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. **New Board Member Orientation** – Robert Meyers, Esquire, Weiss Serota

3. **Town Commission Liaison Report** – Commissioner Salzhauer

4. **Approval of Minutes** – February 27, 2020

5. **Applications:**
   A. 9272 Abbott Avenue – New Single-Family Residence
   B. 9516 Bay Drive – New Single Family Residence
   C. 9556 Carlyle Avenue – New Single Family Residence
   D. 8955 Collins Avenue – Monument Sign
6. Discussion Items:

   A. 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.
Town of Surfside
PLANNING & ZONING BOARD
MINUTES
February 27, 2020 – 6:00 p.m.
Town Hall Commission Chambers –
9293 Harding Ave, 2nd Floor, Surfside, FL 33154

1. Call to Order/Roll Call

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

Present: Chair Lindsay Lecour, Board Member Peter Glynn, Board Member Jorge Garcia, Vice Chair Judith Frankel (arrived at 6:04 p.m.) and Board Member Marina Gershanovich (arrived at 6:05 p.m.).

Absent: Board Member Brian Roller, Board Member Rochel Kramer and Vice Mayor Gielchinsky.

Also, Present: Town Manager Guillermo Olmedillo, Town Planner Sarah Sinatra, Town Planner Daniel Mantell, and Town Attorney Edward Martos.

2. Town Commission Liaison Report – Vice Mayor Gielchinsky

Vice Mayor Gielchinsky was absent and was unable to provide the Town Commission Liaison Report.

3. Approval of Minutes – January 30, 2020

A motion was made by Board Member Glynn to approve the January 30, 2020 minutes. The motion received a second from Board Member Garcia. All voted in favor with Board Member Kramer, Board Member Roller, Board Member Gershanovich and Vice Chair Frankel absent.

4. Applications:

Town Attorney Matos read the quasi-judicial statement into the record and asked the members of the Planning and Zoning Board if they had any Ex-Parte communications.

All members of the Planning and Zoning Board stated they had no communications with anyone regarding any of the items on this agenda.
Town Attorney Matos confirmed with Deputy Town Clerk Herbello compliance with the advertising and notice requirements.

Deputy Town Clerk Herbello confirmed compliance with advertising and notice requirements.

Deputy Town Clerk Herbello swore in any individual(s) who would be speaking or testifying in these proceedings.

A. 9181 Abbott Avenue – New Single-Family Residence

The property is located at 9181 Abbott Avenue, within the H30B zoning district. The applicant is requesting to build a new 5,077 square foot two-story home. The plans include a new driveway, walkway, pool, deck and terrace.

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
- Staff Recommendation

Staff finds the application meets the Code requirements.

Chair Lecour opened the floor to public comment.

The following individual spoke on the item:
Joe Rose, on behalf of the applicant

Chair Lecour closed the floor to public comment.

A motion was made by Board Member Glynn to approve the application with staff conditions. The motion received a second from Board Member Garcia. All voted in favor with Board Member Roller, Board Member Kramer and Board Member Gershanovich absent.

B. 8826 Froude Avenue – New Single-Family Residence

The property is located at 8826 Froude Avenue, within the H30B zoning district. The applicant is requesting to build a new 3,672 square foot two-story home. The plans include a new driveway, porch, sun deck, pool and pool deck.

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
• Staff Findings

Staff finds the application meets the Code requirements.

Chair Lecour opened the floor to public comment and seeing none, closed public comments.

A motion was made by Vice Chair Frankel to approve the application with staff conditions. The motion received a second from Board Member Garcia. All voted in favor with Board Member Roller, and Board Member Kramer absent.

C. 9056 Bay Drive – New Single-Family Residence

The property is located at 9056 Bay Drive, within the H30A zoning district. The applicant is requesting to build a 6,610 square foot home. The plans include a 2-car garage, roof deck, green roof, swimming pool and pool deck.

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

Staff finds the application meets the Code subject to the following Conditions of Approval. Such conditions of approval were addressed after the submittal deadline.

1) At time of Building Permit, the proposed retaining wall will need to be verified and approved by the Building Official.

2) The retaining wall the rear of the house cannot extend beyond six feet as measured from the existing grade. Currently, the wall measures 13 feet.

3) Requiring the applicant to provide the opacity of the aluminum fence in the front yard. Per code section 90-56.4, all wall and fence surfaces above two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent.

4) The front gate requires a 20-foot setback from the edge of the pavement.
Chair Lecour asked for clarification on the plans of what Town Planner Sinatra was discussing regarding the side setbacks.

Town Planner Sinatra addressed Chair Lecour’s questions regarding the side setbacks and that they need to be flushed out by Planning and Zoning.

Chair Lecour opened the floor to public comment.

The following individual spoke on the item:
Jaime Rubinson, applicant.
Jason Navarro, Architect for the applicant.
Eli Tourgeman

Chair Lecour closed the floor to public comment.

Board Member Garcia addressed the comments made by speaker Mr. Navarro regarding the retaining wall.

Chair Lecour addressed the comments and concerns made by speaker Mr. Navarro regarding the retaining wall and off-water off his property.

Jose Sanchez, architect for the project gave a PowerPoint presentation.

Discussion took place among the Board Members, Mr. Sanchez and Ms. Rubinson, applicant regarding the retaining wall, the drainage issue, the elevation and the grade being raised on the setback.

Mr. Sanchez stated that they would meet the code and it is hard to determine due to the elevation of Mr. Navarro’s property.

Ms. Rubinson also addressed questions from the Board Members and the public regarding elevation, height of the home, and the retaining wall.

Town Planner Sinatra addressed Code Section 34-43 that deals with Storm Water Management, which is another requirement the applicant has to comply with. She also mentioned that the applicant has the driveway and made a modification that will make it more front facing, proposing a cabana bath that would attach it to the gazebo which will remove space in the garage but the square footage would remain the same.

Chair Lecour stated that the grading has to meet the Code and the design guidelines.

Ms. Rubinson addressed the questions from the Board Members regarding the grading and elevation.
Town Planner Sinatra asked if the house is not a concern if they can bifurcate and grant them an approval for the house and those conditions related to the house so they can move forward and treat the lot separately. She also stated having the applicant provide pictures and demonstrate that section of the Code and show the cross section from the neighbors’ point of view.

After a lengthy discussion by the Board Members, Town Planner Sinatra and the applicant on the water control system, the elevation of the property, retaining wall height and footprint meeting the Code requirements, the following motion took place.

A motion was made by Board Member Glynn to approve with the following conditions: Conditions 1, 2 and 4 are removed and replaced with conditions that the applicant meet Code Section 34-43 requirements; Condition 3 stays but will be amended to state a 4 foot fence with shrubbery; revised plan A.2-1 cabana bath, and the alexander palms removed from the side of the property. The motion received a second from Board Member Gershanovich. All voted in favor with Board Member Roller and Board Member Kramer absent.

D. 1116 88th Street – New Single-Family Residence

The property is located at 1116 88th Street, within the H30A zoning district. The applicant is requesting to build a new 6,281 square foot two-story home. The plans include a new driveway, balcony, covered terrace, wood trellis and a 2-car garage. An application for an addition and a variance to the existing home was reviewed and approved by the Planning and Zoning Board at the December 2019 meeting. Since that time, the site suffered significant flooding and the applicant has now decided to demolish and rebuild the home. The proposed project no longer requires a 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

Staff finds the application meets the Code requirements.

Chair Lecour opened the floor to public comment.

The following individual spoke on the item:
Jeff Rose, representing the applicant.

Chair Lecour closed the floor to public comment.
Board Member Glynn commented on the rain storm that took place and it is a shame this home was unable to be preserved.

A motion was made by Board Member Glynn to approve the application with staff conditions. The motion received a second from Board Member Gershmanovich. All voted in favor with Board Member Roller and Board Member Kramer absent.

5. Discussion Items:

A. Single Family Home Regulations

At the joint Planning and Zoning and Town Commission Special Meeting of January 28, 2020, discussion on modifications to the single-family requirements. The attached language is an initial step to address the concerns of the front setback in the H30A district and an option of a flush second story with a greater side setback. She stated that at the next meeting to have LuLab back with the models and changes.

Chair Lecour asked if the lots around Point Lake are 120 feet.

Town Planner Sinatra answered Chair Lecour’s question and stated they will check on that since those lots are smaller.

The following individuals from the public spoke on the item:
George Kousoulas, Block 53, gave a presentation on the item.
Jeff Rose

Chair Lecour asked speaker Jeff Rose regarding the new language of the Code on the average side setback.

Jeff Rose answered Chair Lecour’s question on the average side setback.

Discussion continued among the Board members, staff and Town Manager Olmedillo regarding the average side setbacks and the different options available. Direction was given to Town Planner Sinatra on what needs to be done.

