



**Town of Surfside
PLANNING & ZONING BOARD
AGENDA**

July 30, 2020 – 6:00 p.m.

**Town Hall Commission Chambers –
9293 Harding Ave, 2nd Floor, Surfside, FL 33154**

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.

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

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 Gershanovich. 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



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: 9272 Abbott Avenue – New 2 Story Home

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

Residential	Lowest Floor 2020	Lowest Floor 2006	Proposed
Single-Family Residential RS-2	Base Flood +2	Base Flood	10 NGVD

2020 Sec. 90-43 Maximum building heights

2006 Sec 90-155 District Regulation Tables

Height	Required Maximum 2020	Required Maximum 2006	Proposed
H30B RS-2	30 feet	30 feet	30 feet

2020 Sec. 90-45. Setbacks

2006 Sec 90-155 District Regulation Tables

H30A AND H30B UPPER STORY FLOOR AREA IS 65% to 80% OF FIRST STORY FLOOR AREA (Only 2020)	Required 2020 H30A AND H30B	Required 2006 RS-2	Proposed
<i>Maximum Lot Coverage</i>	40%	40%	40% (2,250/5,625=0.4)
FIRST STORY (UP TO 15 FT IN HEIGHT)			
Primary frontage	Minimum 20 FT	Minimum 20 FT	20'
Interior side (Lots less than 50 feet in width)	5 feet	5 feet	5' / 5'
Rear	Minimum 20 FT	Minimum 20 FT	25'4"
UPPER STORY OR WALL PLANES GREATER THAN 15 FT IN HEIGHT			
Primary frontage	Minimum 20 FT / Average 30 FT	Minimum 20 FT	Average 34.68'

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 10.09'/10.27'
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

Lot Standards H30B	Required 2020	Required 2006 RS-2	Proposed
Minimum Lot width	50 feet	50 feet	50'
Minimum lot area	5,600 feet	5,600 feet	5,625 SF
Maximum lot coverage	40%	40%	40% (2,250/5,625=0.40)
Pervious area	35% (minimum)	N/A	37% (2,113/5,625=0.375)

2020 Sec. 90.50 Architecture and roof decks

2006 No Pertinent Section from Code

	Required 2020	Required 2006	Proposed
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.	N/A	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
Wall openings	10% for all elevations	N/A	+10% for all elevations
Roof Material	(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the	N/A	Dark grey flat tile

	<p>same color intensity throughout, provided said color if granted approval by the Design Review Board;</p> <p>(d) Architecturally embellished metal if granted approval by the Design Review Board; or</p> <p>(e) Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.</p>		
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2020 Sec. 90.54 Accessory Structures
2006 Sec. 90-182 Accessory Structures

	Required 2020	Required 2006	Proposed
<p>Accessory buildings</p>	<p>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:</p> <p>(a) Rear: Five feet.</p> <p>(b) Interior side: Five feet.</p> <p>(c) Primary (front) and secondary (Corner): Ten feet.</p>	<p>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.</p>	<p>(a) 5'</p> <p>(b) 5'</p> <p>(c) +10'</p>

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

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

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

Required	Minimum Space Requirements 2020	Minimum Space Requirements 2006	Proposed
Single-family	2 spaces	2 spaces	+ 2 spaces

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

	Required	Required 2006	Proposed
Street trees shall be required at one shade tree/palm tree per 20 linear feet of street frontage thereof along all public or private	2 trees	N/A	+2 trees

street rights-of-way in all zoning districts.			
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**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

**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.	Pitch of 4/12.
Restricted materials for roofs are pre-determined in the Town's Building Code, which restricts roofing materials to: <ol style="list-style-type: none"> 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 title

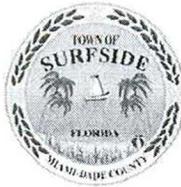
Windows and Trims

Required	Proposed
Window styles should always be consistent among all elevations of a building.	Consistent
Frame materials should never vary on a single building.	Consistent
Window, door and eave trim should be consistent on all elevations of the house	Consistent

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.



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

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

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

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	Linda Zolty <i>Linda zolty</i>
PHONE / FAX	416-879-4912
AGENT'S NAME	Jeffrey Rose
ADDRESS	8851 Fiscale Ave, Surfside, FL 33154
PHONE / FAX	305-733-2485
PROPERTY ADDRESS	9272 Abbott Ave, Surfside, FL 33154
ZONING CATEGORY	H30B
DESCRIPTION OF PROPOSED WORK	new 2 story single family home

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

<u>ZONING STANDARDS</u>	Required	Provided
Plot Size	5,625	5,625
Setbacks (F/R/S)	20' 20' 5'	20' 20' 5'
Lot Coverage	40%	34.56%
Height	30'	30'
Pervious Area	35%	37.56%

X Linda zolty 04/08/2020 Jeffrey N Rose 4-6-2020
SIGNATURE OF OWNER DATE SIGNATURE OF AGENT DATE



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

The Planning and Zoning 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:

Jeffrey R. Brown

4-6-2020

NAME OF REPRESENTATIVE

DATE

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



PROPOSED FRONT/ EAST ELEVATION
SCALE 1/4"=1'-0"

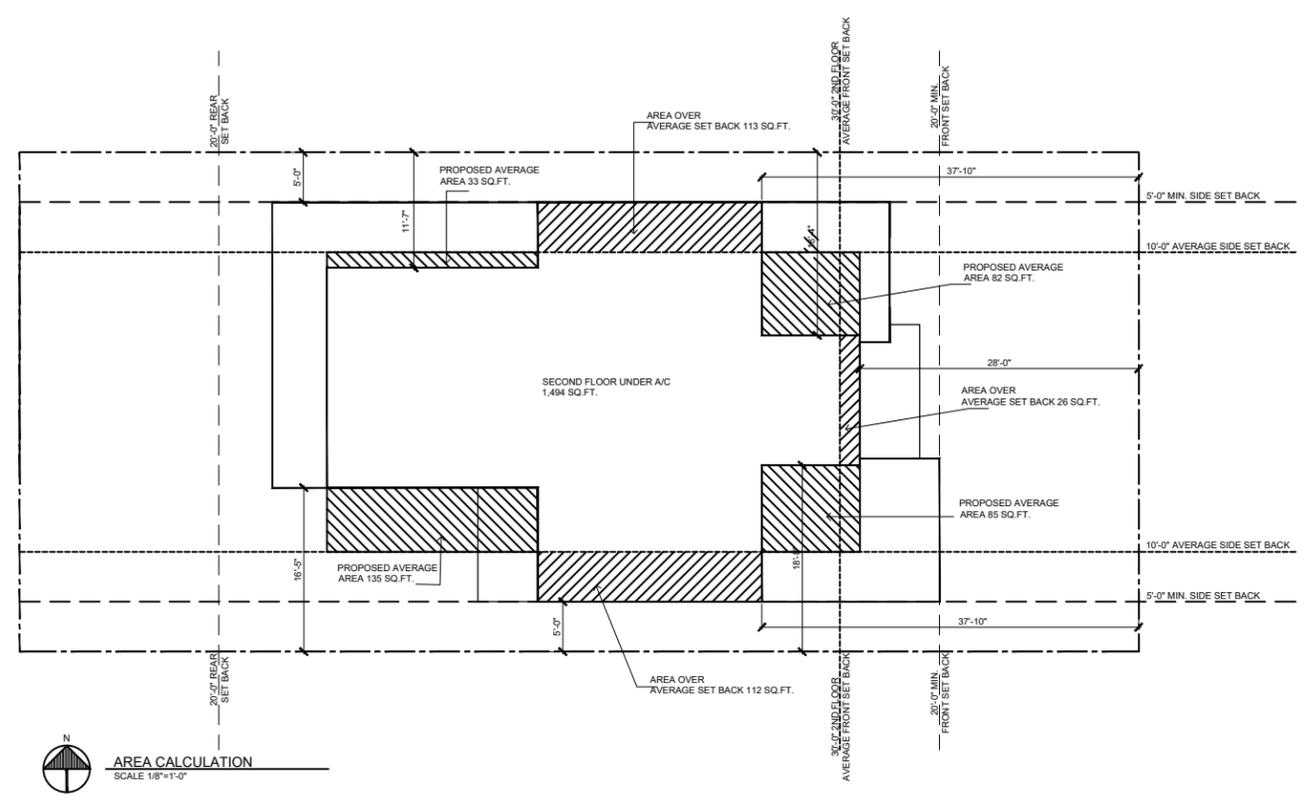
DRAWING LOG	
1	04-07-20 P & Z BOARD SET
2	07-14-20 P & Z BOARD SET

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

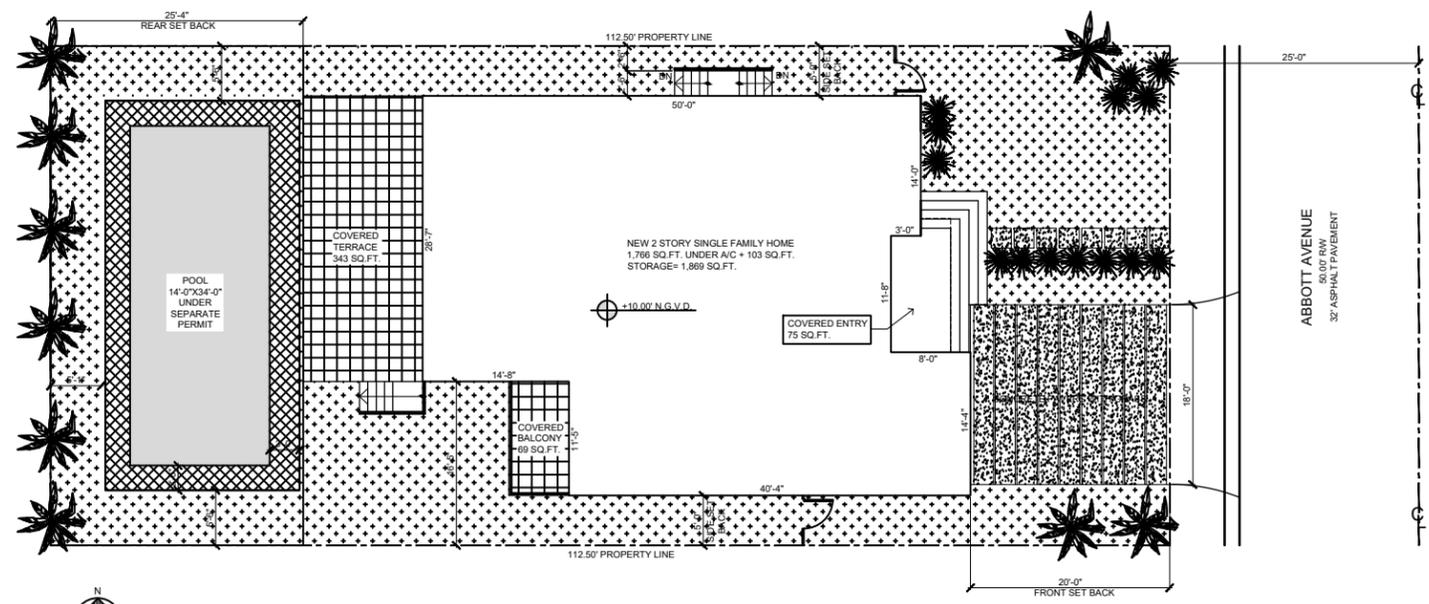
JORGE D. MANTILLA
 ARCHITECT
 5601 SW 63rd COURT SOUTH MIAMI FLORIDA 33143
 STATE OF FLORIDA LICENSE No. 14320
 P. (305) 815-4648 E-mail: mantillaarchitect@gmail.com

DRAWN BY: V.V.L.
 REVIEW BY: J.D.M.
 SCALE:
 1/4" = 1'-0"
 RELEASE DATE:
 04-07-20

A-101
 SITE PLAN



AREA CALCULATION
 SCALE 1/8"=1'-0"



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

ZONING REQUIREMENTS: H30B		
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:		
FRONT SET BACK	REQUIRED 20'-0"	PROPOSED 20'-0"
SOUTH SET BACK	5'-0"	5'-0"
NORTH SET BACK	5'-0"	5'-0"
REAR SET BACK	20'-0"	25'-4"
FIRST FLOOR LOT COVERAGE	2,250 SQ.FT.	1,944 SQ.FT.
FIRST FLOOR AREA + TERRACE	N/A	2,356 SQ.FT.
SECOND FLOOR BUILDING SET BACKS:		
FRONT SET BACK AVERAGE	REQUIRED 30'-0"	PROPOSED 34.68'
REAR SET BACK	20'-0"	20'-3"
SOUTH INTERIOR SET BACK AVERAGE	10'-0"	10.09'
NORTH INTERIOR SET BACK AVERAGE	10'-0"	10.27'
UPPER FLOOR AREA UNDER A/C PROPOSED	1,494 SQ.FT. (77% OF FIRST FLOOR)	
MAX. HEIGHT FROM CROWN OF ROAD	2 STORIES 30'-0"	2 STORIES 30'-0"
MIN. PERVIOUS AREA (35% OF 5,625 SQ.FT.)	1,969 SQ.FT.	2,113 SQ.FT.
FRONT SET BACK PERMEABILITY (50% OF 1,000 SQ.FT.)	500 SQ.FT.	626 SQ.FT.
LANDSCAPING REQUIREMENTS: H30B		
STREET TREES	2	2
LOT TREES	5	6
SHRUBS	25	25
ZONING REQUIREMENTS S PER 2006 ZONING CODE: RS-2		
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:		
FRONT SET BACK	REQUIRED 20'-0"	PROPOSED 20'-0"
SOUTH SET BACK	5'-0"	5'-0"
NORTH SET BACK	5'-0"	5'-0"
REAR SET BACK	20'-0"	25'-4"
FIRST FLOOR LOT COVERAGE	2,250 SQ.FT.	1,944 SQ.FT.
FIRST FLOOR AREA + TERRACE	N/A	
SECOND FLOOR BUILDING SET BACKS:		
FRONT SET BACK AVERAGE	REQUIRED 20'-0"	PROPOSED 34.68'
REAR SET BACK	20'-0"	20'-3"
SOUTH INTERIOR SET BACK AVERAGE	5'-0"	10.09'
NORTH INTERIOR SET BACK AVERAGE	5'-0"	10.27'
UPPER FLOOR AREA UNDER A/C PROPOSED	2,500 SQ.FT.	1,494 SQ.FT.
MAX. HEIGHT FROM CROWN OF ROAD	30'-0"	30'-0"
MIN. PERVIOUS AREA		
FRONT SET BACK PERMEABILITY (50% OF 1,000 SQ.FT.)	500 SQ.FT.	626 SQ.FT. (62%)
REAR SET BACK PERMEABILITY (40% OF 1,206 SQ.FT.)	506 SQ.FT.	506 SQ.FT. (40%)

DRAWING LOG	
1	04-07-20 P & Z BOARD SET
2	07-14-20 P & Z BOARD SET

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

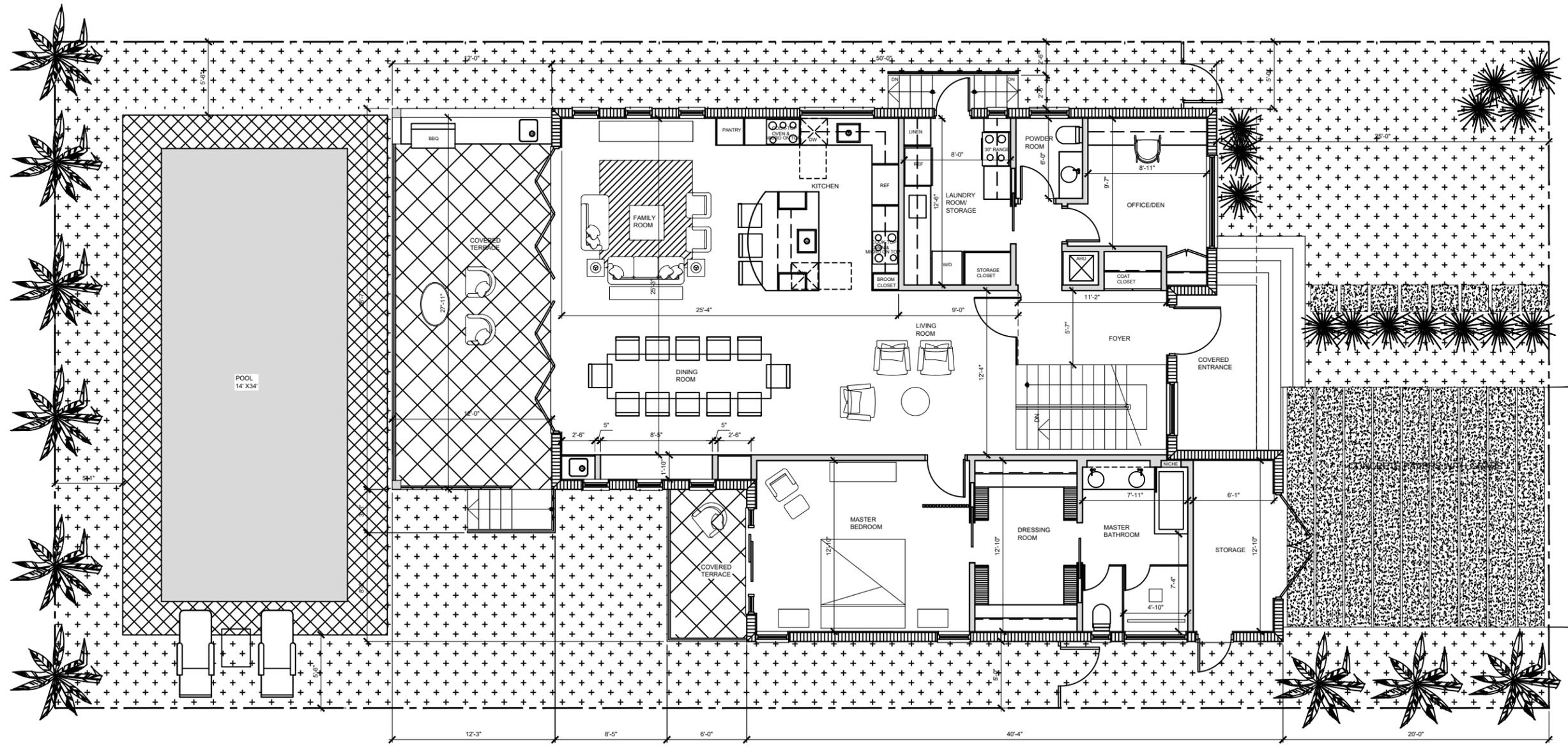
JORGE D. MANTILLA
 ARCHITECT
 5801 SW 63rd COURT SOUTH MIAMI FLORIDA 33143
 STATE OF FLORIDA LICENSE NO. 14320
 P: (305) 915-4649 E-mail: mantillaarchitect@gmail.com

DRAWN BY: V.V.L
 REVIEW BY: J.D.M.

