriate for single-family homes and what colors/criteria should be included</td>
<td>Place on future Planning and Zoning agenda for discussion</td>
<td>In-contract</td>
<td>Will add to Joint Meeting —— with PZ/Commission.</td>
</tr>
<tr>
<td>Parking Trust Fund</td>
<td>Discussion with the Planning &amp; Zoning Board to provide a cap for payment into the fund</td>
<td>Ordinance on July PZ agenda</td>
<td>In-contract</td>
<td>July Commission for 1st-reading, July PZ August Commission—- for 2nd-reading</td>
</tr>
<tr>
<td>Turtle Lighting</td>
<td>Town Staff to prepare review</td>
<td>No ordinance necessary. Turtle lighting already required—in code.</td>
<td>COMPLETE</td>
<td>Turtle Lighting</td>
</tr>
<tr>
<td>Topic</td>
<td>Description</td>
<td>Status</td>
<td>Notes</td>
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<tr>
<td>Downtown Color Palette</td>
<td>Discussion with the Planning &amp; Zoning Board to determine if a color palette is appropriate and what colors/criteria should be included</td>
<td>In-contract</td>
<td>Replaced with repainting of structures.</td>
<td></td>
</tr>
<tr>
<td>Bay Drive &amp; 96th Street</td>
<td>Open Bay Drive off 96th Street</td>
<td>Police and Building to research</td>
<td>No change. Police Chief cited safety concerns</td>
<td></td>
</tr>
<tr>
<td>Sign/awning code</td>
<td>Discussed at Joint Meeting</td>
<td>Work Authorization approved</td>
<td>July Commission August Commission</td>
<td></td>
</tr>
<tr>
<td>As built reviews for residential projects</td>
<td>Discuss increasing canopy in town, street trees, what can be planted in ROW</td>
<td>Research and prepare report for discussion and possible code amendment</td>
<td>In-contract March PZ</td>
<td></td>
</tr>
<tr>
<td>Interpretation of base flood elevation for the H120 district</td>
<td>No change</td>
<td>No further action needed</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Solar panel regulations</td>
<td>Prepare ordinance regulating solar panels</td>
<td>Draft code amendment</td>
<td>March PZ</td>
<td></td>
</tr>
<tr>
<td>Car charging station regulations</td>
<td>Prepare ordinance regulating car charging stations requiring them in new multi family, research what other communities are doing</td>
<td>Draft code amendment</td>
<td>December PZ</td>
<td></td>
</tr>
<tr>
<td>Pyramiding effects of stepbacks in the H120 district</td>
<td>No action necessary since Planning and Zoning Board currently reviewing stepbacks as part of wall frontage modifications</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garage door clarification</td>
<td>Modify code to remove requirement for two separate garage doors</td>
<td>Draft code amendment</td>
<td>November PZ</td>
<td></td>
</tr>
<tr>
<td>Topic</td>
<td>Description</td>
<td>Status</td>
<td>Date</td>
<td>Notes</td>
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</tr>
<tr>
<td>10% window opening requirement per story</td>
<td>Discussion with the Planning &amp; Zoning Board</td>
<td>Prepare ordinance for commission</td>
<td>In-contract</td>
<td>June-PZ</td>
</tr>
<tr>
<td>Landscaping in front of converted garage</td>
<td>Determine if landscaping planter is sufficient versus requiring landscaping.</td>
<td>Reviewed code and determined that planter is only permitted in cases where the driveway would be too short.</td>
<td>In-contract</td>
<td>No further modification necessary</td>
</tr>
<tr>
<td>Sheds</td>
<td>Modify ordinance to increase square footage, but reduce height and add landscape requirements.</td>
<td>Draft code amendment</td>
<td>In-contract</td>
<td>Discussed at March meeting.</td>
</tr>
</tbody>
</table>