B. Future Agenda Items

Board member Glynn would like to bring as a future agenda item allowing asphalt shingle roofs if they are a minimum of 80% visible from the road to prepare for solar panel roofs.
Chair Lecour requested to change the March 26, 2020 Planning and Zoning Board to April 2, 2020. There was consensus by the Board to have the next Planning and Zoning Board Meeting on April 2, 2020 at 6:00 p.m.

6. **Adjournment:**

A motion was made by Board Member Glynn to adjourn the meeting without objection at 8:28 p.m. The motion received a second from Vice Chair Frankel. All voted in favor with Board Member Roller and Board Member Kramer.

Respectfully submitted,

Accepted this ____ day of ____________________, 2020.

________________________________________
Chair of the Planning and Zoning Board

Attest:

__________________________
Sandra Novoa, MMC
Town Clerk
The property is located at 9272 Abbott Avenue, within the H30B zoning district. The applicant is requesting to build a new 3,850 square foot two-story home. The plans include a new driveway, balconies, covered entrance, pool and covered terrace.

Staff has reviewed the current application for consideration by the Design Review Board. In this report Staff presents the following:

- Applicable Zoning Code regulations for the 2006 and the 2020 codes based on the Zoning in Progress in place, along with the results of the review.
- Applicable Design Guideline standards, along with the results of the review from the 2020 Zoning Code only.
- Staff Recommendation.
STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

2020 Sec. 42-92 Lowest Floor Elevation

<table>
<thead>
<tr>
<th>Residential</th>
<th>Lowest Floor 2020</th>
<th>Lowest Floor 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residential RS-2</td>
<td>Base Flood +2</td>
<td>Base Flood</td>
<td>10 NGVD</td>
</tr>
</tbody>
</table>

2020 Sec. 90-43 Maximum building heights
2006 Sec 90-155 District Regulation Tables

<table>
<thead>
<tr>
<th>Height</th>
<th>Required Maximum 2020</th>
<th>Required Maximum 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>H30B RS-2</td>
<td>30 feet</td>
<td>30 feet</td>
<td>30 feet</td>
</tr>
</tbody>
</table>

2020 Sec. 90-45. Setbacks
2006 Sec 90-155 District Regulation Tables

<table>
<thead>
<tr>
<th>H30A AND H30B UPPER STORY FLOOR AREA IS 65% to 80% OF FIRST STORY FLOOR AREA (Only 2020)</th>
<th>Required 2020 H30A AND H30B</th>
<th>Required 2006 RS-2</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Lot Coverage</td>
<td>40%</td>
<td>40%</td>
<td>40% (2,250/5,625=0.4)</td>
</tr>
</tbody>
</table>

FIRST STORY (UP TO 15 FT IN HEIGHT)

<table>
<thead>
<tr>
<th>Primary frontage</th>
<th>Minimum 20 FT</th>
<th>Minimum 20 FT</th>
<th>20’</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior side (Lots less than 50 feet in width)</td>
<td>5 feet</td>
<td>5 feet</td>
<td>5’ / 5’</td>
</tr>
<tr>
<td>Rear</td>
<td>Minimum 20 FT</td>
<td>Minimum 20 FT</td>
<td>25’4”</td>
</tr>
</tbody>
</table>

UPPER STORY OR WALL PLANES GREATER THAN 15 FT IN HEIGHT

<table>
<thead>
<tr>
<th>Primary frontage</th>
<th>Minimum 20 FT / Average 30 FT</th>
<th>Minimum 20 FT</th>
<th>Average 34.68’</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior side (lots equal to or less than 50' in width) – Wall length is equal to or greater than 25% of the lot depth</td>
<td>Minimum 5 FT / Average 10 FT</td>
<td>Minimum: 10% of the frontage</td>
<td>Minimum 5’ Average 10.09'/10.27’</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Rear</td>
<td>Minimum 20 FT / Average n/a</td>
<td>Minimum 20 FT</td>
<td>20'3”</td>
</tr>
</tbody>
</table>

2020 Sec. 90.49 Lot standards
2006 Sec 90-155 District Regulation Tables

<table>
<thead>
<tr>
<th>Lot Standards H30B</th>
<th>Required 2020</th>
<th>Required 2006 RS-2</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot width</td>
<td>50 feet</td>
<td>50 feet</td>
<td>50’</td>
</tr>
<tr>
<td>Minimum lot area</td>
<td>5,600 feet</td>
<td>5,600 feet</td>
<td>5,625 SF</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>40%</td>
<td>40% (2,250/5,625=0.40)</td>
</tr>
<tr>
<td>Pervious area</td>
<td>35% (minimum)</td>
<td>N/A</td>
<td>37% (2,113/5,625=0.375)</td>
</tr>
</tbody>
</table>

2020 Sec. 90.50 Architecture and roof decks
2006 No Pertinent Section from Code

<table>
<thead>
<tr>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unique Elevation</td>
<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>N/A</td>
</tr>
<tr>
<td>Wall openings</td>
<td>10% for all elevations</td>
<td>N/A</td>
</tr>
<tr>
<td>Roof Material</td>
<td>(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the</td>
<td>N/A</td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>2020 Sec. 90.54 Accessory Structures</th>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory buildings</td>
<td>90-54.2 Accessory swimming pools and decks, open and unenclosed, or covered by a screen enclosure, may occupy a required rear, front, or side setback, subject to the following minimum setbacks:</td>
<td>90-182 (b) Accessory swimming pools, open and unenclosed. Or covered by a screen enclosure, may occupy a rear or side yard setback, provided they are not located closer than five feet to a rear or interior side lot line and not closer than ten feet from any street lot line.</td>
<td>(a) 5’ (b) 5’ (c) +10’</td>
</tr>
<tr>
<td></td>
<td>(a) Rear: Five feet.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(b) Interior side: Five feet.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(c) Primary (front) and secondary (Corner): Ten feet.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### 2020 Sec. 90.61 Paving in front and rear yards in H30 and H40 Districts

2006 Sec. 90-188 Paving front yards in single-family and two-family Districts

<table>
<thead>
<tr>
<th>Paving Yards</th>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback permeability</td>
<td>50% minimum</td>
<td>50% minimum</td>
<td>&gt;50% (62%)</td>
</tr>
<tr>
<td>Front yard landscaped</td>
<td>30% minimum</td>
<td>50% minimum</td>
<td>&gt;50% Applicant to provide calculation</td>
</tr>
<tr>
<td>Rear yard landscaped</td>
<td>20% minimum</td>
<td>40% minimum</td>
<td>&gt;40% Application to provide calculation</td>
</tr>
<tr>
<td>Number of Curb Cuts</td>
<td>One minimum</td>
<td>One minimum</td>
<td>1</td>
</tr>
<tr>
<td>Curb Cut side set back</td>
<td>5 feet minimum</td>
<td>5 feet minimum</td>
<td>&gt;5 feet</td>
</tr>
<tr>
<td>Curb cut width</td>
<td>1 curb cut not more than 18' in width</td>
<td>1 curb cut not more than 18' in width</td>
<td>18'</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>N/A</td>
<td>Concrete paver slabs with grass in between</td>
</tr>
</tbody>
</table>

### 2020 -Sec. 90-77 Off-Street Parking Requirements

2006 - Sec. 90-226 Off-Street Parking Requirements

<table>
<thead>
<tr>
<th>Required</th>
<th>Minimum Space Requirements 2020</th>
<th>Minimum Space Requirements 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family</td>
<td>2 spaces</td>
<td>2 spaces</td>
<td>+ 2 spaces</td>
</tr>
</tbody>
</table>

### 2020 Sec. 90-89.4(6). Street Tree Requirements

2006 No Pertinent Section from Code

<table>
<thead>
<tr>
<th>Required</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street trees shall be required at one shade tree/palm tree per 20 linear feet of street frontage thereof along all public or private</td>
<td>2 trees</td>
<td>+2 trees</td>
</tr>
</tbody>
</table>
street rights-of-way in all zoning districts.

| 2020 Sec. 90-95. Single-family H30A and H30B district landscape requirements. | 2006 No Pertinent Section from Code |
|---|---|---|
| **2020 Required** | **2006 Required** | **Proposed** |
| A minimum of five trees of two different species and 25 shrubs shall be planted per lot. | 5 trees, 25 shrubs | N/A | 5 trees, 25 shrubs |

<table>
<thead>
<tr>
<th>2020 Town of Surfside Adopted Residential Design Guidelines</th>
<th>2006 No Pertinent Section from Code</th>
</tr>
</thead>
</table>

**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**
### Required vs Proposed

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof types and slopes should be generally same over all parts of a single building.</td>
<td>Pitch of 4/12.</td>
</tr>
</tbody>
</table>
| Restricted materials for roofs are predetermined 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. | Dark grey flat tile           |