SCALE:
 1/4" = 1'-0"

RELEASE DATE:
 04-07-20

A-201
 FIRST FLOOR
 PLAN



 PROPOSED 2ND FLOOR PLAN
 SCALE 1/4"=1'-0"

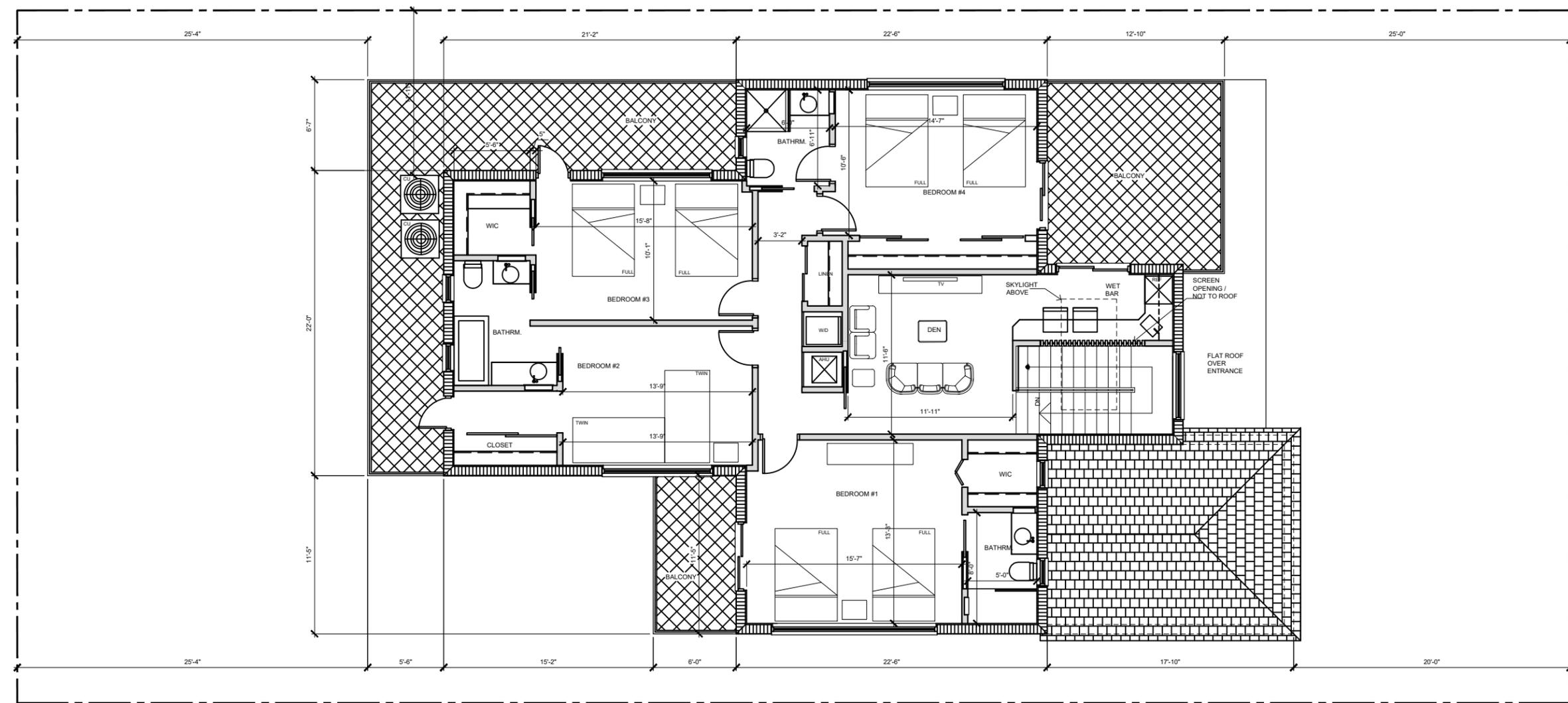
DRAWING LOG	
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2	07-14-20 P & Z BOARD SET

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

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DRAWN BY: V.V.L.
 REVIEW BY: J.D.M.
 SCALE:
 1/4" = 1'-0"
 RELEASE DATE:
 04-07-20

A-202
 SECOND FLOOR
 PLAN



N
 PROPOSED 2ND FLOOR PLAN
 SCALE 1/4"=1'-0"

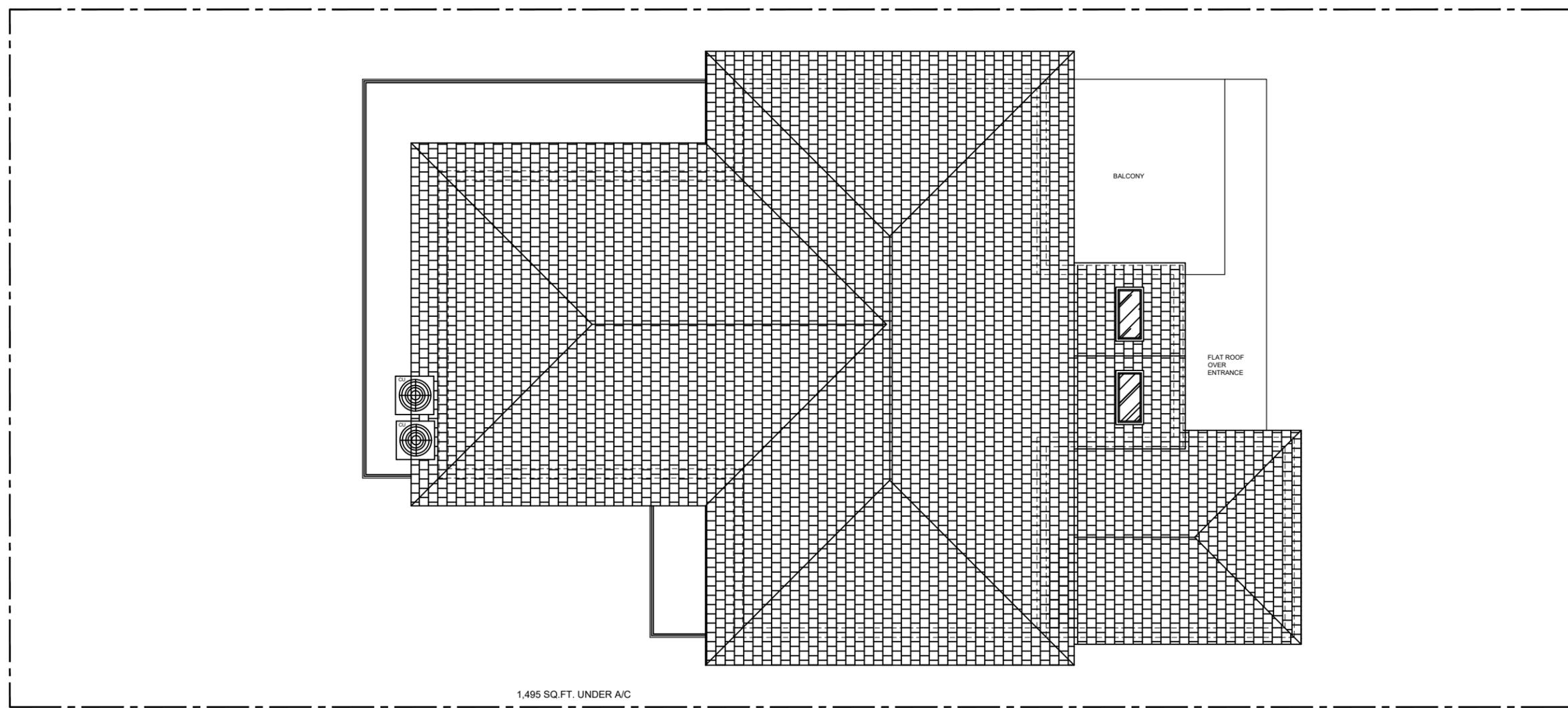
DRAWING LOG	
1	04-07-20 P & Z BOARD SET
2	07-14-20 P & Z BOARD SET

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

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

DRAWN BY: V.V.L
 REVIEW BY: J.D.M.
 SCALE:
 1/4" = 1'-0"
 RELEASE DATE:
 04-07-20

A-203
 ROOF
 PLAN



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

DRAWING LOG

1	04-07-20	P & Z BOARD SET
2	07-14-20	P & Z BOARD SET

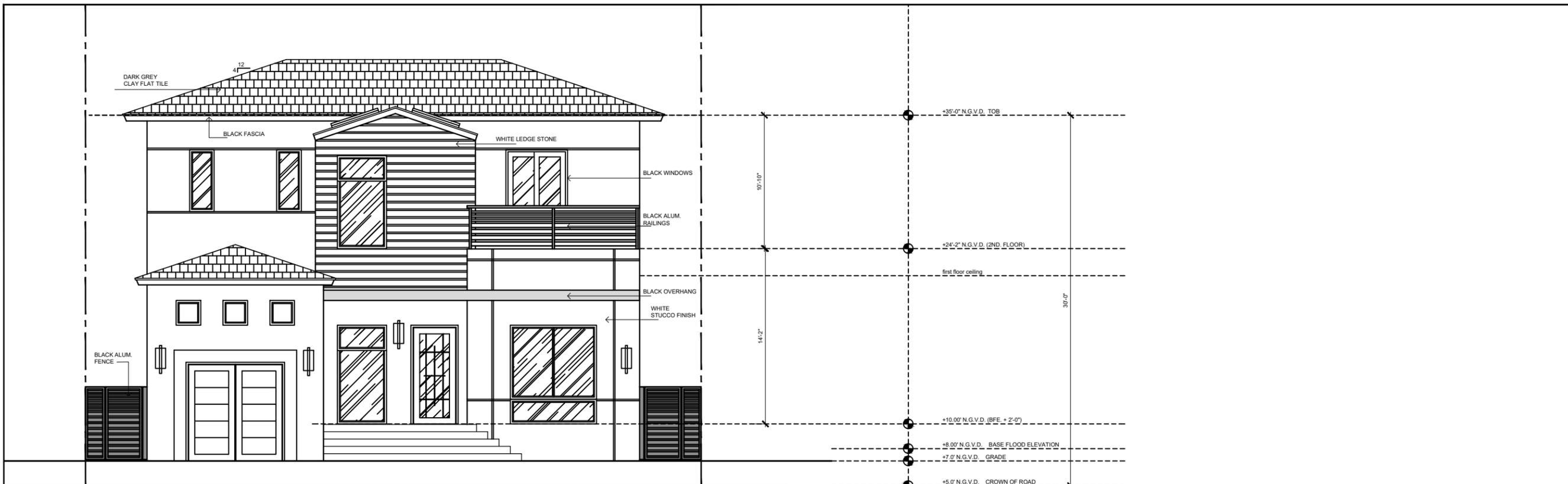
NEW SINGLE FAMILY HOME
 OWNER: MRS. LINDA ZOLTY
 9272 ABBOTT AVENUE
 SURFSIDE, FLORIDA 33154

JORGE D. MANTILLA
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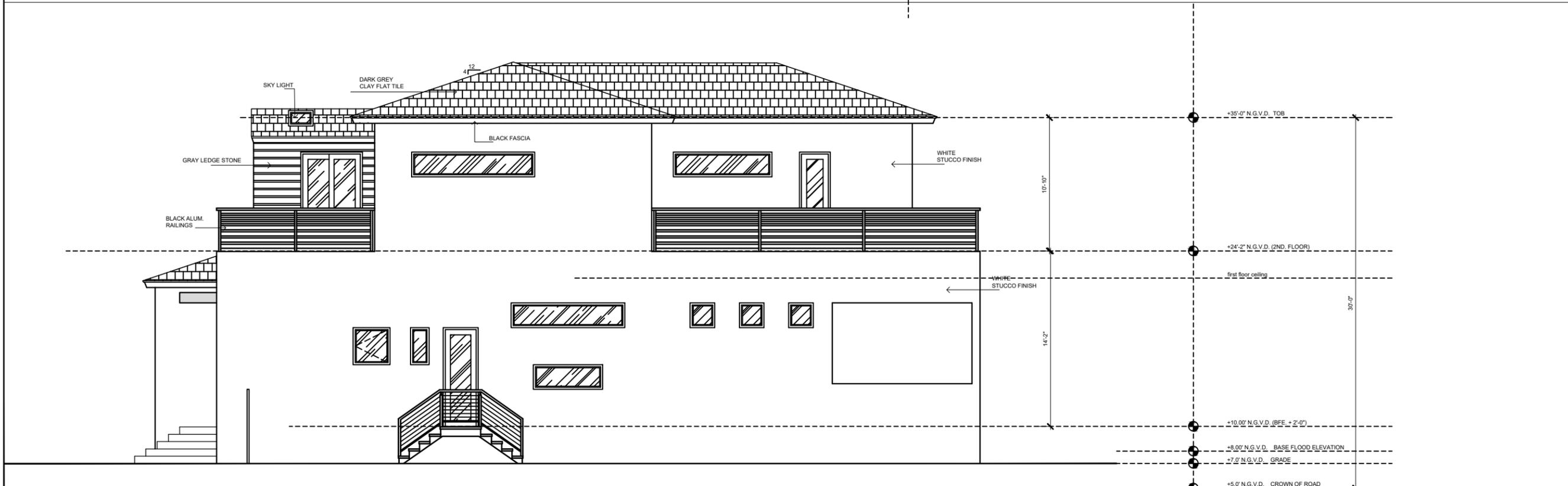
DRAWN BY: V.V.L.
 REVIEW BY: J.D.M.

SCALE:
 1/4" = 1'-0"
 RELEASE DATE:
 04-07-20

A-301
 FRONT & SIDE
 ELEVATIONS



PROPOSED FRONT/ EAST ELEVATION
 SCALE 1/4"=1'-0"



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

DRAWING LOG

1	04-07-20	P & Z BOARD SET
2	07-14-20	P & Z BOARD SET

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

JORGE D. MANTILLA
 ARCHITECT

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 STATE OF FLORIDA LICENSE No. 14320
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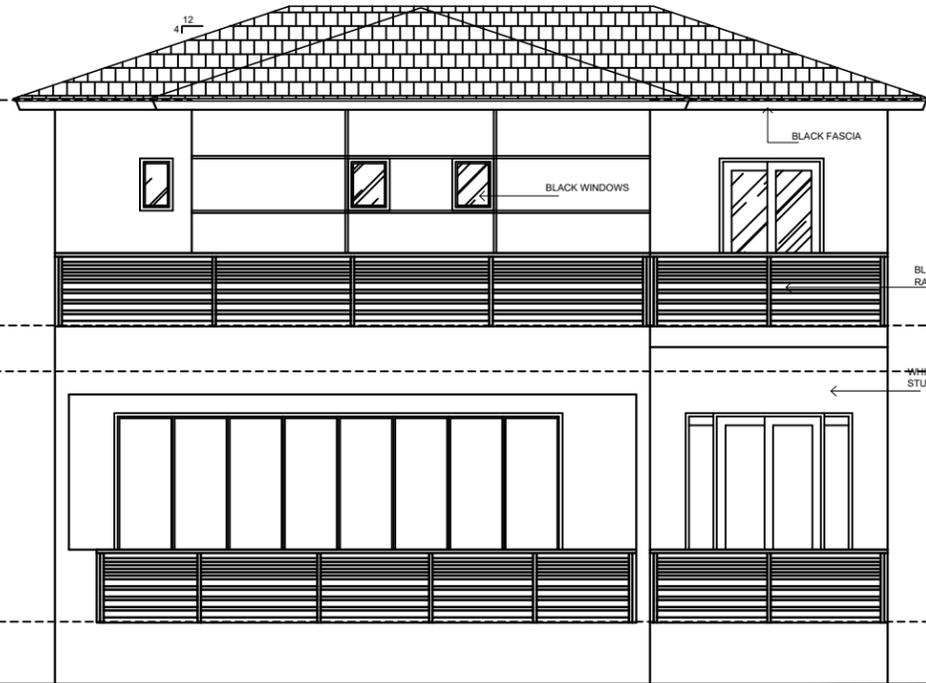
DRAWN BY: V.V.L.
 REVIEW BY: J.D.M.

SCALE:
 1/4" = 1'-0"

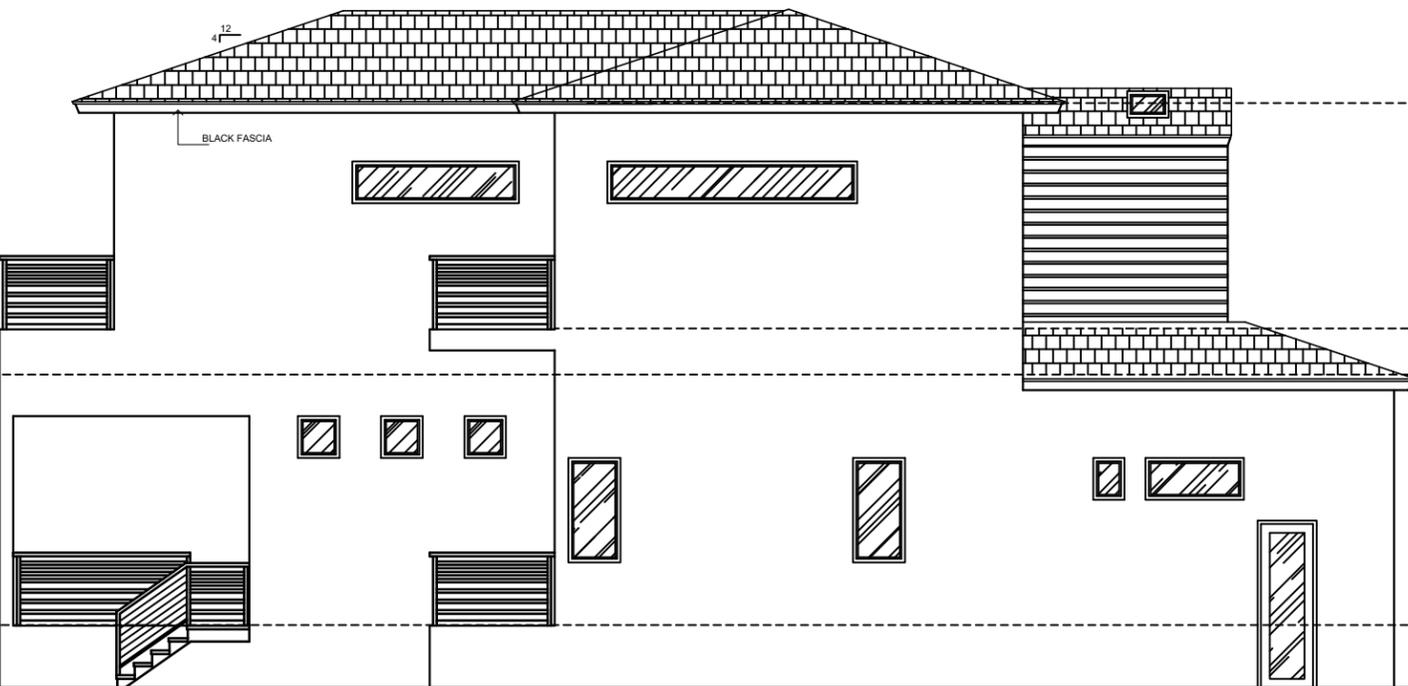
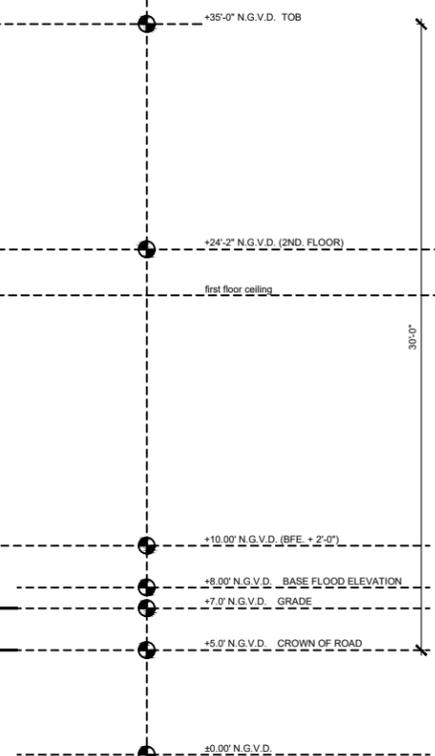
RELEASE DATE:
 04-07-20