### 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>

### RECOMMENDATION

Staff finds that the application meets the 2020 code and meets the 2006 code provided the following condition is met:

1) Provide dimensions and overall calculations for required and provided front and rear yard landscaping areas to determine consistency with Sec 90-194 of the 2006 Code.
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

PHONE / FAX

AGENT'S NAME

ADDRESS

PHONE / FAX

PROPERTY ADDRESS

ZONING CATEGORY

DESCRIPTION OF PROPOSED WORK

INTERNAL USE ONLY
Date Submitted
Report Completed
Fee Paid

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

Required
Provided


SIGNATURE OF OWNER
DATE

SIGNATURE OF AGENT
DATE

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

PAGE 15
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:

[Signature]
NAME OF REPRESENTATIVE

[Signature]
DATE
NEW SINGLE FAMILY HOME
OWNER: MRS. LINDA ZOLTY
9272 ABBOTT AVENUE
SURFSIDE, FLORIDA 33154
NEW SINGLE FAMILY HOME
OWNER: MRS. LINDA ZOLTY
9272 ABBOTT AVENUE
SURFSIDE, FLORIDA 33154

AREA OVER AVERAGE SET BACK 113 SQ.FT.
NEW 2 STORY SINGLE FAMILY HOME
1,766 SQ.FT. UNDER A/C + 103 SQ.FT. STORAGE = 1,869 SQ.FT. + 10.00' N.G.V.D.
SCALE 1/8"=1'-0"

PROPOSED SITE PLAN

SCALE 1/8"=1'-0"
N
112.50' PROPERTY LINE
112.50' PROPERTY LINE
DN
DN

L
50'-0"
32' ASPHALT PAVEMENT
LC
25'-0"
ABBOTT AVENUE
C
50.00' R/W

FRONT SET BACK 20'-0"
SIDE SET BACK 5'-0"
REAR SET BACK 20'-0"

SIDE SET BACK 5'-0"
FRONT SET BACK 20'-0"
REAR SET BACK 20'-0"
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FRONT SET BACK 20'-0"
REAR SET BACK 20'-0"
SIDE SET BACK 5'-0"
PROPOSED FRONT/EAST ELEVATION
SCALE 1/4"=1'-0"

+35'-0" N.G.V.D. TOB
+24'-2" N.G.V.D. (2ND. FLOOR)
+8.00' N.G.V.D.   BASE FLOOD ELEVATION
+5.0' N.G.V.D.    CROWN OF ROAD
±0.00' N.G.V.D.
+10.00' N.G.V.D. (BFE. + 2'-0"
+7.0' N.G.V.D.    GRADE
first floor ceiling

DARK GREY
CLAY FLAT TILE
BLACK WINDOWS
WHITE LEDGE STONE
BLACK ALUM. RAILINGS
BLACK ALUM. FENCE
WHITE STUCCO FINISH
BLACK FASCIA
BLACK OVERHANG

PROPOSED NORTH/SIDE ELEVATION
SCALE 1/4"=1'-0"

DARK GREY
CLAY FLAT TILE
BLACK FASCIA
SKY LIGHT
WHITE STUCCO FINISH
GRAY LEDGE STONE
BLACK ALUM. RAILINGS

JORGE D. MANTILLA
ARCHITECT
5901 SW 63rd COURT SOUTH MIAMI FLORIDA 33143
STATE OF FLORIDA LICENSE No. 14320
P: (305) 815-4649 E-mail: mantillaarchitect@gmail.com
9272 Abbott Ave
SURFSIDE, FLORIDA 33154

EXTERIOR MATERIALS PRESENTATION TO PLANNING & ZONING BOARD
CHARCOAL GREY TILE
EXTERIOR WALL FINISHES

EXTERIOR PAINT
SHERWIN WILLIAMS – GENESIS WHITE OVER A DOUBLE COAT OF SMOOTH STUCCO FINISH

EXTERIOR VERTICAL ACCENT WALL
GRAY PORCELAIN TILE

EXTERIOR CEILING ACCENT
TEXTURED GRAY PORCELAIN TILE
LIGHTING, WINDOWS, & BALCONY RAILING
Concrete Driveway
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNMENT OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 8 FT). THIS PROPERTY WAS FOUND IN TOWN OF SURFSIDE, COMMUNITY NUMBER 120659, DATE 09/11/09.
The property is located at 9516 Bay Drive, within the H30A zoning district. The applicant is requesting to build a new 6,278 square foot two-story home. The plans include a new driveway, walkways, pool, deck, 3 car garage, covered patio and roof deck.

Staff has reviewed the current application for consideration by the Design Review Board. In this report Staff presents the following:

- Applicable Zoning Code regulations for the 2006 and the 2020 codes based on the Zoning in Progress in place, along with the results of the review
- Applicable Design Guideline standards, along with the results of the review from the 2020 Zoning Code only.
- Staff Recommendation
### 2020 Sec. 42-92 Lowest Floor Elevation

<table>
<thead>
<tr>
<th>Residential</th>
<th>Lowest Floor 2020</th>
<th>Lowest Floor 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residential RS-1</td>
<td>Base Flood +2</td>
<td>Base Flood</td>
<td>10</td>
</tr>
</tbody>
</table>

### 2020 Sec. 90-43 Maximum building heights

#### 2006 Sec 90-155 District Regulation Tables

<table>
<thead>
<tr>
<th>Height</th>
<th>Required Maximum 2020</th>
<th>Required Maximum 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>H30A</td>
<td>30 feet</td>
<td>30 feet</td>
<td>29’11”</td>
</tr>
<tr>
<td>RS-1</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 2020 Sec. 90-44. - Modifications of height regulations.

#### 2006 Sec. 90-176 – Modification of height regulations

<table>
<thead>
<tr>
<th>Height</th>
<th>Required Maximum 2020</th>
<th>Required Maximum 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>H30A</td>
<td>3 feet</td>
<td>1% of height (3 feet)</td>
<td>3’</td>
</tr>
<tr>
<td>RS-1</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 2020 Sec. 90-45. Setbacks

#### 2006 Sec 90-155 District Regulation Tables

<table>
<thead>
<tr>
<th>H30A AND H30B UPPER STORY FLOOR AREA</th>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>AREA IS 65% to 80% OF FIRST STORY FLOOR AREA (Only 2020)</td>
<td>40%</td>
<td>40%</td>
<td>38.9%</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td></td>
<td></td>
<td>(6,372/16,367=.38)</td>
</tr>
<tr>
<td>FIRST STORY (UP TO 15 FT IN HEIGHT)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Primary frontage</th>
<th>Minimum 20 FT</th>
<th>Minimum 20 FT</th>
<th>20’</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Interior side (When the site consists of more than one lot of record, as shown on plats in effect on November 13, 2018)</th>
<th>Minimum 10% of frontage</th>
<th>Minimum 10% of frontage</th>
<th>9’0” (10% of the 90’ frontage)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Rear</th>
<th>Minimum 20 FT</th>
<th>Minimum 20 FT</th>
<th>34’11”</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>UPPER STORY OR WALL PLANES GREATER THAN 15 FT IN HEIGHT</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Required 2020</td>
<td>Required 2006</td>
<td>Proposed</td>
</tr>
<tr>
<td>--------------------------</td>
<td>-----------------------------------------------------</td>
<td>---------------------------------------------------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td><strong>Primary frontage</strong></td>
<td>Minimum 20 FT / Average 25 FT</td>
<td>Minimum 20 FT</td>
<td>Minimum 20 FT / Average &gt;25 FT</td>
</tr>
<tr>
<td><strong>Interior side</strong></td>
<td>Minimum: 10% of the frontage / Average 20% of the frontage / Average: 20 FT or 20% of the frontage whichever is greater, plus 5 FT</td>
<td>Minimum: 10% of the frontage</td>
<td>Minimum: 9’ (10%) Average:18’ (20%)</td>
</tr>
<tr>
<td><strong>Rear</strong></td>
<td>Minimum 20 FT / Average n/a</td>
<td>Minimum 20 FT</td>
<td>34’11” FT</td>
</tr>
</tbody>
</table>

**2020 Sec. 90-47. – Yards generally, allowable projections**

**2006 Sec. 90-177 – Yards generally, allowable projections**

<table>
<thead>
<tr>
<th>Every part of a required yard shall be open to the sky, except ordinary projections of sills, cornices, roof eaves and ornamental features</th>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>May project not more than 24 inches into any required yard</td>
<td>May project not more than 24 inches into any required yard</td>
<td>Provide projections of</td>
<td></td>
</tr>
<tr>
<td>a. such equipment is at least 15 feet from any other single-family or two-family residence</td>
<td>a. such equipment is at least 15 feet from any other single-family or two-family residence</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. shall maintain at least a five-foot setback from the rear and side yards</td>
<td>b. is not visible for any street or roadway</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. is not visible from any street or waterway</td>
<td>c. Screened by landscaping</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Air conditioning equipment, pool pump or other mechanical equipment may be located in a required rear setback, provided;</td>
<td>a. &gt;15 FT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. &gt;5 FT</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Screened by landscaping</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**2020 Sec. 90-49 Lot standards**

**2006 Sec 90-155 District Regulation Tables**

<table>
<thead>
<tr>
<th>Lot Standards H30A</th>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot width</td>
<td>50 feet</td>
<td>50 feet</td>
<td>90’</td>
</tr>
<tr>
<td>Minimum lot area</td>
<td>8,000 feet</td>
<td>8,000 feet</td>
<td>16,367 SF</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>40%</td>
<td>38.9% (6,372/16,367=.38)</td>
</tr>
</tbody>
</table>
## 2020 Sec. 90.50 Architecture and roof decks
### 2006 No Pertinent Section from Code

<table>
<thead>
<tr>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td><strong>Unique Elevation</strong></td>
<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>N/A</td>
</tr>
<tr>
<td><strong>Wall openings</strong></td>
<td>10% for all elevations</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Roof Material</strong></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>
<td>N/A</td>
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</tbody>
</table>
### 2020 Sec. 90.50.2 Roof decks
*2006 No Pertinent Section from Code*

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>For properties in the H30A District</td>
<td>1) Exterior and interior stairs shall be permitted 2) No extension of stairs over 30-foot height limitation; 3) 10-foot setbacks on sides and rear of building</td>
</tr>
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### 2020 Sec. 90.54 Accessory Structures
*2006 Sec. 90-182 Accessory Structures*

<table>
<thead>
<tr>
<th>Accessory buildings</th>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>90-54.2 Accessory swimming pools and decks, open and unenclosed, or covered by a screen enclosure, may occupy a required rear, front, or side setback, subject to the following minimum setbacks:</td>
<td>90-182 (b) Accessory swimming pools, open and unenclosed. Or covered by a screen enclosure, may occupy a rear or side yard setback, provided they are not located closer than five feet to a rear or interior side lot line and not closer that ten feet from any street lot line.</td>
<td>(a) Needs to conform to Bulkhead setback (b) 9’0” setback (c)+10’ setback</td>
<td></td>
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<tr>
<td>(a) Rear: Five feet.</td>
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<tr>
<td>(b) Interior side: Five feet.</td>
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<tr>
<td>(c) Primary (front) and secondary (Corner): Ten feet.</td>
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### 2020 Sec. 90-60. - Construction adjacent to bulkhead lines.
*2006 Sec. 90-187 – Construction adjacent to bulkhead lines.*

<table>
<thead>
<tr>
<th>Required 2020</th>
<th>Required 2006 90-187</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indian Creek bulkhead lines</td>
<td>A swimming pool construction landward of less than 20 feet of the Indian Creek bulkhead line shall be thoroughly investigated by a registered structural engineer known to the building official to be qualified to evaluate</td>
<td>A swimming pool construction landward of less than 20 feet of the Indian Creek bulkhead line shall be thoroughly investigated by a registered structural engineer known to the building official to be</td>
</tr>
</tbody>
</table>
retaining walls, seawalls, bulkhead or other shore protective structures. The structural engineer shall certify that said construction will not compromise the structural capacity of the adjacent retaining wall…

| 2020 Sec. 90.56 Fences, walls and hedges – 2006 Sec 90-183 Fences, walls and hedges |
|-----------------------------------------------|-----------------------------------------------|-----------------------------------------------|
| **Fence**                                    | **Required 2020**                             | **Required 2006**                             |
| **90-56.1.A**                                | A fence or ornamental wall not more than six feet in height, as measured from grade, may project into or enclose an interior side or rear yard only. | A fence or ornamental wall not more than five feet in height, as measured from grade, may project into or enclose an interior side or rear yard only. |
| **90-56.2**                                  | A fence or ornamental wall may be placed within the front yard or primary corner yard if granted design review approval by the planning and zoning board | No fence, wall or structure of any kind shall be constructed in a front yard, nor on a corner lot in a side yard, where a side yard abuts a right of way. |
| **90-56.4** Front yard and corner yard fences and ornamental walls | Lot frontage is wider than or equal to 100 ft Maximum Height: (a) 4ft + ½ ft per 10 feet of lot width exceeding 50 feet, maximum 5 ft Maximum Opacity: All wall and fence surfaces two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent | An ornamental hedge with a height of not more than three feet shall be permitted. Under no circumstances is any fence, wall or hedge to be located on a corner lot in such a way as to conflict with the requirements of section 190-181 (vision clearance) |

**2020 Sec. 90.61 Paving in front and rear yards in H30 and H40 Districts**

<table>
<thead>
<tr>
<th>Paving Yards</th>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
</table>

**2006 Sec. 90-188 Paving front yards in single-family and two-family Districts**
<table>
<thead>
<tr>
<th>Requirement</th>
<th>Minimum Space Requirements 2020</th>
<th>Minimum Space Requirements 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback permeability</td>
<td>50% minimum</td>
<td>50% minimum</td>
<td>&gt;50% (62%)</td>
</tr>
<tr>
<td>Front yard landscaped</td>
<td>30% minimum</td>
<td></td>
<td>Does not meet front yard landscaped area of 50% (states 75.5% on plan – Applicant to provide calculation)</td>
</tr>
<tr>
<td>Rear yard landscaped</td>
<td>20% minimum</td>
<td>40% minimum</td>
<td>&gt;40% (44%)</td>
</tr>
<tr>
<td>Number of Curb Cuts</td>
<td>One minimum</td>
<td>One minimum</td>
<td>1</td>
</tr>
<tr>
<td>Curb Cut side set back</td>
<td>5 feet minimum</td>
<td>5 feet minimum</td>
<td>&gt;5 feet</td>
</tr>
<tr>
<td>Curb cut width</td>
<td>1 curb cut not more than 18' in width</td>
<td>1 curb cut not more than 18' in width</td>
<td>17’10&quot;</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>N/A</td>
<td>Existing Pavers</td>
</tr>
</tbody>
</table>

2020 - Sec. 90-77 Off-Street Parking Requirements
2006 - Sec. 90-226 Off-Street Parking Requirements

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Minimum Space Requirements 2020</th>
<th>Minimum Space Requirements 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family</td>
<td>2 spaces</td>
<td>2 spaces</td>
<td>+ 2 spaces</td>
</tr>
</tbody>
</table>

2020 Sec. 90-89.4(6). Street Tree Requirements
2006 No Pertinent Section from Code

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Required</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street trees shall be</td>
<td>2 trees</td>
<td>N/A</td>
<td>Landscape plan in progress</td>
</tr>
<tr>
<td>required at one shade tree/palm tree per 20</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
linear feet of street frontage thereof along all public or private street right-of-ways in all zoning districts.

| 2020 Sec. 90-95. Single-family H30A and H30B district landscape requirements. 2006 No Pertinent Section from Code |
|---|---|---|
| 2020 Required | 2006 Required | Proposed |
| A minimum of five trees of two different species and 25 shrubs shall be planted per lot. | 5 trees, 25 shrubs | N/A | Landscape plans in progress |

| 2020 Town of Surfside Adopted Residential Design Guidelines 2006 No Pertinent Section from Code |
|---|---|---|
| Building Massing | 
| Required | Proposed |
| Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses. | Consistent |

| Decorative Features |
|---|---|---|
| Required | Proposed |
| Decorative features should be stylistically consistent throughout the entire building. | Consistent |

| Overall Architectural Style |
|---|---|---|
| Required | Proposed |
| The overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof. | Consistent |

| Wall Materials and Finishes |
|---|---|---|
| Required | Proposed |
| The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style. | Consistent |

| Roof Materials, Types, and Slopes |
|---|---|---|
| Required | Proposed |
Roof types and slopes should be generally the same over all parts of a single building. The applicant is proposing a flat roof.

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.

**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>

**RECOMMENDATION**

Staff finds the application meets both the 2020 and 2006 Zoning Codes provided the following conditions are met:

1) Pool is setback 15’ from the Indian Creek Bulkhead line. Requires engineer’s analysis indicating that the seawall will not be compromised by the pool per Sec 90-60.

2) Provide the projection distance for the eyebrows on the north and south elevation. Such architectural elements cannot project into the setback more than 24” per Sec 90-47.

3) Provide dimensions and overall calculations for required and provided front and rear yard landscaping areas to determine consistency with Sec 90-194 of the 2006 Code.