A-302
 SIDE AND REAR
 ELEVATIONS

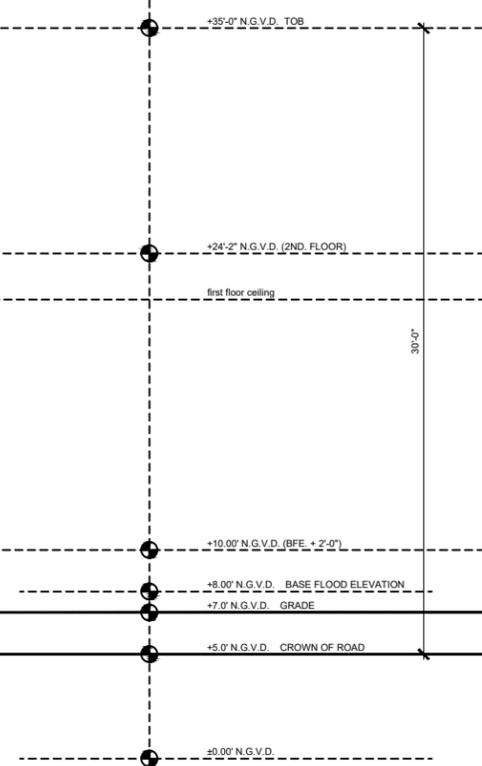
SHEET NO. 6 OF 6



PROPOSED WEST/REAR ELEVATION
 SCALE 1/4"=1'-0"



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



9272 Abbott 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
TEXTURED GRAY PORCELAIN TILE

DOORS



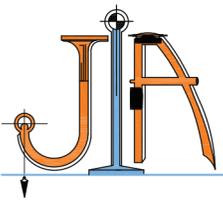
LIGHTING, WINDOWS, & BALCONY RAILING



DRIVEWAY

Concrete Driveway





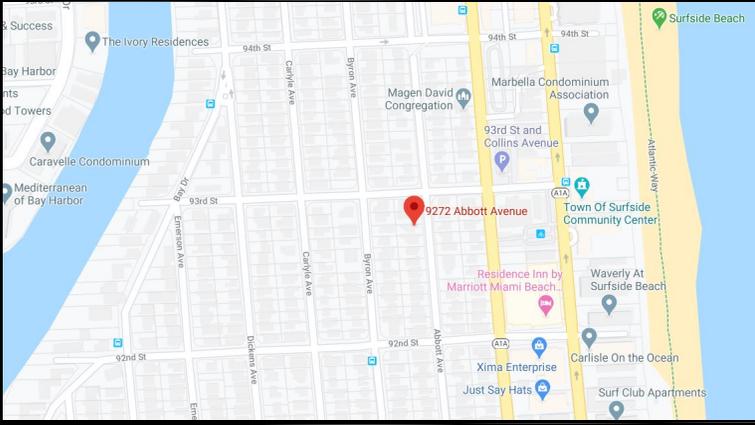
JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM

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FAX: (305) 262.0401

4040 DEL PRADO BLVD S
SUITE 823
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2644



LOCATION SKETCH

SCALE = N.T.S.



VIEW OF SUBJECT PROPERTY

9272 ABBOTT AVENUE, SURFSIDE, FLORIDA 33154

ABBREVIATIONS

A = ARC	E.T.P. = ELECTRIC TRANSFORMER PAD	O.R.B. = OFFICIAL RECORDS BOOK	T = TANGENT
A/C = AIR CONDITIONER PAD	ELEV. = ELEVATION	O.V.H. = OVERHANG	TB = TELEPHONE BOOTH
A.E. = ANCHOR EASEMENT	ENC.R. = ENCROACHMENT	P.V.M.T. = PAVEMENT	T.B.M. = TEMPORARY BENCHMARK
A.R. = ALUMINUM ROOF	F.H. = FIRE HYDRANT	PL. = PLANTER	T.U.E. = TECHNOLOGY UTILITY EASEMENT
A.S. = ALUMINUM SHED	F.I.P. = FOUND IRON PIPE	P.L. = PROPERTY LINE	T.S.B. = TRAFFIC SIGNAL BOX
ASPH. = ASPHALT	F.I.R. = FOUND IRON ROD	P.C. = POINT OF COMPOUND CURVATURE	T.S.P. = TRAFFIC SIGNAL POLE
B.C. = BLOCK CORNER	F.F.E. = FINISHED FLOOR ELEVATION	P.O.T. = POINT OF CURVATURE	TWP. = TOWNSHIP
BLDG. = BUILDING	F.N.D. = FOUND NAIL & DISK	P.O.T. = POINT OF TANGENCY	UTIL. = UTILITY
B.M. = BENCH MARK	FT. = FEET	P.O.C. = POINT OF COMMENCEMENT	U.E. = UTILITY EASEMENT
B.C.R. = BROWARD COUNTY RECORDS	FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM	P.O.B. = POINT OF BEGINNING	U.P. = UTILITY POLE
B.O.B. = BASIS OF BEARING	F.N. = FOUND NAIL	P.R.C. = POINT OF REVERSE CURVATURE	W.M. = WATER METER
B.S.L. = BUILDING SETBACK LINE	H. = HIGH OR (HEIGHT)	P.W.Y. = PARKWAY	W.F. = WOOD FENCE
(C) = CALCULATED	IN & EG. = INGRESS AND EGRESS EASEMENT	P.R.M. = PERMANENT REFERENCE MONUMENT	W.P. = WOOD PORCH
C.B. = CATCH BASIN	I.C.V. = IRRIGATION CONTROL VALVE	P.L.S. = PROFESSIONAL LAND SURVEYOR	W.R. = WOOD ROOF
C.B.S. = CONCRETE BLOCK STRUCTURE	I.F. = IRON FENCE	P.P. = POWER POLE	W.V. = WATER VALVE
C.B.W. = CONCRETE BLOCK WALL	L.B. = LICENSED BUSINESS	P.P.S. = POOL PUMP SLAB	M. = MONUMENT LINE
CH. = CHORD	L.P. = LIGHT POLE	P.U.E. = PUBLIC UTILITY EASEMENT	CL. = CENTER LINE
CH.B. = CHORD BEARING	L.F.E. = LOWEST FLOOR ELEVATION	(R) = RECORD DISTANCE	Δ = DELTA
CH.L. = CHORD LENGTH	L.M.E. = LAKE MAINTENANCE EASEMENT	R.R. = RAIL ROAD	
CL. = CLEAR	' = MINUTES	RES. = RESIDENCE	
C.O. = CLEAN OUT	(M) = MEASURED DISTANCE	R/W. = RIGHT-OF-WAY	
C.L.F. = CHAIN LINK FENCE	M.B. = MAIL BOX	RAD. = RADIUS OR RADIAL	
C.M.E. = CANAL MAINTENANCE EASEMENT	M.D.C.R. = MIAMI DADE COUNTY RECORDS	RGE. = RANGE	
CONC. = CONCRETE	M.E. = MAINTENANCE EASEMENT	R.O.E. = ROOF OVERHANG EASEMENT	
C.U.P. = CONCRETE UTILITY POLE	M.H. = MANHOLE	SEC. = SECTION	
C.P. = CONCRETE PORCH	N.A.P. = NOT A PART OF	STY. = STORY	
C.S. = CONCRETE SLAB	NGVD = NATIONAL GEODETIC VERTICAL DATUM	SWK. = SIDEWALK	
C.W. = CONCRETE WALK	N.T.S. = NOT TO SCALE	S.I.P. = SET IRON PIPE	
D.E. = DRAINAGE EASEMENT	# OR NO. = NUMBER	S. = SOUTH	
D.M.E. = DRAINAGE MAINTENANCE EASEMENT	O/S. = OFFSET	S.P. = SCREENED PORCH	
DRIVE. = DRIVEWAY	O.H. = OVERHEAD	S.V. = SEWER VALVE	
° = DEGREES	O.H.L. = OVERHEAD UTILITY LINES	" = SECONDS	
EB = ELECTRIC BOX			

LEGEND

	= OVERHEAD UTILITY LINES
	= CONCRETE BLOCK WALL
	= CHAIN LINK FENCE
	= IRON FENCE
	= WOOD FENCE
	= BUILDING SETBACK LINE
	= UTILITY EASEMENT
	= LIMITED ACCESS R/W
	= NON-VEHICULAR ACCESS R/W
	= EXISTING ELEVATIONS

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY:  _____ 03/18/2020
JOHN IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: _____

REVISED ON: _____

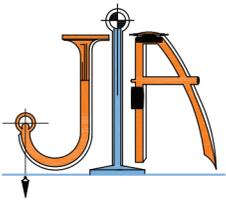
TITLE COMPANY

CHARLES Z. KALCHMAN, ESQ.

DRAWN BY:	P.A.
FIELD DATE:	3/18/2020
SURVEY NO:	20-001033
SHEET: PAGE 1 OF 2	30

UNDERWRITER





JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FL 33126
PH: (305) 262-0400
FAX: (305) 262.0401

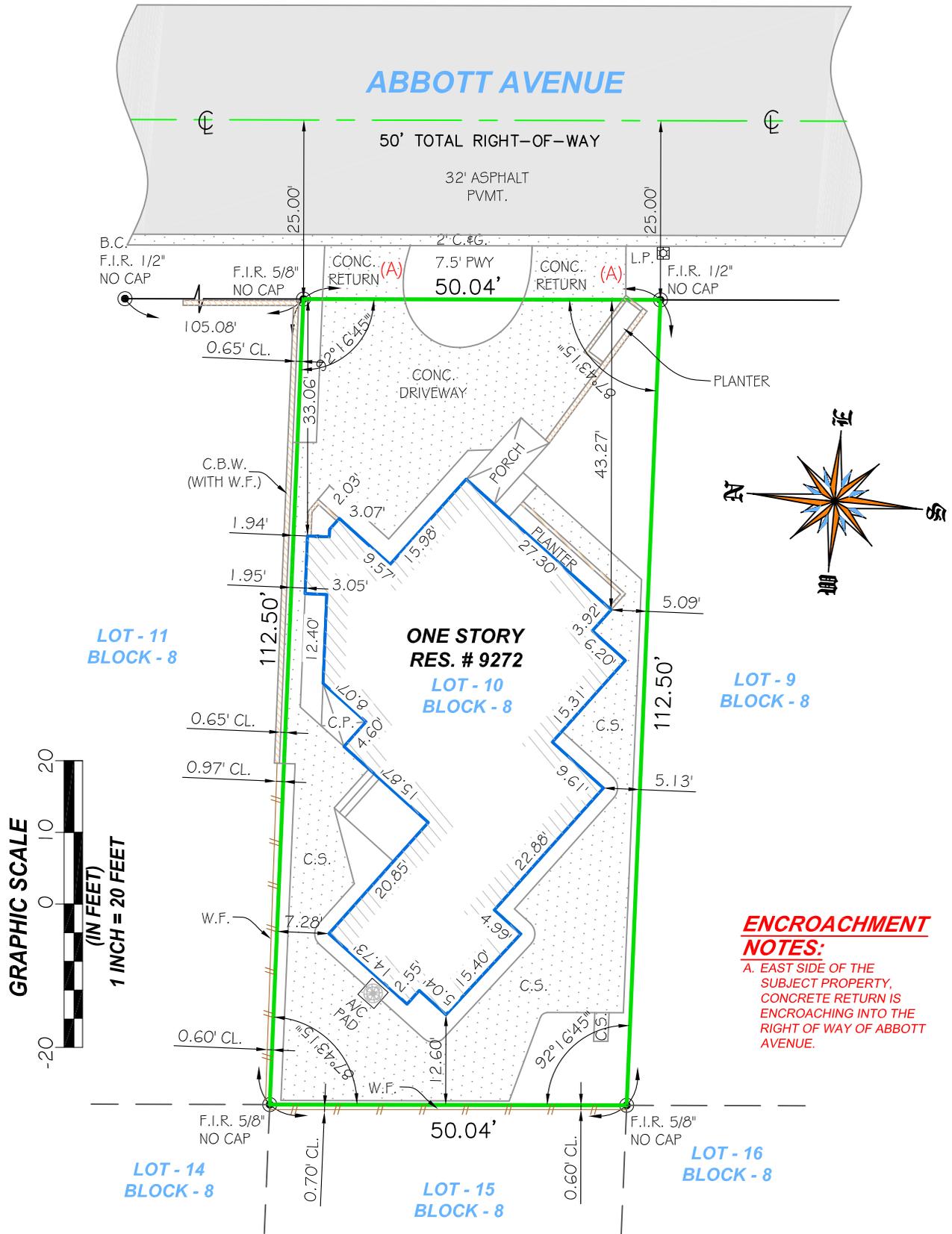
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3725 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



MAP OF BOUNDARY SURVEY

9272 ABBOTT AVENUE, SURFSIDE, FLORIDA 33154
(REV.0 3/20/2020)



LEGAL DESCRIPTION:

LOT 10, BLOCK 8, OF ALTOS DEL MAR NO. 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 92, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFICATION:

SOLOMON ZOLTY INVESTMENT LLC, A NEW JERSEY LIMITED LIABILITY COMPANY; CHARLES Z. KALCHMAN, ESQ.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

DRAWN BY:

P.A.

FIELD DATE:

3/18/2020

SURVEY NO:

20-001033

SHEET:

2 OF 2











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: 9516 Bay Drive – New 2 Story Home

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

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

2020 Sec. 42-92 Lowest Floor Elevation

Residential	Lowest Floor 2020	Lowest Floor 2006	Proposed
Single-Family Residential RS-1	Base Flood +2	Base Flood	10

2020 Sec. 90-43 Maximum building heights

2006 Sec 90-155 District Regulation Tables

Height	Required Maximum 2020	Required Maximum 2006	Proposed
H30A RS-1	30 feet	30 feet	29'11"

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

2006 Sec. 90-176 – Modification of height regulations

Height	Required Maximum 2020	Required Maximum 2006	Proposed
H30A RS-1	3 feet	1% of height (3 feet)	3'

2020 Sec. 90-45. Setbacks

2006 Sec 90-155 District Regulation Tables

H30A AND H30B UPPER STORY FLOOR AREA IS 65% to 80% OF FIRST STORY FLOOR AREA (Only 2020)	Required 2020 H30A AND H30B	Required 2006 RS-1	Proposed
<i>Maximum Lot Coverage</i>	40%	40%	38.9% (6,372/16,367=.38)
FIRST STORY (UP TO 15 FT IN HEIGHT)			
Primary frontage	Minimum 20 FT	Minimum 20 FT	20'
Interior side (When the site consists of more than one lot of record, as shown on plats in effect on November 13, 2018)	<i>Minimum 10% of frontage</i>	<i>Minimum 10% of frontage</i>	9'0" (10% of the 90' frontage)
Rear	Minimum 20 FT	Minimum 20 FT	34'11"
UPPER STORY OR WALL PLANES GREATER THAN 15 FT IN HEIGHT			

Primary frontage	Minimum 20 FT / Average 25 FT	Minimum 20 FT	Minimum 20 FT / Average >25 FT
Interior side (Lots greater than 50' in width) (H30A - Wall length is greater than 20% of the lot depth)	Minimum: 10% of the frontage / Average 20% of the frontage Average: 20 FT or 20% of the frontage whichever is greater, plus 5 FT	Minimum: 10% of the frontage	Minimum: 9' (10%) Average: 18' (20%)
Rear	Minimum 20 FT / Average n/a	Minimum 20 FT	34'11" FT

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

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

	Required 2020	Required 2006	Proposed
Every part of a required yard shall be open to the sky, except ordinary projections of sills, cornices, roof eaves and ornamental features	May project not more than 24 inches into any required yard	May project not more than 24 inches into any required yard	Provide projections of
Air conditioning equipment, pool pump or other mechanical equipment may be located in a required rear setback, provided;	<ul style="list-style-type: none"> a. such equipment is at least 15 feet from any other single-family or two-family residence b. shall maintain at least a five-foot setback from the rear and side yards c. is not visible from any street or waterway 	<ul style="list-style-type: none"> a. such equipment is at least 15 feet from any other single-family or two-family residence b. is not visible for any street or roadway 	<ul style="list-style-type: none"> a. >15 FT b. >5 FT c. Screened by landscaping

2020 Sec. 90.49 Lot standards

2006 Sec 90-155 District Regulation Tables

Lot Standards H30A	Required 2020	Required 2006	Proposed
Minimum Lot width	50 feet	50 feet	90'
Minimum lot area	8,000 feet	8,000 feet	16,367 SF
Maximum lot coverage	40%	40%	38.9% (6,372/16,367=.38)

Pervious area	35% (minimum)	N/A	6,564 SF provided 40.1% (No calculation provided)
---------------	---------------	-----	--

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

	Required 2020	Required 2006	Proposed
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.	N/A	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
Wall openings	10% for all elevations	N/A	+10% for all elevations
Roof Material	(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.	N/A	Flat roof provided

2020 Sec. 90.50.2 Roof decks
2006 No Pertinent Section from Code

	Required		Proposed
For properties in the H30A District	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		1) Provided 2) No extension of stairs over 30' 3) 10' setbacks

2020 Sec. 90.54 Accessory Structures
2006 Sec. 90-182 Accessory Structures

	Required 2020	Required 2006	Proposed
Accessory buildings	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.	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.	(a) Needs to conform to Bulkhead setback (b) 9'0" setback (c)+10' setback

2020 Sec. 90-60. - Construction adjacent to bulkhead lines.
2006 Sec. 90-187 – Construction adjacent to bulkhead lines.

	Required 2020	Required 2006 90-187	Proposed
Indian Creek bulkhead lines	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	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	Pool is setback 15'. Requires engineer's analysis indicating that the seawall will not be compromised by the pool

	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...	qualified to evaluate 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...	
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**2020 Sec. 90.56 Fences, walls and hedges –
2006 Sec 90-183 Fences, walls and hedges**

	Required 2020	Required 2006	Proposed
Fence	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.	90-183 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.	Does not apply
	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.	Existing fence and gate
	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 of not more than three feet shall be permitted. Under no circumstances is any fence, wall or hedge to be located on a corner lont in such as way as to conflict with the requirements of of section 190-181 (vision clearance)	Existing fence and gate

**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**

Paving Yards	Required 2020	Required 2006	Proposed
--------------	---------------	---------------	----------

Front setback permeability	50% minimum	50% minimum	>50% (62%)
Front yard landscaped	30% minimum	50% minimum	Does not meet front yard landscaped area of 50% (states 75.5% on plan – Applicant to provide calculation)
Rear yard landscaped	20% minimum	40% minimum	>40% (44%) Applicant to provide calculation
Number of Curb Cuts	One minimum	One minimum	1
Curb Cut side set back	5 feet minimum	5 feet minimum	>5 feet
Curb cut width	1 curb cut not more than 18' in width	1 curb cut not more than 18' in width	17'10"
Driveway Materials	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.	N/A	Existing Pavers

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

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

Required	Minimum Space Requirements 2020	Minimum Space Requirements 2006	Proposed
Single-family	2 spaces	2 spaces	+ 2 spaces

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

2006 No Pertinent Section from Code

	Required	Required 2006	Proposed
Street trees shall be required at one shade tree/palm tree per 20	2 trees	N/A	Landscape plan in progress

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.	Flat Roof

Windows and Trims

Required	Proposed
Window styles should always be consistent among all elevations of a building.	Consistent
Frame materials should never vary on a single building.	Consistent
Window, door and eave trim should be consistent on all elevations of the house	Consistent

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.