4) A fence or ornamental wall may be placed within the front yard or primary corner yard if granted design review approval by the planning and zoning board per Sec 90-56.
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.

<table>
<thead>
<tr>
<th>PROJECT INFORMATION</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>OWNER'S NAME</td>
<td>SHARON HAKMON</td>
</tr>
<tr>
<td>PHONE / FAX</td>
<td>(917) 642-9329</td>
</tr>
<tr>
<td>AGENT'S NAME</td>
<td></td>
</tr>
<tr>
<td>ADDRESS</td>
<td></td>
</tr>
<tr>
<td>PHONE / FAX</td>
<td></td>
</tr>
<tr>
<td>PROPERTY ADDRESS</td>
<td>9516 BAY DR.</td>
</tr>
<tr>
<td>ZONING CATEGORY</td>
<td>H30A</td>
</tr>
<tr>
<td>DESCRIPTION OF PROPOSED WORK</td>
<td>NEW SINGLE FAMILY HOME</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>INTERNAL USE ONLY</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Submitted</td>
<td></td>
</tr>
<tr>
<td>Report Completed</td>
<td></td>
</tr>
<tr>
<td>Fee Paid</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ZONING STANDARDS</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plot Size</td>
<td>8,000sf</td>
<td>16,367sf</td>
</tr>
<tr>
<td>Setbacks (F/R/S)</td>
<td>20'</td>
<td>22'</td>
</tr>
<tr>
<td></td>
<td>30'</td>
<td>32'6&quot;</td>
</tr>
<tr>
<td></td>
<td>9'</td>
<td>9'</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>40%</td>
<td>39.97%</td>
</tr>
<tr>
<td>Height</td>
<td>30'</td>
<td>29'5&quot;</td>
</tr>
<tr>
<td>Pervious Area</td>
<td>35%</td>
<td>36.42%</td>
</tr>
</tbody>
</table>

SHARON HAKMON 05/08/2020
SIGNATURE OF OWNER DATE SIGNATURE OF AGENT DATE

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

PAGE 45
MEMORANDUM

To: Planning and Zoning Board
Thru: Jason Greene, Interim Town Manager
From: James Hickey, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: July 30, 2020
Re: 9556 Carlyle Avenue – New Two-Story Home

The property is located at 9556 Carlyle Avenue, within the H30B zoning district. The applicant is requesting to build a new 4,506 square foot two-story home. The plans include a new driveway, walkway, pool, deck, covered terrace and jacuzzi.

Staff has reviewed the current application for consideration by the Design Review Board. In this report Staff presents the following:

- Applicable Zoning Code regulations for the 2006 and the 2020 codes based on the Zoning in Progress in place, along with the results of the review
- Applicable Design Guideline standards, along with the results of the review from the 2020 Zoning Code only.
- Staff Recommendation
### STANDARDS / RESULTS

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

#### 2020 Sec. 42-92 Lowest Floor Elevation

| Residential                      | Lowest Floor 2020 | Lowest Floor 2006 | Proposed  
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residential RS-2</td>
<td>Base Flood +2</td>
<td>Base Flood</td>
<td>10 NGVD</td>
</tr>
</tbody>
</table>

#### 2020 Sec. 90-43 Maximum building heights

**2006 Sec 90-155 District Regulation Tables**

<table>
<thead>
<tr>
<th>Height</th>
<th>Required Maximum 2020</th>
<th>Required Maximum 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>H30B RS-2</td>
<td>30 feet</td>
<td>30 feet</td>
<td>30 feet</td>
</tr>
</tbody>
</table>

#### 2020 Sec. 90-45. Setbacks

**2006 Sec 90-155 District Regulation Tables**

<table>
<thead>
<tr>
<th>H30A AND H30B UPPER STORY FLOOR AREA IS 65% to 80% OF FIRST STORY FLOOR AREA (Only 2020)</th>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required 2020 H30A AND H30B</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proposed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>40%</td>
<td>40%</td>
<td>40% (2,250/5,625=0.4)</td>
</tr>
</tbody>
</table>

**FIRST STORY (UP TO 15 FT IN HEIGHT)**

<table>
<thead>
<tr>
<th>Primary frontage</th>
<th>Minimum 20 FT</th>
<th>Minimum 20 FT</th>
<th>20’</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior side (Lots less than 50 feet in width)</td>
<td>5 feet</td>
<td>5 feet</td>
<td>5’ / 5’</td>
</tr>
<tr>
<td>Rear</td>
<td>Minimum 20 FT</td>
<td>Minimum 20 FT</td>
<td>20’ 3”</td>
</tr>
</tbody>
</table>

**UPPER STORY OR WALL PLANES GREATER THAN 15 FT IN HEIGHT**

<table>
<thead>
<tr>
<th>Primary frontage</th>
<th>Minimum 20 FT / Average 30 FT</th>
<th>Minimum 20 FT</th>
<th>Average: 30’9”</th>
</tr>
</thead>
</table>
Interior side (lots equal to or less than 50’ in width) – Wall length is equal to or greater than 25% of the lot depth

- Minimum 5 FT / Average 10 FT
- Minimum: 10% of the frontage
- Minimum: 5’
- Average: 10’ 3”

Rear

- Minimum 20 FT / Average n/a
- Minimum 20 FT
- 20’3”

### 2020 Sec. 90.49 Lot standards
#### 2006 Sec 90-155 District Regulation Tables

<table>
<thead>
<tr>
<th>Lot Standards H30B</th>
<th>Required 2020</th>
<th>Required 2006 RS-2</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot width</td>
<td>50 feet</td>
<td>50 feet</td>
<td>50’</td>
</tr>
<tr>
<td>Minimum lot area</td>
<td>5,600 feet</td>
<td>5,600 feet</td>
<td>5,625 SF</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>40%</td>
<td>40%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(2,250/5,625=0.40)</td>
</tr>
<tr>
<td>Pervious area</td>
<td>35% (minimum)</td>
<td>N/A</td>
<td>35%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(1,989/5,625=0.35)</td>
</tr>
</tbody>
</table>

### 2020 Sec. 90.50 Architecture and roof decks
#### 2006 No Pertinent Section from Code

<table>
<thead>
<tr>
<th>Unique Elevation</th>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<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>N/A</td>
<td>A unique elevation from the main buildings of the adjacent two (2) homes is created through the modulation of; (a) Length, width and massing of the structure (b) Number of stories (c) Roof style and pitch</td>
</tr>
<tr>
<td>Wall openings</td>
<td>10% for all elevations</td>
<td>N/A</td>
<td>+10% for all elevations</td>
</tr>
<tr>
<td>Roof Material</td>
<td>(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity</td>
<td>N/A</td>
<td>Dark grey flat title</td>
</tr>
</tbody>
</table>
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.

### Sec. 90.54 Accessory Structures

#### 2006 Sec. 90-182 Accessory Structures

<table>
<thead>
<tr>
<th>Accessory buildings</th>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>90-54.2 Accessory swimming pools and decks, open and unenclosed, or covered by a screen enclosure, may occupy a required rear, front, or side setback, subject to the following minimum setbacks: (a) Rear: Five feet. (b) Interior side: Five feet. (c) Primary (front) and secondary (Corner): Ten feet.</td>
<td>90-182 (b) Accessory swimming pools, open and unenclosed. Or covered by a screen enclosure, may occupy a rear or side yard setback, provided they are not located closer than five feet to a rear or interior side lot line and not closer that ten feet from any street lot line.</td>
<td>(a) 5’ (b) 5’ / 17’4” (c) +10’</td>
<td></td>
</tr>
</tbody>
</table>

### 2020 Sec. 90.61 Paving in front and rear yards in H30 and H40 Districts

#### 2006 Sec. 90-188 Paving front yards in single-family and two-family Districts

<table>
<thead>
<tr>
<th>Paving Yards</th>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback permeability</td>
<td>50% minimum</td>
<td>50% minimum</td>
<td>&gt;50% (62%)</td>
</tr>
<tr>
<td>Front yard landscaped</td>
<td>30% minimum</td>
<td>50% minimum</td>
<td>&gt;50%</td>
</tr>
<tr>
<td>Rear yard landscaped</td>
<td>20% minimum</td>
<td>40% minimum</td>
<td>&gt;40% (46%) provide calculations</td>
</tr>
<tr>
<td>Number of Curb Cuts</td>
<td>One minimum</td>
<td>One minimum</td>
<td>1</td>
</tr>
<tr>
<td>Curb Cut side set back</td>
<td>5 feet minimum</td>
<td>5 feet minimum</td>
<td>5 feet</td>
</tr>
<tr>
<td>Curb cut width</td>
<td>1 curb cut not more than 18’ in width</td>
<td>1 curb cut not more than 18’ in width</td>
<td>18’</td>
</tr>
</tbody>
</table>
### Driveway Materials

<table>
<thead>
<tr>
<th></th>
<th>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.</th>
<th>N/A</th>
<th>Concrete paver slabs with grass in between</th>
</tr>
</thead>
</table>

### 2020 -Sec. 90-77 Off-Street Parking Requirements
2006 - Sec. 90-226 Off-Street Parking Requirements

<table>
<thead>
<tr>
<th>Required</th>
<th>Minimum Space Requirements 2020</th>
<th>Minimum Space Requirements 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family</td>
<td>2 spaces</td>
<td>2 spaces</td>
<td>+ 2 spaces</td>
</tr>
</tbody>
</table>

### 2020 Sec. 90-89.4(6). Street Tree Requirements
2006 No Pertinent Section from Code

<table>
<thead>
<tr>
<th>Required</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street trees shall be required at one shade tree/palm tree per 20 linear feet of street frontage thereof along all public or private street rights-of-way in all zoning districts.</td>
<td>2 trees</td>
<td>+2 trees</td>
</tr>
</tbody>
</table>

### 2020 Sec. 90-95. Single-family H30A and H30B district landscape requirements.
2006 No Pertinent Section from Code

<table>
<thead>
<tr>
<th></th>
<th>2020 Required</th>
<th>2006 Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>A minimum of five trees of two different species and 5 trees, 25 shrubs</td>
<td>5 trees, 25 shrubs</td>
<td>N/A</td>
<td>6 trees, 25 shrubs</td>
</tr>
</tbody>
</table>
25 shrubs shall be planted per lot.

### 2020 Town of Surfside Adopted Residential Design Guidelines

#### 2006 No Pertinent Section from Code

### Building Massing

<table>
<thead>
<tr>
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<th>Proposed</th>
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</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>
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### Decorative Features

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

### Overall Architectural Style

<table>
<thead>
<tr>
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<th>Proposed</th>
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</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>
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</table>

### Wall Materials and Finishes

<table>
<thead>
<tr>
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<th>Proposed</th>
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</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>
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<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>4/12 pitch</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>Dark grey flat tile</td>
</tr>
</tbody>
</table>
throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.

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

**RECOMMENDATION**

Staff finds that the application meets the 2020 code and meets the 2006 code provided the following condition is met:

1) Provide dimensions and overall calculations for required and provided front and rear yard landscaping areas to determine consistency with Sec 90-194 of the 2006 Code.
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
9556 Carlyle Ave, Pearl Dowek

PHONE / FAX
732-996-3601

AGENT'S NAME
Jeffrey Rose

ADDRESS
8851 Froide Ave, Surfside, FL 33154

PHONE / FAX
305-733-2445

PROPERTY ADDRESS
9556 Carlyle Ave, Surfside, FL 33154

ZONING CATEGORY
H20B

DESCRIPTION OF PROPOSED WORK
new 2 story single family home

INTERNAL USE ONLY

Date Submitted
Project Number
Report Completed
Date
Fee Paid

ZONING STANDARDS

Plot Size
Required
5,625
Provided
5,625

Setbacks (F/R/S)

20'
20'
5'

Lot Coverage
40%

Height
30'

Pervious Area
35%

SIGNATURE OF OWNER
P. Dowek 4-7-20

SIGNATURE OF AGENT
J. Rose 4-6-20

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:

[Signature]  
NAME OF REPRESENTATIVE  
[Date]
NEW SINGLE FAMILY HOME
OWNER: MRS. PEARL DWK
9556 CARLYLE STREET
SURFSIDE, FLORIDA 33154
NEW SINGLE FAMILY HOME
OWNER: MRS. PEARL DWEK
9556 CARLYLE STREET
SURFSIDE, FLORIDA 33154

ZONING REQUIREMENTS
LOT SIZE: 112.50' X 50' = 5,625 SQ.FT.
MAX. LOT COVERAGE: 40% (5,625) = 2,250 SQ.FT.

FIRST FLOOR BUILDING SET BACKS:
REQUIRED
PROPOSED
FRONT SET BACK 20'-0" 20'-0"
SOUTH SET BACK 5'-0" 5'-0"
NORTH SET BACK 5'-0" 5'-0"
REAR SET BACK 20'-0" 20'-3"

FIRST FLOOR LOT COVERAGE 2,250 SQ.FT. 2,250 SQ.FT.
FIRST FLOOR AREA + TERRACE 2,706 SQ.FT.

SECOND FLOOR BUILDING SET BACKS:
REQUIRED
PROPOSED
FRONT SET BACK AVERAGE 30'-0" 30'-9"
REAR SET BACK 20'-0" 20'-3"
SOUTH INTERIOR SET BACK AVERAGE 10'-0" 10.31'
NORTH INTERIOR SET BACK AVERAGE 10'-0" 10.35'
UPPER FLOOR AREA UNDER A/C PROPOSED 2,500 SQ.FT. 1,800 SQ.FT.

MAX. HEIGHT FROM CROWN OF ROAD 30'-0" 30'-0"
MIN. PERVIOUS AREA (35% OF 5,625 SQ.FT.) 1,969 SQ.FT. 1,989 SQ.FT.
FRONT SET BACK PERMEABILITY (50% OF 1,000 SQ.FT) 500 SQ.FT. 622 SQ.FT. (62%)
REAR SET BACK PERMEABILITY (40% OF 1,212.5 SQ.FT.) 405 SQ.FT. 553 SQ.FT. (46%)

LANDSCAPING REQUIREMENTS
STREET TREES 22
LOT TREES 56
SHRUBS 2525

JORGE D. MANTILLA
ARCHITECT
5901 SW 63rd COURT
SOUTH MIAMI, FLORIDA 33143
STATE OF FLORIDA LICENSE No. 14320
P: (305) 815-4649 E-mail: mantillaarchitect@gmail.com

DRAWING LOG
A-101
SITE PLAN
PROPOSED ROOF PLAN

N

SCALE 1/4"=1'-0"

50'-0" PROPERTY LINE

112.50' PROPERTY LINE

112.50' PROPERTY LINE

CU

DRAWING LOG

DRAWN BY: V.V.L

REVIEW BY: J.D.M.

JORGE D. MANTILLA

ARCHITECT

5901 SW 63rd COURT SOUTH MIAMI FLORIDA 33143

STATE OF FLORIDA LICENSE No. 14320

P: (305) 815-4649 E-mail: mantillaarchitect@gmail.com

P & Z BOARD SET

RELEASE DATE: 12-19-19

SHEET NO.

9556 CARLYLE STREET

SURFSIDE, FLORIDA 33154

NEW SINGLE FAMILY HOME

OWNER: MRS. PEARL DWEK

A-203

ROOF

3 OF 6

PLAN

04-07-20

207-14-20

P & Z BOARD SET

PAGE 71

A-203

ROOF PLAN
9556 Carlyle Ave
SURFSIDE, FLORIDA 33154

EXTERIOR MATERIALS PRESENTATION TO PLANNING & ZONING BOARD
ROOFING

CHARCOAL GREY TILE
EXTERIOR WALL FINISHES

EXTERIOR PAINT
SHERWIN WILLIAMS – GENESIS WHITE OVER A DOUBLE COAT OF SMOOTH STUCCO FINISH

EXTERIOR VERTICAL ACCENT WALL
GRAY PORCELAIN TILE

EXTERIOR CEILING ACCENT

PAGE 76
LIGHTING, WINDOWS, & BALCONY RAILING
Concrete Driveway
MEMORANDUM

To: Planning and Zoning Board
Thru: Jason Greene, Interim Town Manager
From: James Hickey, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: July 30, 2020
Re: 8955 Collins Avenue – ARTE

The subject property is located at 8955 Collins Avenue and is within the H120 zoning district (RD-1 zoning district in the 2006 code). The applicant is requesting one (1) Ground Mounted Monument Sign.