PROPERTY ADDRESS:
9516 BAY DR, FLORIDA 33154

Res. For : SHARON HAKMON

9516 BAY DR LOT : 3\4 BLOCK 14 SURFSIDE, FLORIDA

LEGAL DESCRIPTION:

Lots 2(40") and 3(50"), 90.0 feet Block 14, of "ALTOS DEL MAR NO.5"
according to the Plat thereof, as recorded in Plat Book 8, Page 92, of the Public Records of Miami-Dade County, Florida.

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CV2	SECOND FLOOR SETBACK TO PROPERTY LIN
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A2	SECOND FLOOR PLAN
A3	ROOF DECK FLOOR PLAN
A4	FRONT ELEVATION REAR ELEVATION
A5	RIGHT ELEVATION LEFT ELEVATION

ZONING:

FLOOD ZONE:

AE

BASE ELEV:

8.0' NAVD

SITE DATA:

DESCRIPTION	AREA	%OF SITE
SITE AREA	16367	100.00%
WALKWAY/DRIVEWAY	1712	10.46%
DECK/POOL/OPEN CAZEBO	1719	10.51%
BLDG. FOOTPRINT	5645	34.49%
COVERED PATIO	727	04.44%
LANDSCAPING	6564	40.10%

FLOOD ZONE AE BFE 10' NIN F.F.

LAND USE:

RESIDENTIAL - medium-high

MAX LOT COVERAGE=40%(6546 S.F) PROVIDE 38.93% (6372 S.F)

(PERVIOUS =LANDSCAPING 6564 S.F. = 40.10%

BACKYARD AREA	4144 S.F.	100.00%
LANDSCAPING	1850 S.F.	44.64%

FRONT YARD AREA	1800S.F.	100.00%
LANDSCAPING	1360 S.F.	75.55%

BUILDING CLASSIFICATION:

FBC 2017 CHAPTER 3, GROUP R-3 OCCUPANCY TABLE 503, TYPE V

WIND LOAD AS PER FLORIDA BUILDING CODE, 2017 6th EDITION CODE EDITION: FL BUILDING CODE 2017

BUILDING DESIGNED AS: ENCLOSED

WIND EXPOSURE CLASSIFICATION: D

WIND SPEED DESIGN: 170 MPH (3 SEC. GUST)

INTERNAL PRESSURE COEFFICIENT: -0.18

Kd: 0.85

ROOF LIVE LOAD: 30 PSF

TOP CHORD DEAD LOAD: 15 PSF

BOTTOM CHORD DEAD LOAD: 10 PSF

RISK CATEGORY: II

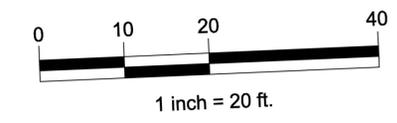
SHUTTERS: NO

IMPACT RESISTANT ASSEMBLY: YES

IS A CONT. LOAD PATH PROVIDED: YES

ARE COMPONENT & CLADDING DETAILS PROVIDED: YES

THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-11.(AMERICAN INSTITUTE OF STEEL CONSTRUCTION) AISC ASD 13th EDITION. BUILDING CODE REQUIREMENTS AND SPEC'S FOR MASONRY STRUCTURES (ACI 530-11/ASCE 5-11/TMS 402-11). BUILDING CODE REQUIREMENTS AND NATIONAL DESIGN SPEC'S FOR WOOD CONSTRUCTION (ANSI/NFOPA NDS-2012).



EXISTING TREES SCHEDULE :

#	NAME	DIAMETER	FOLIAGE	HEIGHT	#	NAME	DIAMETER	FOLIAGE	HEIGHT
1	WASHINGTON PALM	0.4'	6'	30'	26	PIGMY DATE PALM	0.5'	6'	6'
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SITE LAYOUT
SCALE: 1"=10'

DESIGNED BY:
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Architectural Design

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Sheet:
CV1
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FRONT ELEVATION

SCALE: 1/4"=1'-0"

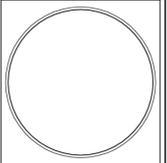


REAR ELEVATION

SCALE: 1/4"=1'-0"

FIN. FL. AT 10.00' NAVD

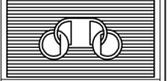
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Res. For : SHARON HAKMON
 9516 BAY DR
 LOT : 3\4 BLOCK 14
 SURFSIDE, FLORIDA



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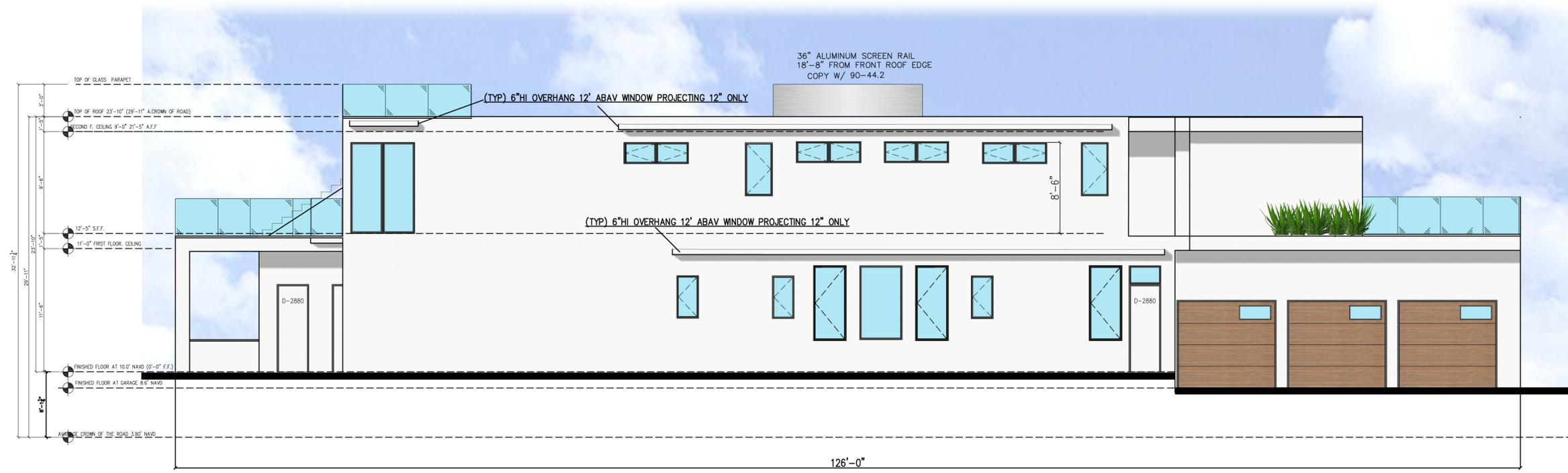
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RIGHT ELEVATION

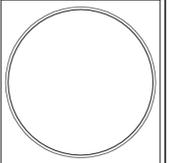
3/16"=1'-0"



LEFT ELEVATION

3/16"=1'-0"

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Res. For : SHARON HAKMON
9516 BAY DR
LOT : 3/4 BLOCK 14
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DATE: 6-17-2020

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A5
5 of 6

FIN. FL. AT 10.0' NAVD

PROPERTY ADDRESS:
9516 BAY DR, FLORIDA 33154

Res. For : SHARON HAKMON

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FLOOD_ZONE:

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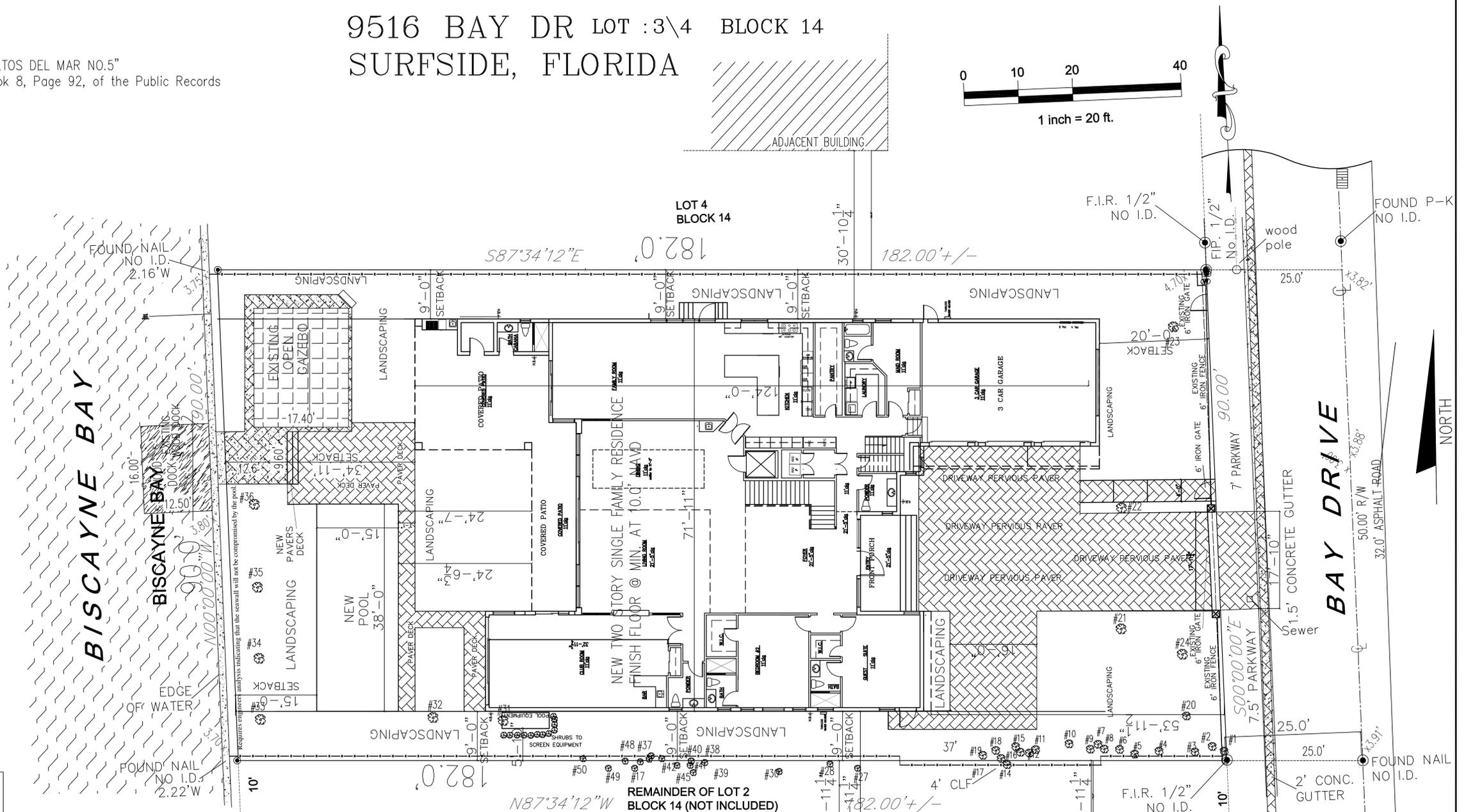
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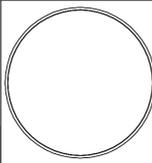
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Architectural Design

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Sheet:
CV1
1 of 8

SITE LAYOUT
SCALE: 1"=10'

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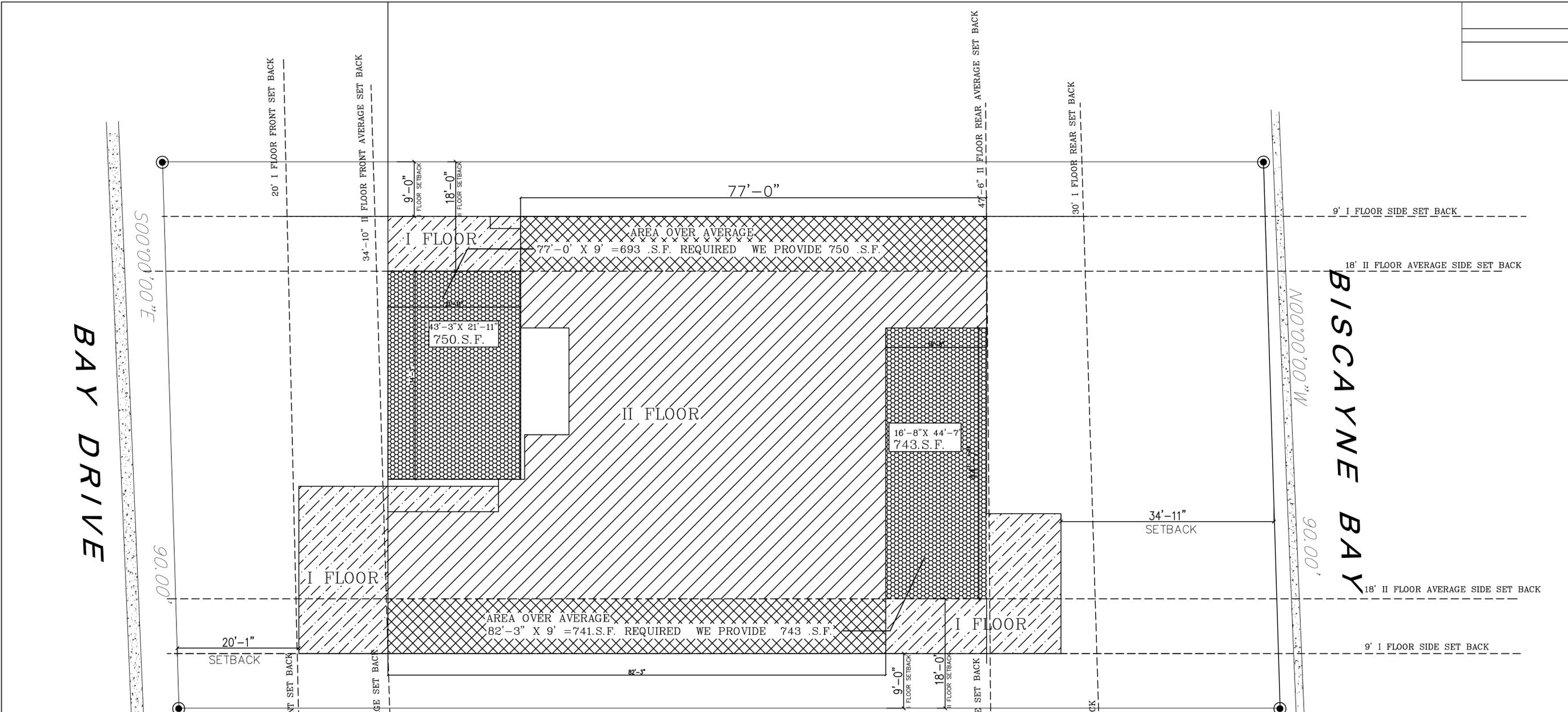