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 for the 2006 and the 2020 codes based on the Zoning in Progress in place, along with the results of the review
- Applicable Design Guideline standards, along with the results of the review from the 2020 Zoning Code only.
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

<table>
<thead>
<tr>
<th>2020 Sec. 90-73</th>
<th>2006 Sec. 90-209</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Signs</th>
<th>Permitted 2020</th>
<th>Permitted 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amount</td>
<td>One monument sign shall be permitted per street frontage</td>
<td>N/A</td>
<td>1</td>
</tr>
<tr>
<td>Area</td>
<td><strong>Monument Sign</strong>&lt;br&gt;The maximum sign area shall not exceed 25 square feet</td>
<td>N/A</td>
<td><strong>Monument Sign</strong>&lt;br&gt;23 square feet</td>
</tr>
<tr>
<td>Height</td>
<td>The maximum height shall not exceed 5 feet from the ground</td>
<td>5 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td>Setback</td>
<td>5 feet</td>
<td>Monument Sign</td>
<td></td>
</tr>
<tr>
<td>-----------</td>
<td>--------</td>
<td>----------------</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Shall maintain a 5 foot setback from all property lines and no portion shall be permitted to project within this 5 foot setback</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Not provided – Requiring the applicant to provide the monument signs setback to the property line, in doing so, show that the 5’ minimum required setback is being met</td>
<td></td>
</tr>
<tr>
<td>Landscaping</td>
<td>N/A</td>
<td>Monument Sign</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Required to be landscaped at the base</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Landscape not provided – requiring the applicant to provide landscaping at the base of the monument sign</td>
<td></td>
</tr>
<tr>
<td>Illumination</td>
<td>N/A</td>
<td>Monument Sign</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Monument Sign</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>May be internally or externally illuminated</td>
<td></td>
</tr>
</tbody>
</table>

**RECOMMENDATION**

Staff finds the application meets both the 2020 and 2006 Zoning Codes subject to the following:

1) Provide the monument signs setback to the property line, in doing so, show that the 5’ minimum required setback is being met. Per code section 90-73.

2) Provide landscaping at the base of the monument sign. Per code section 90-73.
TOWN OF SURFSIDES
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**

<table>
<thead>
<tr>
<th><strong>OWNER’S NAME</strong></th>
<th>SC 8955 LLC (Former documents listed as ASR SUZER 8955 LLC)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PHONE / FAX</strong></td>
<td>212-971-0111</td>
</tr>
<tr>
<td><strong>AGENT’S NAME</strong></td>
<td>YANELIS MARTINEZ</td>
</tr>
<tr>
<td><strong>ADDRESS</strong></td>
<td>660 NW 85 ST RD MIAMI FL 33150</td>
</tr>
<tr>
<td><strong>PHONE / FAX</strong></td>
<td>786-370-7763</td>
</tr>
<tr>
<td><strong>PROPERTY ADDRESS</strong></td>
<td>8955 COLLINS AVE, SURFSIDES, FL 33154</td>
</tr>
<tr>
<td><strong>ZONING CATEGORY</strong></td>
<td>RM / RT-1</td>
</tr>
<tr>
<td><strong>DESCRIPTION OF PROPOSED WORK</strong></td>
<td>ILLUMINATED MONUMENT SIGN</td>
</tr>
</tbody>
</table>

**INTERNAL USE ONLY**

<table>
<thead>
<tr>
<th><strong>Date Submitted</strong></th>
<th></th>
<th><strong>Project Number</strong></th>
<th></th>
<th><strong>Report Completed</strong></th>
<th></th>
<th><strong>Date</strong></th>
<th></th>
<th><strong>Fee Paid</strong></th>
<th></th>
<th>$</th>
</tr>
</thead>
</table>

**ZONING STANDARDS**

<table>
<thead>
<tr>
<th><strong>Sign Area (if applicable)</strong></th>
<th></th>
<th><strong>Provided</strong></th>
<th>23.33 SQFT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Awning Size (if applicable)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Fence Height (if applicable)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Wall Height (if applicable)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**SIGNATURE OF OWNER**

<table>
<thead>
<tr>
<th><strong>DATE</strong></th>
<th>5/22/20</th>
</tr>
</thead>
</table>

**SIGNATURE OF AGENT**

<table>
<thead>
<tr>
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<th>5/22/20</th>
</tr>
</thead>
</table>

Town of Surfside – Multi-Family and Non-Residential Design Review Application
DESIGN CALCULATIONS

FOR

ARTE SURFSIDE FREESTANDING SIGNS
Surfside, FL

GENERAL NOTES:

1. Design is in accordance with the Florida Building Code 6th Edition (2017) for use within and outside the High Velocity Hurricane Zone (HVHZ).

2. Wind loads have been calculated per the requirements of ASCE 7-10 as shown herein, except where noted otherwise.

3. These engineering calculations pertain only to the structural integrity of those systems, components, and/or other construction explicitly specified herein and/or in accompanying engineering drawings. The existing host structure (if any) is assumed to be in good condition, capable of supporting the loaded system, subject to building department approval. No warranty, either expressed or implied, is contained herein.

4. System components shall be as noted herein. All references to named components and installation shall conﬁrm to manufacturer’s or industry speciﬁcations as summarized herein.

5. Where site conditions deviate from those noted herein, revisions may be required or a separate site-speciﬁc engineering evaluation performed.

6. Aluminum components in contact with steel or embedded in concrete shall be protected as prescribed in the 2015 Aluminum Design Manual, Part 1-A. Steel components in contact with, but not encased in, concrete shall be coated, painted, or otherwise protected against corrosion.

7. Engineer seal affixed hereto validates structural design as shown only. Use of this speciﬁcation by contractor, et. al, indemnifies and saves harmless this engineer for all costs & damages including legal fees & apellate fees resulting from deviation from this design.
ASCE 7-10 Design Wind Loads
FREESTANDING SOLID SIGNS AND WALLS (AT GRADE)

Building Specs

- \( V = 165 \text{ mph} \)  
  Basic wind speed
- Exposure: D
- Risk Category 1 Structure
- ASD Load Combo Coeff: 0.6

Calculations

\( \alpha = 11.5 \)  
3-sec gust speed power law exponent

\( z_e = 700' \)  
Nominal ht. of atmos. boundary layer

\( G = 0.85 \)

\( K_d = 0.85 \)  
Directionality factor

\( K_t = 1.0 \)  
Topographic factor

\( C_f = 1.55 \)  
Force Coefficient

Width / Height ratio \( \geq 0.5 \)

**165 mph - Exp "D"**

<table>
<thead>
<tr>
<th>SIGN HEIGHT</th>
<th>DESIGN WIND PRESSURES</th>
<th>( C_f \times K_d )</th>
<th>( q_z )</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 ft</td>
<td>± 48.2 psf</td>
<td>1.03</td>
<td>36.6</td>
</tr>
<tr>
<td>18 ft</td>
<td>± 49.8 psf</td>
<td>1.06</td>
<td>37.8</td>
</tr>
<tr>
<td>20 ft</td>
<td>± 50.7 psf</td>
<td>1.08</td>
<td>38.5</td>
</tr>
<tr>
<td>30 ft</td>
<td>± 54.4 psf</td>
<td>1.16</td>
<td>41.3</td>
</tr>
<tr>
<td>35 ft</td>
<td>± 55.9 psf</td>
<td>1.19</td>
<td>42.4</td>
</tr>
<tr>
<td>40 ft</td>
<td>± 57.2 psf</td>
<td>1.22</td>
<td>43.4</td>
</tr>
<tr>
<td>45 ft</td>
<td>± 58.4 psf</td>
<td>1.25</td>
<td>44.3</td>
</tr>
<tr>
<td>50 ft</td>
<td>± 59.5 psf</td>
<td>1.27</td>
<td>45.1</td>
</tr>
<tr>
<td>55 ft</td>
<td>± 60.5 psf</td>
<td>1.29</td>
<td>45.9</td>
</tr>
<tr>
<td>60 ft</td>
<td>± 61.4 psf</td>
<td>1.31</td>
<td>46.6</td>
</tr>
<tr>
<td>70 ft</td>
<td>± 63.1 psf</td>
<td>1.35</td>
<td>47.9</td>
</tr>
<tr>
<td>80 ft</td>
<td>± 64.6 psf</td>
<td>1.38</td>
<td>49.0</td>
</tr>
<tr>
<td>90 ft</td>
<td>± 65.9 psf</td>
<td>1.41</td>
<td>50.0</td>
</tr>
<tr>
<td>100 ft</td>
<td>± 67.1 psf</td>
<td>1.43</td>
<td>50.9</td>
</tr>
<tr>
<td>110 ft</td>
<td>± 68.2 psf</td>
<td>1.46</td>
<td>51.8</td>
</tr>
<tr>
<td>120 ft</td>
<td>± 69.3 psf</td>
<td>1.48</td>
<td>52.6</td>
</tr>
<tr>
<td>130 ft</td>
<td>± 70.2 psf</td>
<td>1.50</td>
<td>53.3</td>
</tr>
<tr>
<td>140 ft</td>
<td>± 71.1 psf</td>
<td>1.52</td>
<td>54.0</td>
</tr>
<tr>
<td>150 ft</td>
<td>± 72.0 psf</td>
<td>1.54</td>
<td>54.7</td>
</tr>
<tr>
<td>175 ft</td>
<td>± 74.0 psf</td>
<td>1.58</td>
<td>56.1</td>
</tr>
<tr>
<td>200 ft</td>
<td>± 75.7 psf</td>
<td>1.62</td>
<td>57.5</td>
</tr>
<tr>
<td>250 ft</td>
<td>± 78.7 psf</td>
<td>1.68</td>
<td>59.7</td>
</tr>
</tbody>
</table>
Footing Design for Freestanding Signs

Structure Dimensions & Loading

- **Design wind pressure:** $P = 48.2$ psf
- **Overturning Safety Factor:** $\Omega = 1.5$...
- **Sign area 1:** $A_1 = 23.3$ sq ft...
- **Height of applied force above grade:** $h_1 = 2.5$ ft...
- **Sign area 2:** $A_2 = 0.0$ sq ft...
- **Height of applied force above grade:** $h_2 = 0.0$ ft...