Res. For : SHARON HAKMON
 9516 BAY DR
 LOT : 3\4 BLOCK 14
 SURFSIDE, FLORIDA

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 DATE: 6-8-2020

Sheet:
CV2
 4 of 15



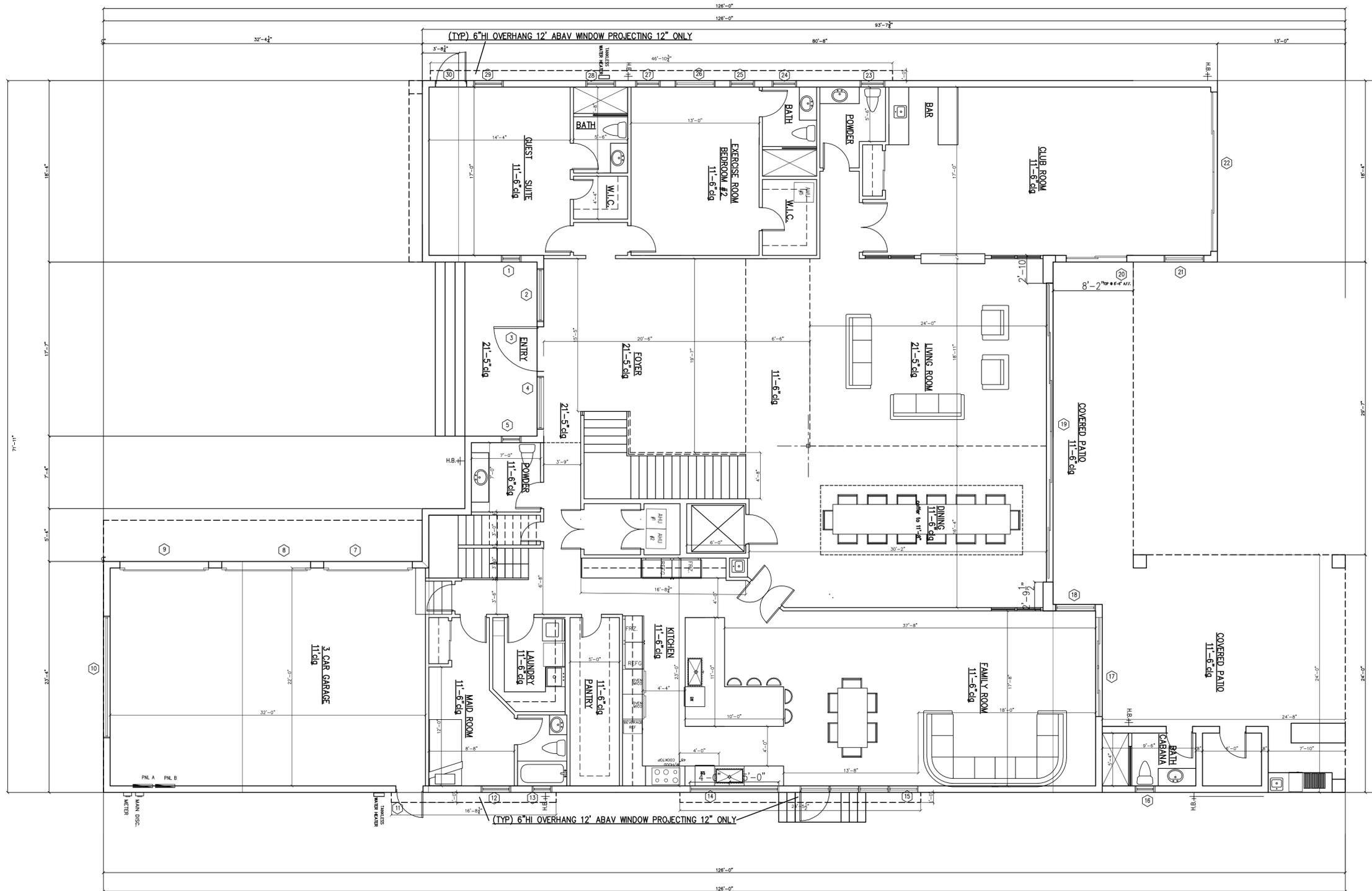
2020 CODE		2006 CODE	
ZONING REQUIREMENTS : H30B SITE AREA 90'X 182' = 16,367 SQ.FT.			
MAX LOT COVERAGE 40% (6,546) =PROPOSED =(6372 SQ.FT.) 38.93%		REQUIRED 40% PROPOSED 38.93%	
FIRST FLOOR BUILDING SET BACKS			
	REQUIRED	PROPOSED	REQUIRED PROPOSED
FRONT	20'	20'-1"	FRONT 20' 20'-1"
NORTH	9'	9'	NORTH 5' 9'
SOUTH	9'	9'	SOUTH 5' 9'
REAR	30'	47'-6"	REAR 30' 47'-6"
FIRST FLOOR LOT COVERAGE	5645 SQ.FT.	5645 SQ.FT.	5645 SQ.FT 5645 SQ.FT
FIRST FLOOR AREA + TERRACE	N/A	6372 SQ.FT.	N/A N/A
SECOND FLOOR BUILDING SET BACKS			
	REQUIRED	PROPOSED	REQUIRED PROPOSED
FRONT	20'	34'-11"	FRONT 20' 34'-11"
NORTH AVERAGE	18' AVERAGE	18' AVERAGE	NORTH 5' 18' AVERAGE
SOUTH AVERAGE	18' AVERAGE	18' AVERAGE	SOUTH 5' 18' AVERAGE
REAR	30'	47'-6"	REAR 30' 47'-6"
UPPER FLOOR AREA UNDER AC PROROSOD	3750 SQ.FT. (77% OF FIRST FLOOR)		NOT REQUIRED
UPPER FLOOR AREA + TERRACE	4681 SQ.FT.		NOT REQUIRED
	REQUIRED	PROPOSED	REQUIRED PROPOSED
MAX HEIGHT FROM CROWN OF ROAD	2 STORES 30'-0"	2 STORES 30'-0"	2 STORES 30'-0" 2 STORES 30'-0"
	REQUIRED	PROPOSED	REQUIRED PROPOSED
MIN. LOT PERVIOUS(35% OF16,367 SQ FT)	5728 S.F	35% 42.73%	40% 42.73%
REAR SET BACK PERMEABILITY AREA	30'X90 +2700 S.F. 100% DECK/POOL/ CAZEBO 1402 S.F.	40% 48.07% (1298 S.F.)	40% 48.07% (1298 S.F.)
FRONT SET BACK PERMEABILITY AREA	20'X90 +1800 S.F. 100% WALKWAY/DRIVEWAR 425 S.F.	50% 76.38% (1375 S.F.)	50% 76.38% (1375 S.F.)

SECOND FLOOR SETBACK TO PROPERTY LIN

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

FIN. FL. AT 10.00' NAVD

AREA CALCULATION					
AC AREA 1st Flr	=	4865 SF	AC AREA 2nd Flr	=	3750 SF
3 CAR GARAGE	=	780 SF	OPEN TO 1 FLOOR(open area)	=	736 SF
TOTAL 1st STRUCTURAL AREA	=	5645 SF	TOTAL 2nd FLOOR	=	4486 SF
COVERED PATIO	=	727 SF	2nd Flr REAR OPEN BALCONY (sundeck)	=	931 SF
FRONT ENTRY (OPEN)	=	0 SF	2nd Flr FRONT OPEN BALCONY (sundeck)	=	87 SF
TOTAL 1st BUILDING AREA	=	6372 SF	TOTAL 2nd STRUCTURAL AREA(79.46% off 1st floor)=	=	4486 SF
TOTAL STRUCTURAL AREA				=	10543 SF
TOTAL AC AREA				=	8615



TYPE/NO	REMARKS
1	16\"/>

FIRST FLOOR PLAN
3/16"=1'-0"

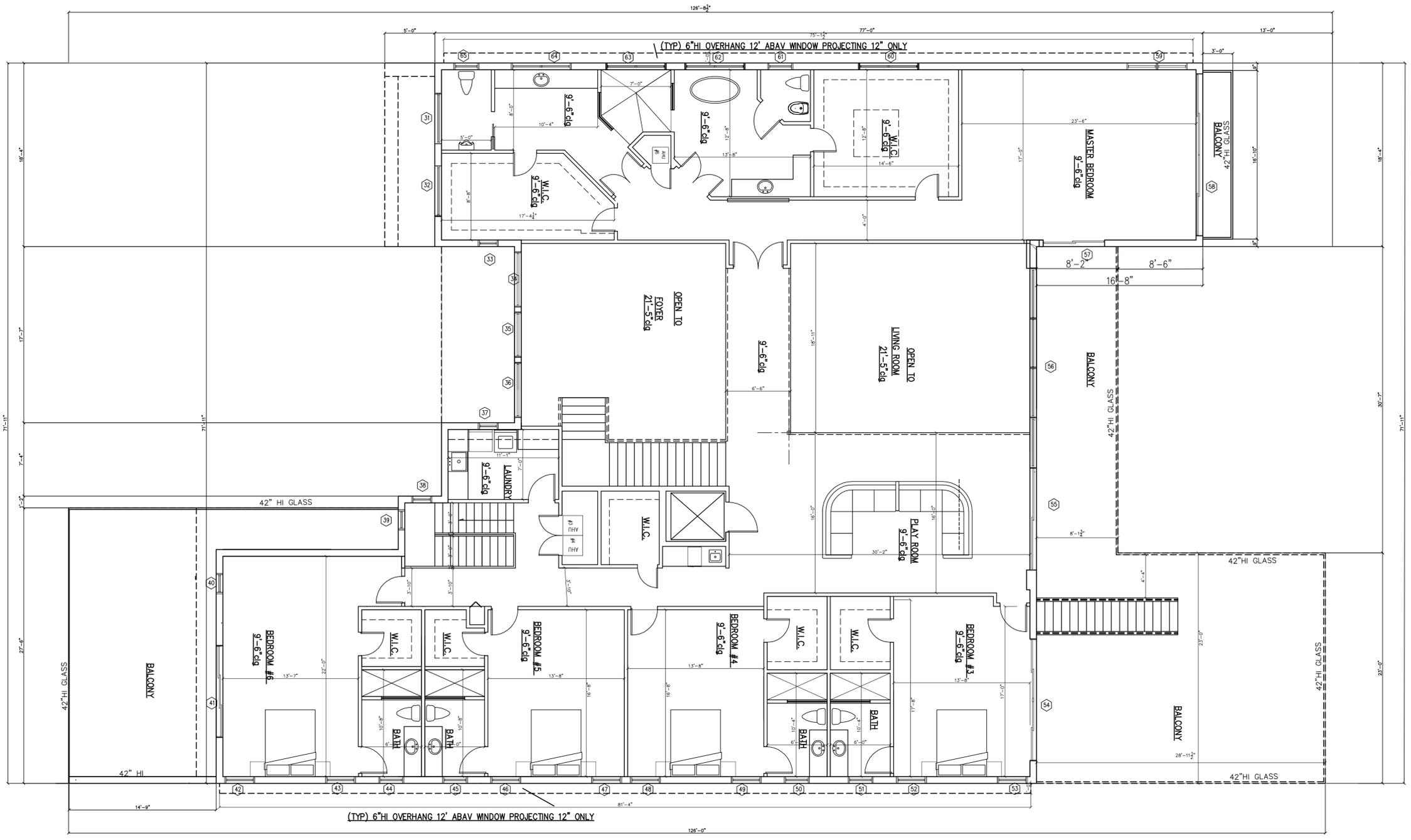
REVISIONS	BY

Res. For : SHARON HAKMON
9516 BAY DR
LOT : 3/4 BLOCK 14
SURFSIDE, FLORIDA

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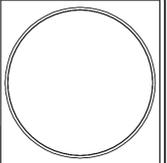
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DATE: 6-17-2020

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A1
5 of 5



SECOND FLOOR PLAN
 3/16" = 1'-0"

REVISIONS	BY



Res. For : SHARON HAKMON
 9516 BAY DR
 LOT : 3/4 BLOCK 14
 SURFSIDE, FLORIDA



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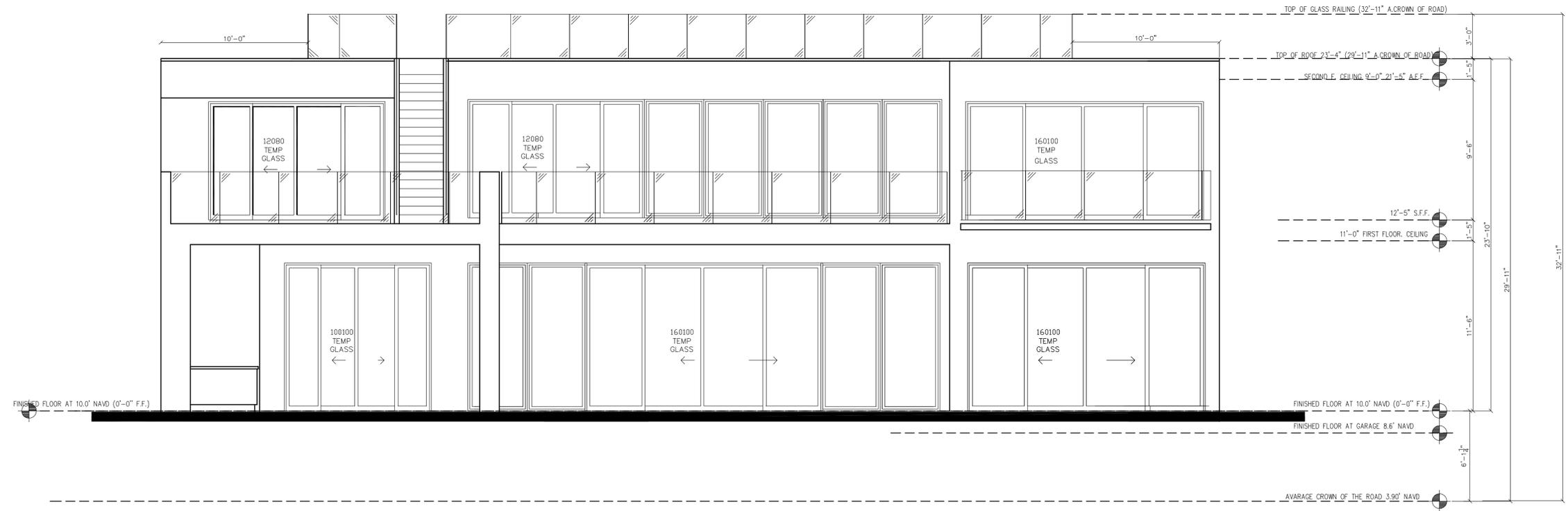
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 5 of 5



FRONT ELEVATION

SCALE: 1/4"=1'-0"

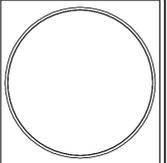


REAR ELEVATION

SCALE: 1/4"=1'-0"

FIN. FL. AT 10.00' NAVD

REVISIONS	BY



Res. For : SHARON HAKMON
 9516 BAY DR
 LOT : 3/4 BLOCK 14
 SURFSIDE, FLORIDA



DESIGN ODYSSEY Inc.
 Architectural Design
 985 WEST COMMERCIAL BLDG
 FORT LAUDERDALE, FL 33309
 Phone (954) 418-7111
 e-mail: designodyssey5@gmail.com
 WWW.DESIGNODYSSEY.NET



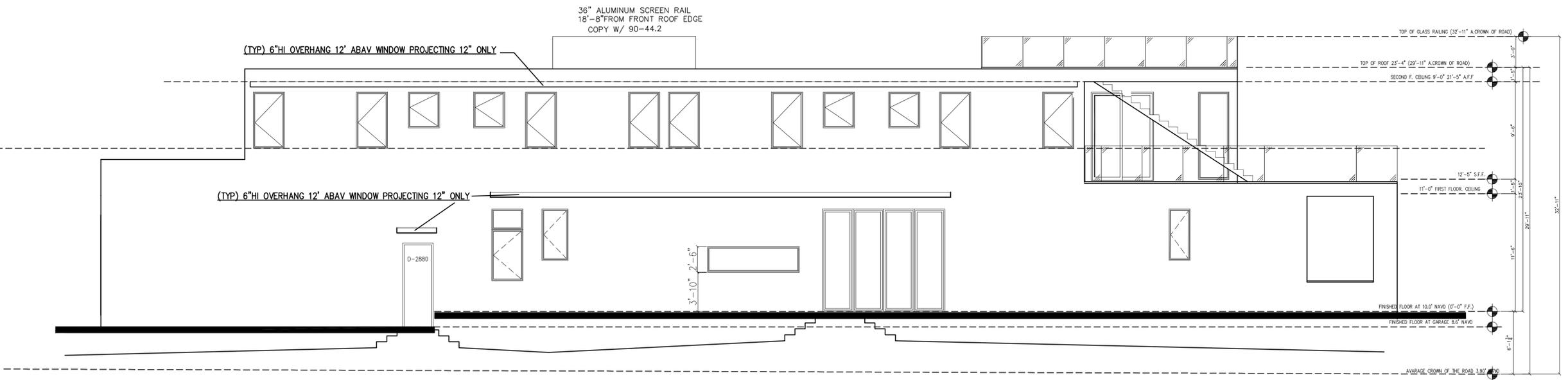
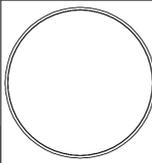
DESIGNED BY: ABEY
 CHECKED BY:
 DRAWN BY: TE
 DATE: 6-17-2020

Sheet:

A4

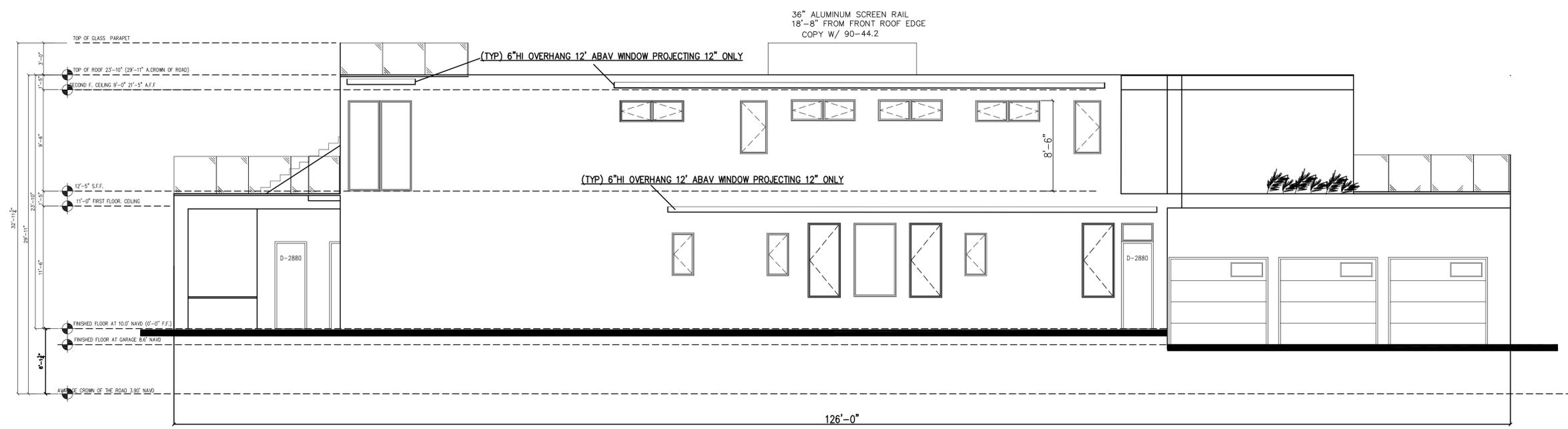
4 of 15

REVISIONS	BY



RIGHT ELEVATION

3/16"=1'-0"



LEFT ELEVATION

3/16"=1'-0"

Res. For : SHARON HAKMON
 9516 BAY DR
 LOT : 3/4 BLOCK 14
 SURFSIDE, FLORIDA

DESIGN ODYSSEY Inc.
 Architectural Design
 955 WEST COMMERCIAL BLVD
 FORT LAUDERDALE, FL 33309
 Phone (954) 418-7111
 e-mail: designodyssey5@gmail.com
 WWW.DESIGNODYSSEY.NET

DESIGNED BY: ABEY
 CHECKED BY:
 DRAWN BY:
 DATE: 6-17-2020

Sheet:
 A5
 5 of 6

FIN. FL. AT 10.0' NAVD





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
Single-Family Residential RS-2	Base Flood +2	Base Flood	10 NGVD

2020 Sec. 90-43 Maximum building heights

2006 Sec 90-155 District Regulation Tables

Height	Required Maximum 2020	Required Maximum 2006	Proposed
H30B RS-2	30 feet	30 feet	30 feet

2020 Sec. 90-45. Setbacks

2006 Sec 90-155 District Regulation Tables

H30A AND H30B UPPER STORY FLOOR AREA IS 65% to 80% OF FIRST STORY FLOOR AREA (Only 2020)	Required 2020 H30A AND H30B	Required 2006 RS-2	Proposed
<i>Maximum Lot Coverage</i>	40%	40%	40% (2,250/5,625=0.4)
FIRST STORY (UP TO 15 FT IN HEIGHT)			
Primary frontage	Minimum 20 FT	Minimum 20 FT	20'
Interior side (Lots less than 50 feet in width)	5 feet	5 feet	5' / 5'
Rear	Minimum 20 FT	Minimum 20 FT	20' 3"
UPPER STORY OR WALL PLANES GREATER THAN 15 FT IN HEIGHT			
Primary frontage	Minimum 20 FT / Average 30 FT	Minimum 20 FT	Average: 30'9"

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

Lot Standards H30B	Required 2020	Required 2006 RS-2	Proposed
Minimum Lot width	50 feet	50 feet	50'
Minimum lot area	5,600 feet	5,600 feet	5,625 SF
Maximum lot coverage	40%	40%	40% (2,250/5,625=0.40)
Pervious area	35% (minimum)	N/A	35% (1,989/5,625=0.35)

2020 Sec. 90.50 Architecture and roof decks

2006 No Pertinent Section from Code

	Required 2020	Required 2006	Proposed
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.	N/A	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
Wall openings	10% for all elevations	N/A	+10% for all elevations
Roof Material	(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity	N/A	Dark grey flat title

	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.		
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Sec. 90.54 Accessory Structures
2006 Sec. 90-182 Accessory Structures

	Required 2020	Required 2006	Proposed
Accessory buildings	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.	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.	(a) 5' (b) 5' / 17'4" (c) +10'

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

Paving Yards	Required 2020	Required 2006	Proposed
Front setback permeability	50% minimum	50% minimum	>50% (62%)
Front yard landscaped	30% minimum	50% minimum	>50%
Rear yard landscaped	20% minimum	40% minimum	>40% (46%) provide calculations
Number of Curb Cuts	One minimum	One minimum	1
Curb Cut side set back	5 feet minimum	5 feet minimum	5 feet
Curb cut width	1 curb cut not more than 18' in width	1 curb cut not more than 18' in width	18'

Driveway Materials	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.	N/A	Concrete paver slabs with grass in between
--------------------	---	-----	--

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

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

Required	Minimum Space Requirements 2020	Minimum Space Requirements 2006	Proposed
Single-family	2 spaces	2 spaces	+ 2 spaces

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

2006 No Pertinent Section from Code

	Required	Required 2006	Proposed
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.	2 trees	N/A	+2 trees

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	5 trees, 25 shrubs	N/A	6 trees, 25 shrubs

25 shrubs shall be planted per lot.			
-------------------------------------	--	--	--

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.	4/12 pitch
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	Dark grey flat tile

throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.	
--	--

Windows and Trims

Required	Proposed
Window styles should always be consistent among all elevations of a building.	Consistent
Frame materials should never vary on a single building.	Consistent
Window, door and eave trim should be consistent on all elevations of the house	Consistent

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.



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

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

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

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	9556 Carlyle Ave, Pearl Dwek
PHONE / FAX	732-996-2601
AGENT'S NAME	Jeffrey Rose
ADDRESS	8851 Fivode Ave, Surfside, FL 33154
PHONE / FAX	305-733-2485
PROPERTY ADDRESS	9556 Carlyle Ave, Surfside, FL 33154
ZONING CATEGORY	H30B
DESCRIPTION OF PROPOSED WORK	new 2 story single family home

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

<u>ZONING STANDARDS</u>	Required	Provided
Plot Size	5,625	5,625
Setbacks (F/R/S)	20' 20' 5'	20' 20' 5'
Lot Coverage	40%	40%
Height	30'	30'
Pervious Area	35%	35%

Pearl Dwek 4-7-20
SIGNATURE OF OWNER DATE

Jeffrey R Rose 4-6-20
SIGNATURE OF AGENT DATE



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

The Planning and Zoning 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:

Jefarey R. Rose
NAME OF REPRESENTATIVE

4-6-2020
DATE

NEW SINGLE FAMILY HOME
OWNER: MRS. PEARL DWEK
9556 CARLYLE STREET
SURFSIDE, FLORIDA 33154



PROPOSED FRONT/EAST ELEVATION
SCALE 1/4"=1'-0"

DRAWING LOG

1	04-07-20 P & Z BOARD SET
2	07-14-20 P & Z BOARD SET

NEW SINGLE FAMILY HOME
 OWNER: MRS. PEARL DWEK
 9556 CARLYLE STREET
 SURFSIDE, FLORIDA 33154

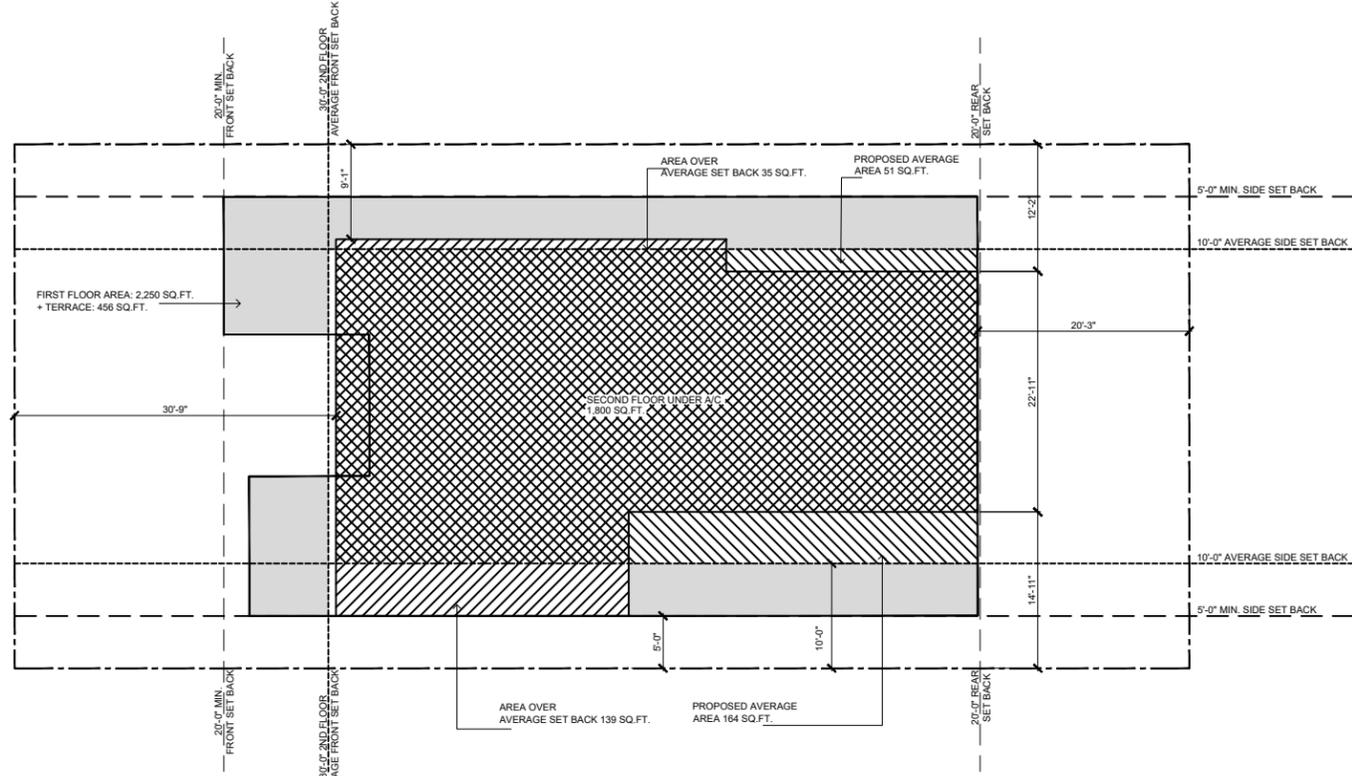
JORGE D. MANTILLA
 ARCHITECT
 5901 SW 85th COURT SOUTH MIAMI FLORIDA 33143
 STATE OF FLORIDA LICENSE No. 18320
 P: (305) 815-4649 E-mail: mantillaarchitect@gmail.com

DRAWN BY: V.V.L
 REVIEW BY: J.D.M.

SCALE:
 1/4" = 1'-0"

RELEASE DATE:

A-101
 SITE PLAN



AREA CALCULATION
 SCALE 1/8"=1'-0"

ZONING REQUIREMENTS: H30B

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	N/A	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	1,800 SQ.FT. (80% OF FIRST FLOOR)	
MAX. HEIGHT FROM CROWN OF ROAD	2 STORIES 30'-0"	2 STORIES 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.

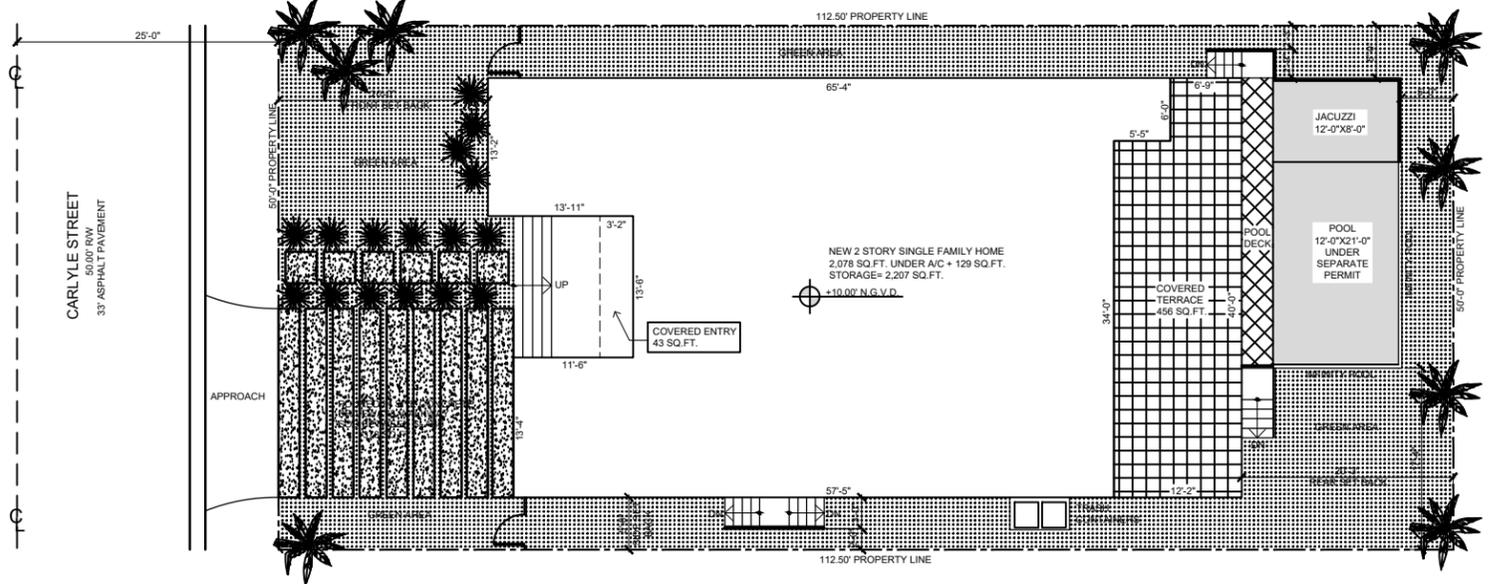
LANDSCAPING REQUIREMENTS: H30B

	REQUIRED	PROPOSED
STREET TREES	2	2
LOT TREES	5	6
SHRUBS	25	25

ZONING REQUIREMENTS S PER 2006 ZONING CODE: RS-2

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	N/A	N/A
SECOND FLOOR BUILDING SET BACKS:	REQUIRED	PROPOSED
FRONT SET BACK AVERAGE	20'-0"	30'-9"
REAR SET BACK	20'-0"	20'-3"
SOUTH INTERIOR SET BACK AVERAGE	5'-0"	10.31'
NORTH INTERIOR SET BACK AVERAGE	5'-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		
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%)



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

DRAWING LOG

1	04-07-20 P & Z BOARD SET
2	07-14-20 P & Z BOARD SET

NEW SINGLE FAMILY HOME
 OWNER: MRS. PEARL DWEK
 9556 CARLYLE STREET
 SURFSIDE, FLORIDA 33154

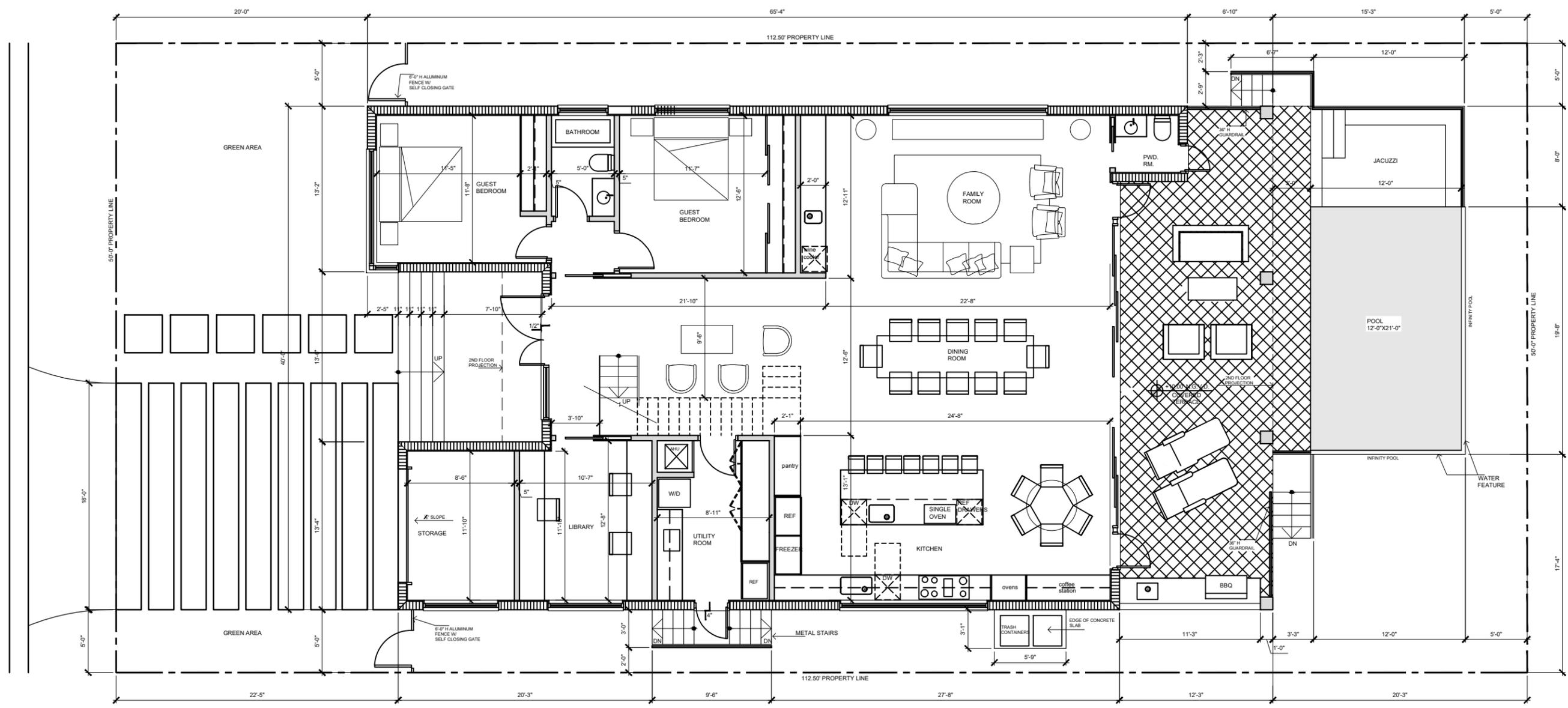
JORGE D. MANTILLA
 ARCHITECT
 5901 SW 68th COURT SOUTH MIAMI FLORIDA 33143
 STATE OF FLORIDA LICENSE NO. 18200
 P: (305) 615-4649 E-mail: mantillaarchitect@gmail.com

DRAWN BY: V.V.L
 REVIEW BY: J.D.M.

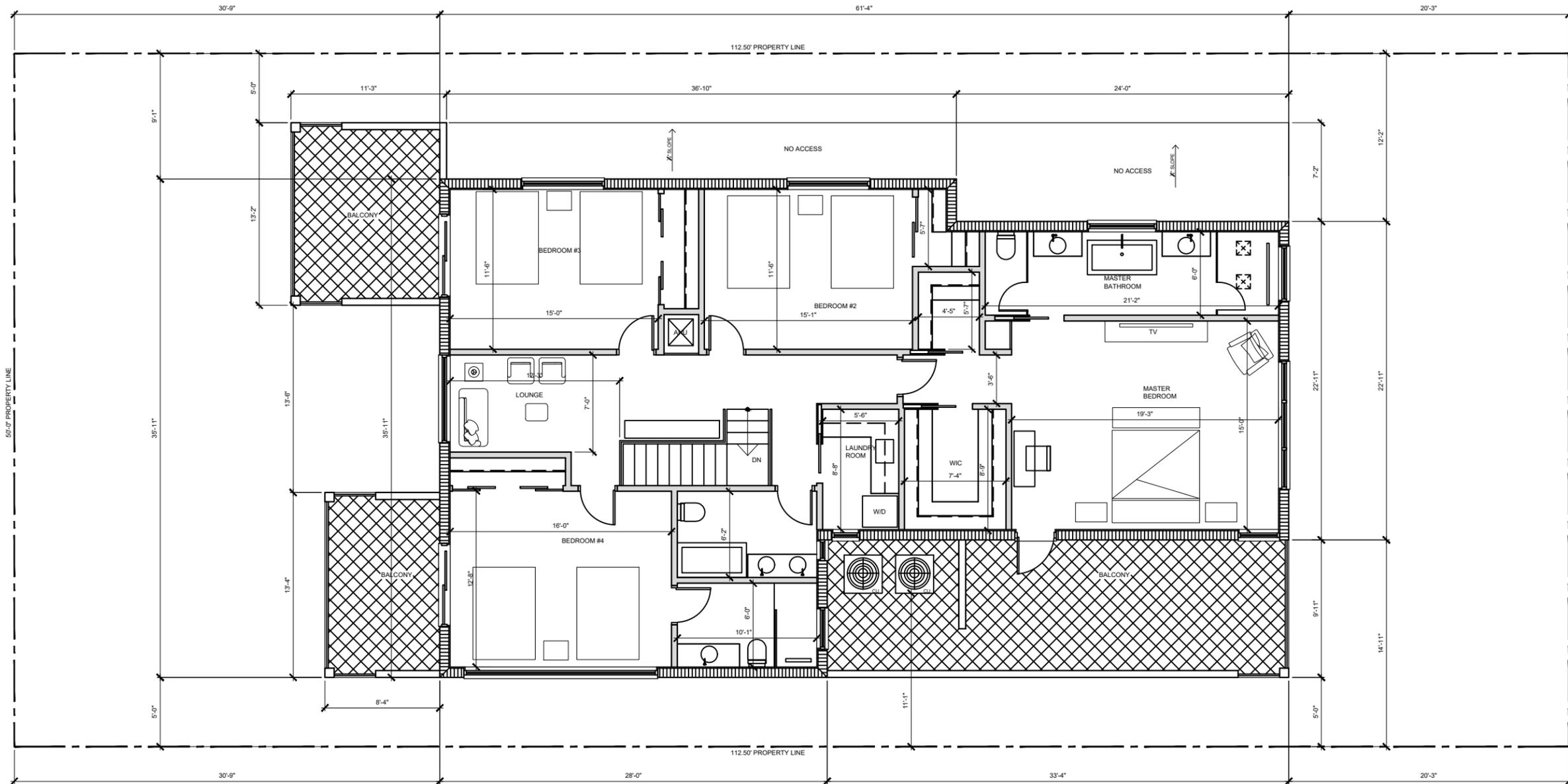
SCALE:
 1/4" = 1'-0"

RELEASE DATE:
 12-19-19

A-201
 FIRST FLOOR
 PLAN



PROPOSED 1ST FLOOR PLAN
 SCALE 1/4"=1'-0"



PROPOSED 2ND FLOOR PLAN
SCALE 1/4"=1'-0"

DRAWING LOG

1	04-07-20	P & Z BOARD SET
2	07-14-20	P & Z BOARD SET

NEW SINGLE FAMILY HOME
OWNER: MRS. PEARL DWEK
9556 CARLYLE STREET
SURFSIDE, FLORIDA 33154

JORGE D. MANTILLA
ARCHITECT
5601 SW 68th COURT SOUTH MIAMI FLORIDA 33143
STATE OF FLORIDA LICENSE NO. 14320
P: (305) 815-4648 E-mail: mantillaarchitect@gmail.com

DRAWN BY: V.V.I.
REVIEW BY: J.D.M.