**Overturning Moment:**

$$M_n = P*(A_1*h_1+A_2*h_2)$$

$$M_n = 2.8 \text{ kip-ft}$$

<table>
<thead>
<tr>
<th>Sq / Rect</th>
<th>Footing dimensions:</th>
<th>B = 2.75 ft</th>
<th>L = 4 ft</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Footing depth:</td>
<td>d = 1.75 ft</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Soil cover:</td>
<td>ds = 0 ft</td>
<td></td>
</tr>
</tbody>
</table>

**Superstructure weight:**

- $D_r = 200$ lb

**Soil cover weight:**

- $D_s = 0$ lb

**Footing weight:**

- $D_f = 2888$ lb

**Total weight:**

- $D = 3088$ lb

Soil Strength

- **Soil class:** 4. Sand, silty sand, silty gravel
- **Lateral bearing strength:** $P_{lat} = 150$ psf/ft
- **Vertical bearing strength:** $P_{brg} = 2000$ psf

Check Vertical Soil Bearing Pressures

- $e = 0.91$ ft
- $q_{toe} = 2*D/[3*L*(B/2-e)]$
- $q_{toe} = 1110$ psf

**Resisting moment due to Dead Load:**

- $M_v = D*B/2$
- $M_v = 4.2$ kip-ft

**Total Resisting Moment:**

- $M_{tot} = M_v / \Omega$
- $M_{tot} = 2.8$ kip-ft

- $M_{tot} > M_n$ OK
Hollow Structural Rectangular Tubing in Bending
Allowable Stress Design per 2010 AISC Spec for Structural Steel Buildings

Material Properties
Yield Stress, A500 Grd B Steel: \( F_y = 46 \) ksi
Modulus of Elasticity: \( E = 29000 \) ksi

Safety Factor = 1.67 Per Section B3.4

Member Properties

<table>
<thead>
<tr>
<th>Flange: ( b = 3 ) in</th>
<th>Moment of Inertia: ( I_x = 3.3 ) in(^4)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flange Thickness: ( t_f = 1/4&quot; = 0.233&quot; )</td>
<td>Section Modulus: ( S = 2.2 ) in(^3)</td>
</tr>
<tr>
<td>Web: ( d = 3 ) in</td>
<td>Deflection Limit: ( \text{Defl} = L / 80 )</td>
</tr>
<tr>
<td>Web Thickness: ( t_w = 1/4&quot; = 0.233&quot; )</td>
<td>End Supports: Cantilever</td>
</tr>
</tbody>
</table>

Design wind pressure: \( P = 48.2 \) psf
Sign area: \( A_1 = 23.3 \) sq ft
Eccentricity of applied force: \( e_1 = 2.5 \) ft
Unbraced Length: \( L_c = 2.5 \) ft

Check for Limiting Width-Thickness Ratios
(Compact/Noncompact, per Table B4.1)

<table>
<thead>
<tr>
<th>Flanges</th>
<th>Webs</th>
</tr>
</thead>
<tbody>
<tr>
<td>( b/t = ) 10.9</td>
<td>( d/t = ) 10.9</td>
</tr>
<tr>
<td>( 1.12 \times \sqrt{E/F_y} = 28.1 )</td>
<td>( 2.42 \times \sqrt{E/F_y} = 60.8 )</td>
</tr>
<tr>
<td>( 1.40 \times \sqrt{E/F_y} = 35.2 )</td>
<td>( 5.70 \times \sqrt{E/F_y} = 143.1 )</td>
</tr>
</tbody>
</table>

\( 1(1): \) Yielding Limit State

This criteria applies to all members, compact and noncompact

\( M_n = F_y \times S \)
\( M_{n} = 101.5 \) kip-in

\( M_{allow} = M_{n} / 1.67 \)
\( M_{n} = 60.8 \) kip-in

Check Member Bending

Allowable Moment: \( M_{n} = 60.8 \) kip-in

Minimum of Mallow values above

Moment in member: \( M_{\text{max}} = P \times A_1 \times e_1 \)
\( M_{\text{max}} = 33.8 \) kip-in
\( M_{\text{max}} < M_n \ldots \text{OK} \)

Check Member Deflection:

Allowable Deflection: \( \Delta_{\text{allow}} = 0.37 \) in

\( \Delta_{\text{max}} < \Delta_{\text{allow}} \ldots \text{OK} \)

Deflection in member: \( \Delta_{\text{max}} = P \times (A \times e^3) / (3 \times E \times I) \)
\( \Delta_{\text{max}} = 0.11 \) in

Page 4
Single face monument sign with cut-out letters

3D Mock-up

Aerial view

Custom color paint
PMS 277

Front view

OCEANFRONT RESIDENCES
FROM $7.9 MILLION
305.800.8955
SALES GALLERY BY APPOINTMENT
ARTESURFside.COM

Side view

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Approved

Required Revisions

Signature: ___________________________ Date: ____/____/____

REQUIRED REVISIONS (PRINT PRO SHOP USE ONLY)

 underwear of the design.

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Print Pro Shop, Inc.
680 NW 85 St., Rd.,
Miami, FL, 33150
P: (305) 859-8282
F: (305) 859-8292
www.printproshop.com

SALES REP: GABRIEL
MEASURED BY: CLIENT
DEIGNED BY: CLIENT
PROOF BY: RICHARD
DATE CREATED: 2-20-20

PROJECT NAME: SERAPH - ARTE MONUMENT

REVISIONS (PRINT PRO SHOP USE ONLY)

PLEASE REFER TO PROPOSAL FOR # OF REVISIONS INCLUDED. ONCE THOSE REVISIONS ARE COMPLETED, ADDITIONAL FEES MAY APPLY.

PLEASE CAREFULLY REVIEW THIS PROOF FOR CORRECT COPY, SPELLING, AND COLORS. THIS PROOF IS INTENDED FOR A VISUALIZATION REFERENCE ONLY AND COLORS MAY LOOK DIFFERENT IN THE FINAL PRODUCT THAN WHAT IS PRESENTED ON THE SCREEN.

PRODUCTION WILL BEGIN ONCE THE PROOF HAS BEEN APPROVED. WE ARE NOT RESPONSIBLE FOR UNDETECTED ERRORS IN APPROVED PROOFS. ALL CUSTOM ORDERS ARE FINAL AND NON-RETURNABLE.

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MEASURED BY: CLIENT
DEIGNED BY: CLIENT
PROOF BY: RICHARD
DATE CREATED: 2-20-20

PAGE 92
Single face monument sign
with cut-out letters

Oceanfront Residences
FROM $7.9 MILLION
305.800.8955
SALES GALLERY BY APPOINTMENT
ARTESURFSIDE.COM

WELD 1'-6" LONG #5 BARS AT 2'-0" OLC ALL SIDE
#5 REBARS @8" OC BOTH WAYS T&B

SOIL STATEMENT:
BASE DATA VISION: OBSERVATION: THE SOIL ON SITE CONSIST OF SAND AND ROCK WITH A PRESUMPTIVE BEARING CAPACITY OF 600 PSF. THE MAXIMUM BEARING CAPACITY REQUIRED FOR THIS PROJECT IS 742 PSF. IF OTHER CONDITIONS WERE TO EXIST, THE CONTRACTOR SHALL NOTIFY THIS ENGINEER FOR INSTRUCTIONS AND A LETTER WILL BE PROVIDED UPON CERTIFICATION OF AUTHORIZATION BY THE LEGO CONSTRUCTION.

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Electricity Specifications (L.E.D.) all electrical components will be L.E.D. and approved as per NEC 600.6, 600.3 & 1997 Code.

WIND LOADS: ASCE 7-10

All electrical components will be L.E.D. and approved as per NEC 600.6, 600.3 & 1997 Code.

WIND LOADS: ASCE 7-10

Underwriters Laboratories Inc.®

PAGE 93
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Signature: ____________________________ Date: __________/____/____

Approved

Required Revisions

---

Proposed Monument sign location

---

Please refer to proposal for # of revisions included. Once those revisions are completed, additional fees may apply.

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