SCALE:
1/4" = 1'-0"

RELEASE DATE:
04-08-20

A-202
SECOND FLOOR
PLAN

DRAWING LOG	
1	04-07-20 P & Z BOARD SET
2	07-14-20 P & Z BOARD SET

NEW SINGLE FAMILY HOME
 OWNER: MRS. PEARL DWEK
 9556 CARLYLE STREET
 SURFSIDE, FLORIDA 33154

JORGE D. MANTILLA
 ARCHITECT
 5601 SW 63rd COURT SOUTH MIAMI FLORIDA 33143
 STATE OF FLORIDA LICENSE NO. 14320
 P: (305) 815-4646 E: mail: mantillaarchitect@gmail.com

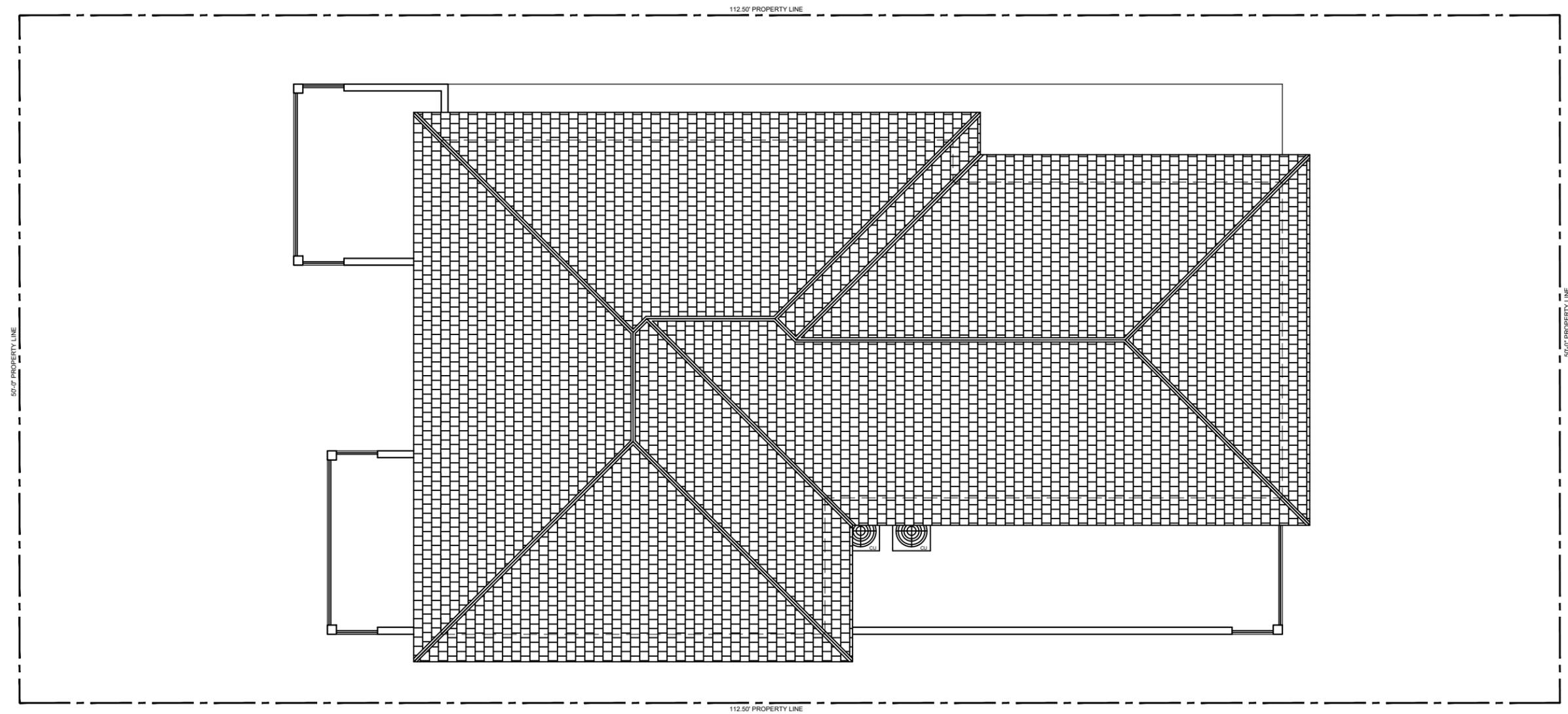
DRAWN BY: V.V.I.
 REVIEW BY: J.D.M.

SCALE:
 1/4" = 1'-0"

RELEASE DATE:
 12-19-19

A-203
 ROOF
 PLAN

SHEET NO. 3 OF 6

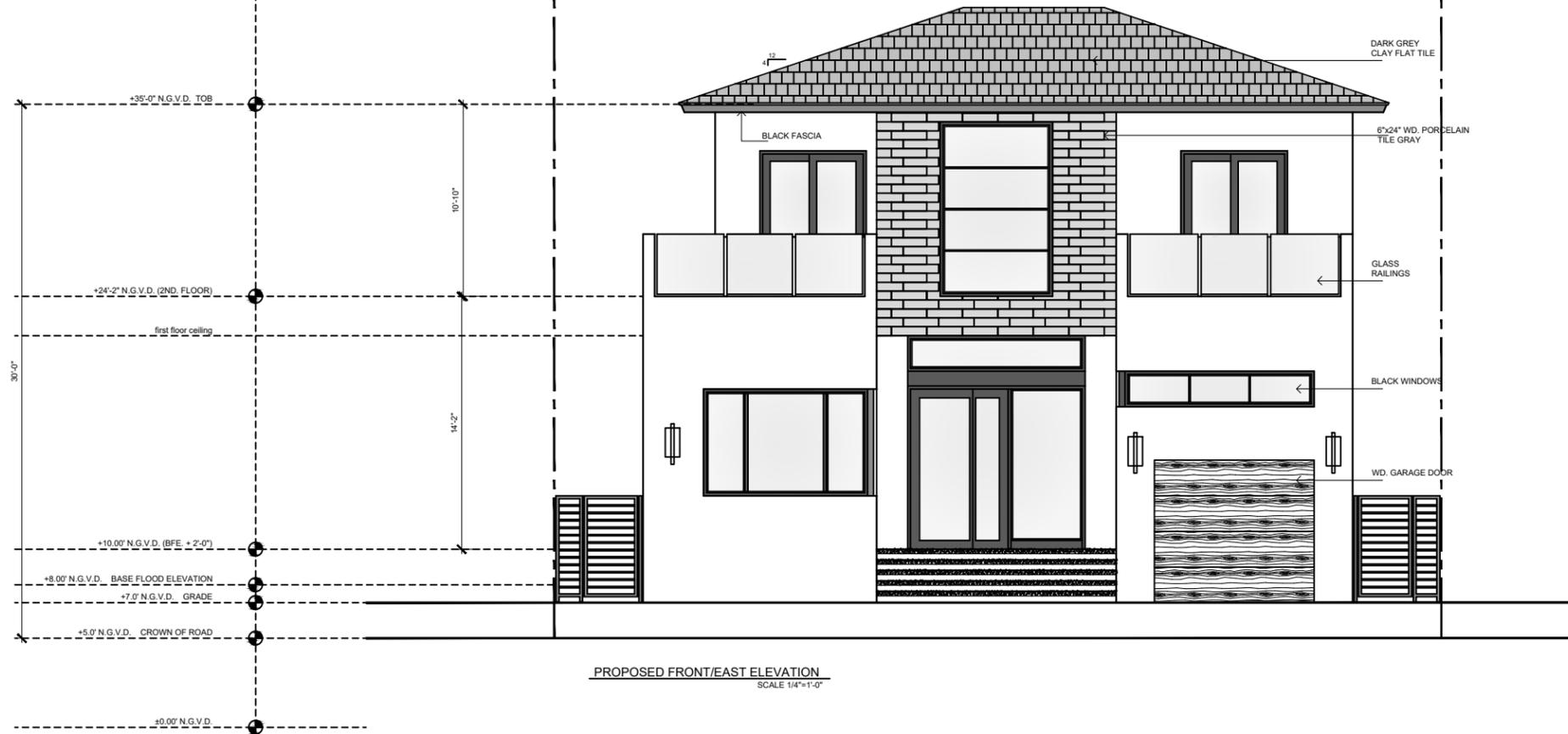


 PROPOSED ROOF PLAN
 SCALE 1/4"=1'-0"

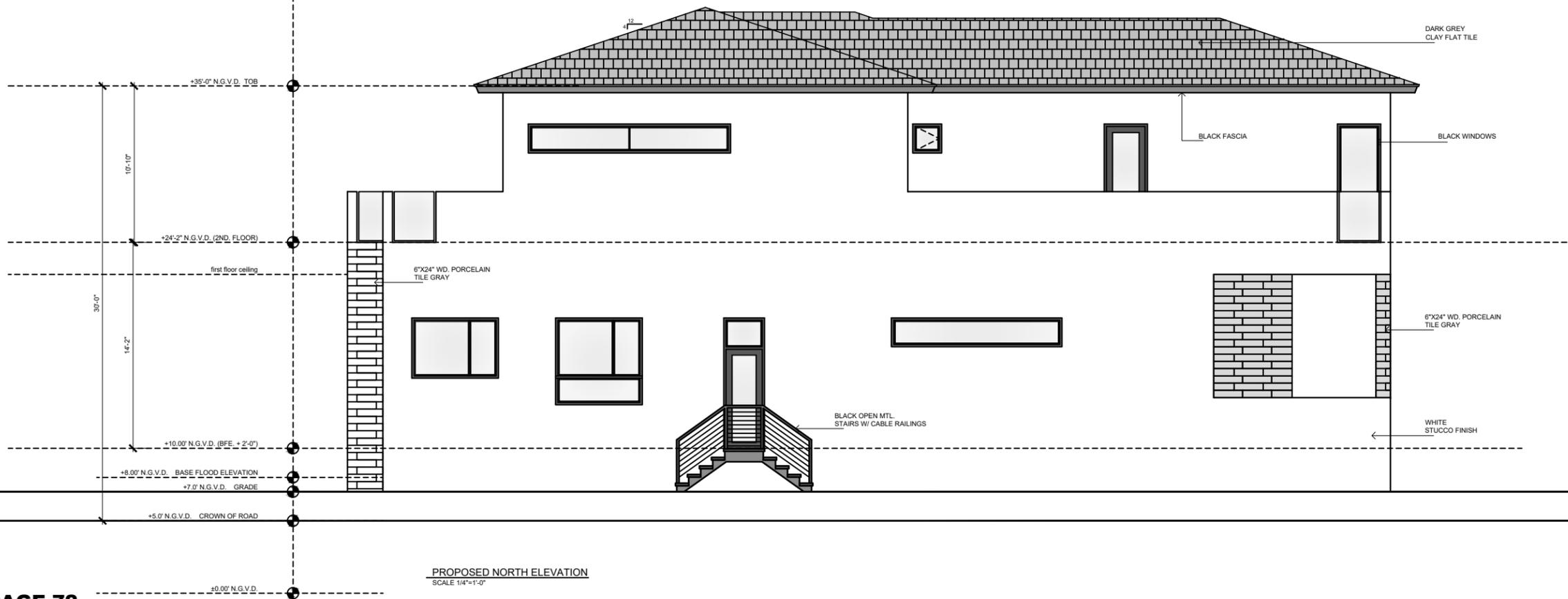
DRAWING LOG

1	04-07-20	P & Z BOARD SET
2	07-14-20	P & Z BOARD SET

NEW SINGLE FAMILY HOME
 OWNER: MRS. PEARL DWEK
 9556 CARLYLE STREET
 SURFSIDE, FLORIDA 33154



PROPOSED FRONT/EAST ELEVATION
 SCALE 1/4"=1'-0"



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

JORGE D. MANTILLA
 ARCHITECT
 5901 SW 63rd COURT SOUTH MIAMI FLORIDA 33143
 STATE OF FLORIDA LICENSE NO. 14320
 P: (305) 815-4646 E: mail: mantillaarchitect@gmail.com

DRAWN BY: V.V.I.
 REVIEW BY: J.D.M.

SCALE:
 1/4" = 1'-0"

RELEASE DATE:
 12-19-19

A-301
 FRONT & SIDE
 ELEVATIONS

DRAWING LOG

1	04-07-20	P & Z BOARD SET
2	07-14-20	P & Z BOARD SET

NEW SINGLE FAMILY HOME
 OWNER: MRS. PEARL DWEK
 9556 CARLYLE STREET
 SURFSIDE, FLORIDA 33154

JORGE D. MANTILLA
 ARCHITECT

5901 SW 63rd COURT SOUTH MIAMI FLORIDA 33143
 STATE OF FLORIDA LICENSE NO. 14320
 P: (305) 815-4648 E-mail: mantillaarchitect@gmail.com

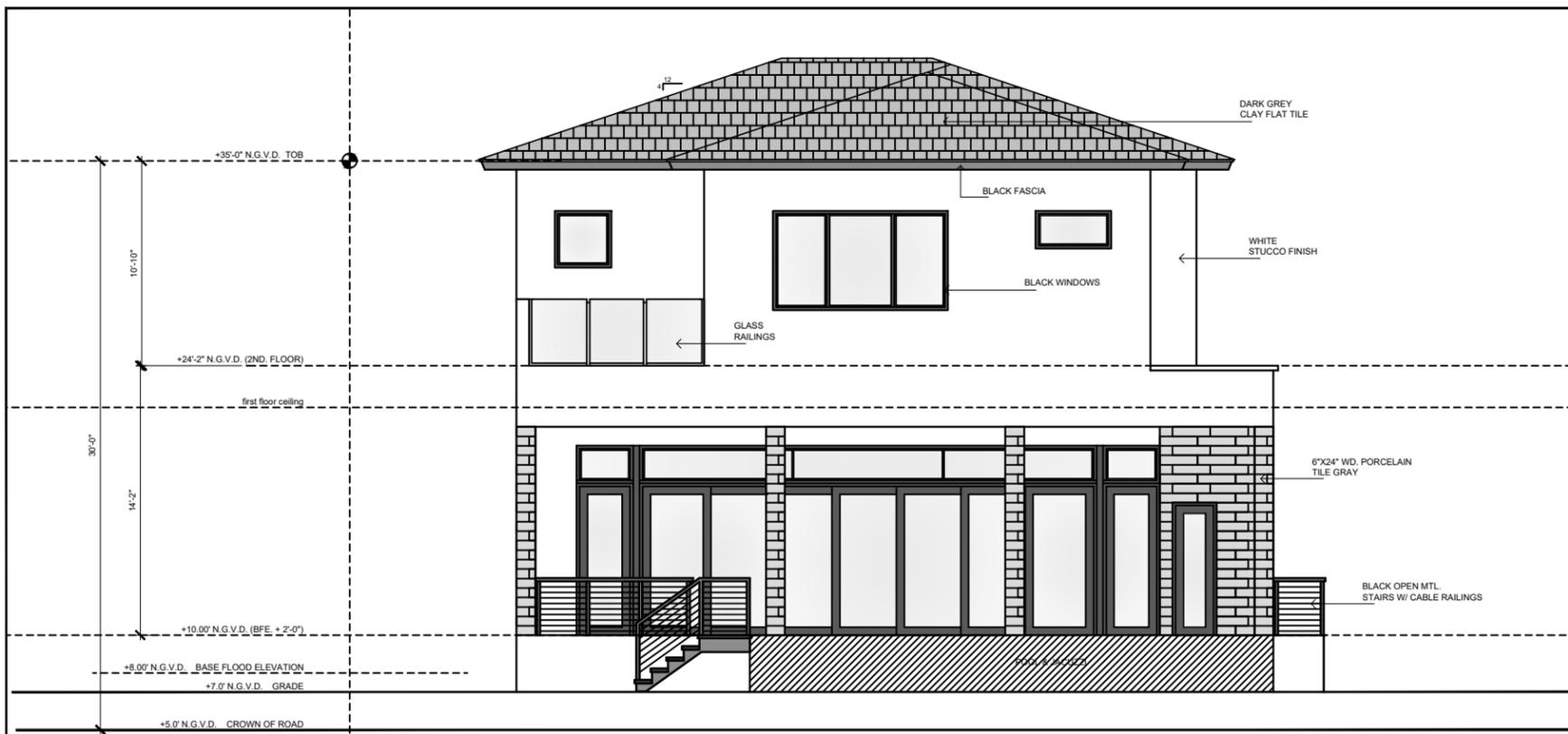
DRAWN BY: V.V.I.
 REVIEW BY: J.D.M.

SCALE:
 1/4" = 1'-0"

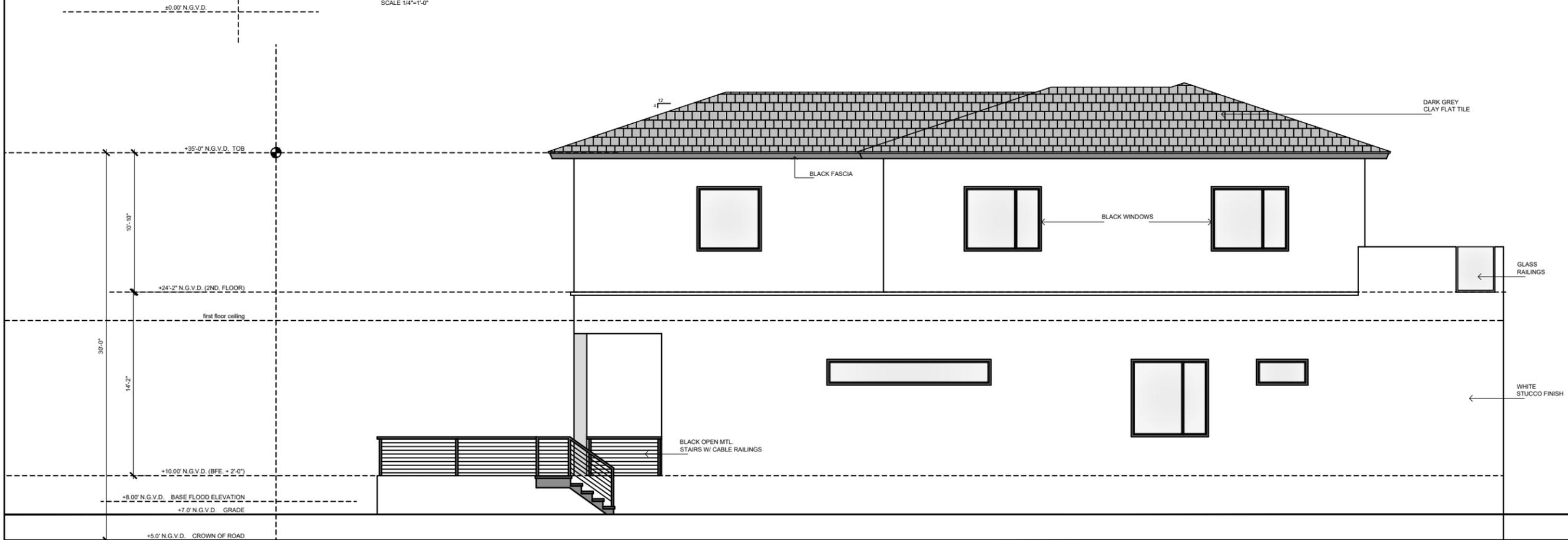
RELEASE DATE:
 12-19-19

A-302
 SIDE AND REAR ELEVATIONS

SHEET NO. 6 OF 6



PROPOSED REAR/WEST ELEVATION
 SCALE 1/4"=1'-0"



PROPOSED SOUTH ELEVATION
 SCALE 1/4"=1'-0"

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

DOORS



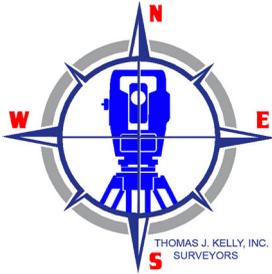
LIGHTING, WINDOWS, & BALCONY RAILING



DRIVEWAY

Concrete Driveway





CERTIFY TO:
 9556 CARLYLE LLC
 MATTHEW B WEALCATCH, PA
 WFG NATIONAL TITLE INSURANCE COMPANY
 LENDINGHOME FUNDING CORPORATION, ITS
 SUCCESSORS AND/OR ASSIGNS, A.T.I.M.A.

LEGAL DESCRIPTION:
 LOT: 8, BLOCK: 11
 SUBDIVISION: ALTOS DEL MAR NO 6
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN
 PLAT BOOK: 8 PAGE: 106
 PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PROPERTY ADDRESS:
 9556 CARLYLE AVENUE
 SURFSIDE, FLORIDA 33154

SURVEYOR'S NOTATIONS: NONE

FLOOD ZONE INFORMATION:
 THE NFIP FLOOD MAPS HAVE DESIGNATED THE
 HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: AE
 PANEL NO/SUFFIX: 144/L
 COMMUNITY NO.: 120659
 DATE OF FIRM: 09/11/2009

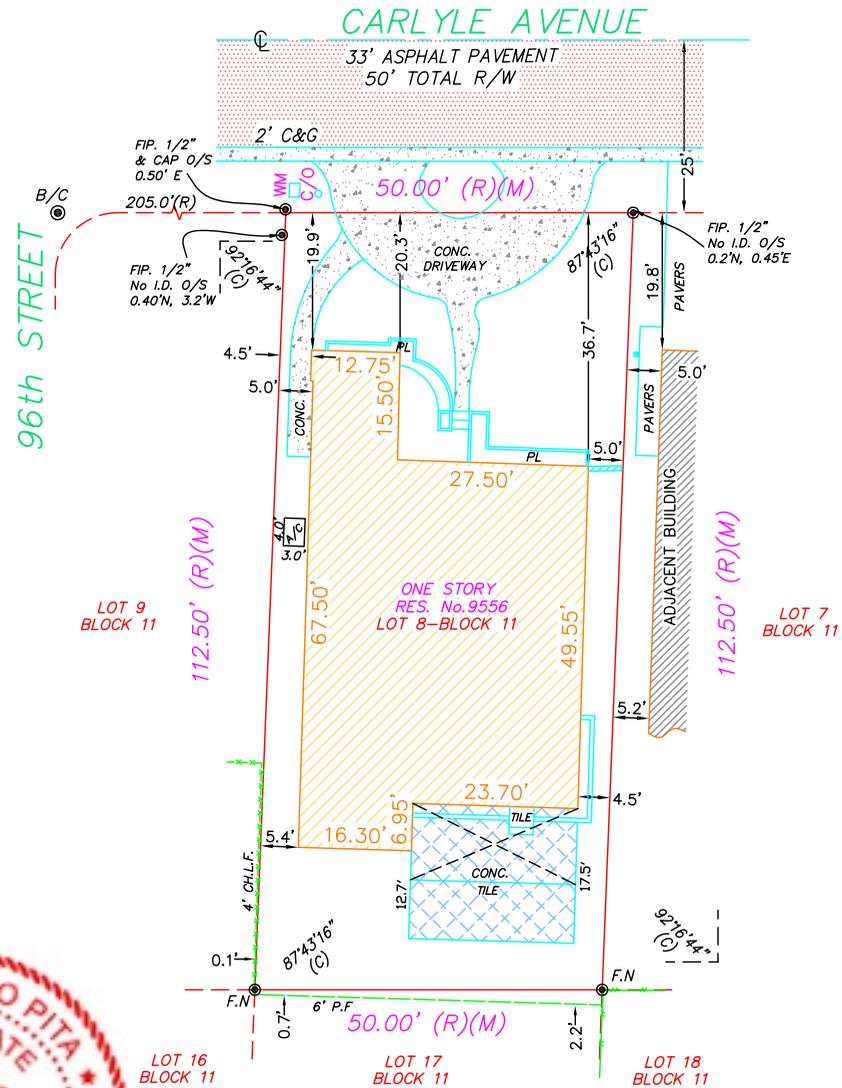
THE SUBJECT PROPERTY DOES LIE
 IN A SPECIAL FLOOD HAZARD AREA

Notes:

- A) All Clearances and / or encroachments shown hereon are of apparent nature, fences ownership by visual means. Legal ownership of fences not determined.
- B) This survey is intended for mortgage or refinance purposes only exclusively for this use by those to whom it is certified. This survey is not to be used for construction, permitting, design, or any other use without written consent of Thomas J. Kelly, Inc.
- C) Code restriction and title search are not reflected on this survey.
- D) The flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
- E) The lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
- F) Underground encroachments, if any, not located.
- G) I hereby certify that the survey represented hereon meets the minimum technical standards set forth by the Board of Land Surveyors in Chapter 5J-17.050 to 17.052 Florida Administrative Code pursuant to Section 472.027 Fla. Statutes.
- H) If shown, bearings are to an assumed meridian (by plat)
- I) If shown, elevations are referred to N.G.V.D. 1929
- J) This is a boundary survey



JULIO S. PITA, P.S & M # 5789
 STATE OF FLORIDA
 NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL



LEGEND OF SYMBOLOLOGY

- MAN HOLE SANITARY SEWER
- CATCH BASIN
- FIRE HYDRANT
- SIGN
- HANDICAP PARKING
- CONC. LIGHT POLE
- WATER METER
- WATER VALVE
- ELECTRIC BOX
- T.V. BOX
- ELECTRIC METER
- WOOD LIGHT POLE
- METAL LIGHT POLE
- UTILITY POLE

BOUNDARY SURVEY

SCALE: 1"= 2 0'



VIEW OF SUBJECT PROPERTY



VICINITY MAP

LEGEND OF SURVEY ABBREVIATIONS

- ADJ.....ADJACENT
- A/C.....AIR CONDITIONER
- ASPH. PAV.....ASPHALT PAVEMENT
- B/C.....BLOCK CORNER
- BLOC.....BUILDING
- BLOC.....BLOCK
- B.M.....BENCH MARK
- B.C.R.....BROWARD COUNTY RECORD
- C.....CARS AND GUTTER
- C.....CATCH BASIN
- C.....CATCH DISTANCE
- CH.L.F.....CHAIN LINK FENCE
- CL.....CONC LIGHT POLE
- C.....CENTER LINE
- (C).....CALCULATED
- C.S.....CONCRETE BLOCK AND STUCCO
- CL.....CLEAN
- C.M.....CIVIL MAINTENANCE EASEMENT
- CONC.....CONCRETE
- CON.....CORNER
- CT.....COURT
- D.B.....DEED BOOK
- D.C.R.....DADE COUNTY RECORD
- D.E.....DRAINAGE EASEMENT
- D & M.....DRAINAGE AND MAINTENANCE EASEMENT
- D/W.....DRILL HOLE
- D/V.....DRIVEWAY
- E.....EAST
- ENG.....ENGRAGMENT
- E.O.W.....EDGE OF WATER
- F.....FENCE
- F.....FOUND
- F.H.....FIRE HYDRANT
- F.D.I.P.....FOUND IRON PIPE
- F.F.L.E.V.....FINISH FLOOR ELEVATION
- F.P.....FLORIDA POWER AND LIGHT CO.
- L.....LENGTH
- L.M.....LIKE MAINTENANCE EASEMENT
- L.....LIKE MAINTENANCE EASEMENT
- M.F.....METAL FENCE
- M.S.....MANHOLE SANITARY SEWER
- M.....MONUMENT LINE
- (M).....MEASURED
- N.....NORTH
- N.D.....NAIL AND DISC
- N.G.V.D.....NATIONAL GEODETIC VERTICAL DATUM
- N.T.S.....NOT TO SCALE
- O.....OVER HANG
- O.R.B.....OFFICIAL RECORD BOOK
- O.U.....OVERHEAD UTILITY LINE
- (P).....PLAT
- P.....PAGE
- P.C.....POINT OF CURVATURE
- P.C.....POINT OF COMPOUND CURVATURE
- P.C.P.....PERMANENT CONTROL POINT
- P.....PAGE
- P.I.....POINT OF INTERSECTION
- P.K.....PARKER KALON
- P.W.....PARKWAY
- P.L.S.....PROFESSIONAL LAND SURVEYOR
- P.L.....PROPERTY LINE
- P.O.B.....POINT OF BEGINNING
- P.O.C.....POINT OF COMMENCEMENT
- P.R.C.....POINT OF REVERSE CURVATURE
- P.M.....PERMANENT MONUMENT
- P.....POINT OF TANGENCY
- (R).....RECORD
- RE-BA.....REINFORCEMENT BAR
- (R/W).....RECORD AND MEASURED
- RES.....RESIDENCE
- R/W.....RIGHT-OF-WAY
- S.....SOUTH
- SEC.....SECTION
- S.I.P.....SET IRON PIPE
- SW.....SIDEWALK
- (TYP).....TYPICAL
- U.E.....UTILITY EASEMENT
- U.L.....UTILITY POLE
- W.F.....WOOD FENCE
- W.M.....WATER METER
- WEST.....WEST
- 0.00.....DENOTES ELEVATION

BY APPT ONLY: 3321 SW 107 AVENUE MIAMI, FLA. 33165
 MAILING ADDRESS: P.O. BOX. 160399, MIAMI, FLORIDA 33116
 TEL:(786) 242-7692 DADE, (954) 779-3288 BRWD
 FAX:(786) 242-6494 DADE, (954) 779-3280 BRWD
 E-MAIL: tjksurvey@gmail.com

THOMAS J. KELLY INC
 SURVEYORS & MAPPERS
 L.D. # 8077

BOUNDARY SURVEY

DATE: 11/18/2019
 SCALE: 1"=20'
 DRAWN BY: R.R.R
 ORDER NO: 19-1812
 SHEET: 1 of 1











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

2020 Sec. 90-73
2006 Sec. 90-209

Signs	Permitted 2020	Permitted 2006	Proposed
Amount	One monument sign shall be permitted per street frontage	N/A	1
Area	<u>Monument Sign</u> The maximum sign area shall not exceed 25 square feet	N/A	<u>Monument Sign</u> 23 square feet
Height	The maximum height shall not exceed 5 feet from the ground	5 feet	5 feet

Setback	<u>Monument Sign</u> Shall maintain a 5 foot setback from all property lines and no portion shall be permitted to project within this 5 foot setback	5 feet	<u>Monument Sign</u> 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
Landscaping	<u>Monument Sign</u> Required to be landscaped at the base	N/A	<u>Monument Sign</u> Landscape not provided – requiring the applicant to provide landscaping at the base of the monument sign
Illumination	<u>Monument Sign</u> May be internally or externally illuminated	N/A	<u>Monument Sign</u>

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.



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

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.

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	SC 8955 LLC (Former documents listed as ASRR SUZER 8955 LLC)
PHONE / FAX	212-971-0111
AGENT'S NAME	YANELIS MARTINEZ
ADDRESS	660 NW 85 ST RD MIAMI FL 33150
PHONE / FAX	786-370-7763
PROPERTY ADDRESS	8955 COLLINS AVE, SURFSIDE, FL 33154
ZONING CATEGORY	RM / RT-1
DESCRIPTION OF PROPOSED WORK	ILLUMINATED MONUMENT SIGN

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

<u>ZONING STANDARDS</u>	Required	Provided
Sign Area (if applicable)	_____	23.33 SQFT
Awning Size (if applicable)	_____	_____
Fence Height (if applicable)	_____	_____
Wall Height (if applicable)	_____	_____

	5/22/20		5/22/20
SIGNATURE OF OWNER	DATE	SIGNATURE OF AGENT	DATE

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 conform 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 & appellate fees resulting from deviation from this design.

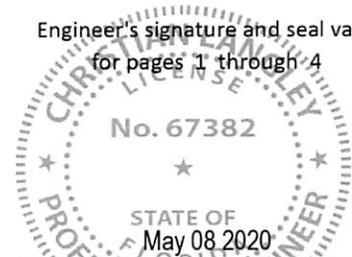
This document has been digitally signed and sealed by Christian Langley, PE on the date noted in this digital signature. Printed copies of this document are not considered signed & sealed, & the signature must be verified on any electronic copies.
Serial: 43 73 9E 00 F0 80 43 20 10 88 BC D2

Digitally signed
by Christian
Langley
Date: 2020.05.08
11:54:20 -04'00'

Index:

Pg 1	Cover
Pg 2	Wind Loads
Pg 3	Footing Design
Pg 4	Primary Support(s)

Engineer's signature and seal valid
for pages 1 through 4



Christian Langley PE # 67382
Easy Seals Cert Auth # 31124

ASCE 7-10 Design Wind Loads

FREESTANDING SOLID SIGNS AND WALLS (AT GRADE)

Building Specs

V = 165 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*
 $z_g = 700'$ *Nominal ht. of atmos. boundary layer*
 G = 0.85

Kd = 0.85 *Directionality factor*
 Kzt = 1.0 *Topographic factor*

Cf = 1.55 *Force Coefficient*
 ...Width / Height ratio ≥ 0.5

165 mph - Exp "D"	
Monuments at grade	
W/Ht Ratio ≤ 0.5	
SIGN HEIGHT	DESIGN WIND PRESSURES
15 ft	± 48.2 psf
18 ft	± 49.8 psf
20 ft	± 50.7 psf
30 ft	± 54.4 psf
35 ft	± 55.9 psf
40 ft	± 57.2 psf
45 ft	± 58.4 psf
50 ft	± 59.5 psf
55 ft	± 60.5 psf
60 ft	± 61.4 psf
70 ft	± 63.1 psf
80 ft	± 64.6 psf
90 ft	± 65.9 psf
100 ft	± 67.1 psf
110 ft	± 68.2 psf
120 ft	± 69.3 psf
130 ft	± 70.2 psf
140 ft	± 71.1 psf
150 ft	± 72.0 psf
175 ft	± 74.0 psf
200 ft	± 75.7 psf
250 ft	± 78.7 psf

Kh = Kz	qz
1.03	36.6
1.06	37.8
1.08	38.5
1.16	41.3
1.19	42.4
1.22	43.4
1.25	44.3
1.27	45.1
1.29	45.9
1.31	46.6
1.35	47.9
1.38	49.0
1.41	50.0
1.43	50.9
1.46	51.8
1.48	52.6
1.50	53.3
1.52	54.0
1.54	54.7
1.58	56.1
1.62	57.5
1.68	59.7

Footing Design for Freestanding Signs

Structure Dimensions & Loading

Design wind pressure:	P =	48.2	psf	
Overturning Safety Factor:	Ω =	1.5		... FBC 1807.2.3
Sign area 1:	A1 =	23.3	sq ft	... tributary area 1 for each footer (e.g. sign)
Height of applied force above grade:	h1 =	2.5	ft	... height of area 1 centroid
Sign area 2:	A2 =	0.0	sq ft	... tributary area 2 for each footer (e.g. post)
Height of applied force above grade:	h2 =	0.0	ft	... height of area 2 centroid

Overturning Moment: $M_n = P \cdot (A1 \cdot h1 + A2 \cdot h2)$

Mn = 2.8 kip-ft

Sq / Rect	Footing dimensions:	B =	2.75	ft	L =	4	ft
	Footing depth:	d =	1.75	ft	Soil cover:	ds =	0
	Superstructure weight:	Dr =	200	lb			
	Soil cover weight:	Ds =	0	lb			... = 100pcf * B * L * ds
	Footing weight:	Df =	2888	lb			... = 150pcf * B * L * d
	Total weight:	D =	3088	lb			... = Dr + Ds + Df

Soil Strength

...FBC Tables 1806.2, 1819.6

Soil class:	4. Sand, silty sand, silty gravel
Lateral bearing strength:	Plat = 150 psf/ft
Vertical bearing strength:	Pbrg = 2000 psf

Check Vertical Soil Bearing Pressures

e =	0.91	ft	... = (P) * (A1 * h1 + A2 * h2) / D	... > B/6
qt _{toe} =	2 * D / [3 * L * (B/2 - e)]		...reaction below footer at toe	
qt _{toe} =	1110	psf		qt _{toe} < Pbrg OK
Resisting moment due to Dead Load:	Mv = D * B / 2			
	Mv = 4.2	kip-ft		
Total Resisting Moment:	M _{tot} = Mv / Ω			
	M_{tot} = 2.8	kip-ft		M_{tot} > Mn 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	Safety Factor =	1.67	Per Section B3.4
Modulus of Elasticity:	$E = 29000$ ksi			

Member Properties

Flange:	$b = 3$ in	Moment of Inertia:	$I_x = 3.3$ in ⁴
Flange Thickness:	$t_f = 1/4" = 0.233"$	Section Modulus:	$S = 2.2$ in ³
Web:	$d = 3$ in	Deflection Limit:	Defl = $L / 80$
Web Thickness:	$t_w = 1/4" = 0.233"$	End Supports:	Cantilever

Design wind pressure:	$P = 48.2$ psf		
Sign area:	$A_1 = 23.3$ sq ft	...	tributary area for each post (e.g. sign+post)
Eccentricity of applied force:	$e_1 = 2.5$ ft	...	distance to area centroid (weighted avg h1,h2)
Unbraced Length:	$L_c = 2.5$ ft		

Check for Limiting Width-Thickness Ratios

(Compact/Noncompact, per Table B4.1)

Flanges		Webs	
$b/t = 10.9$	$= (b-2*t_2)/t_1$	$d/t = 10.9$	$= (d-2*t_1)/t_2$
$1.12*v(E/F_y) = 28.1$	Flange Compact Limit	$2.42*v(E/F_y) = 60.8$	Web Compact Limit
$1.40*v(E/F_y) = 35.2$	Flange NonCompact Limit	$5.70*v(E/F_y) = 143.1$	Web NonCompact Limit
Flanges are compact		Webs are compact	

(1): Yielding Limit State

This criteria applies to all members, compact and noncompact

$M_n = F_y * S$	$M_{allow} = M_n / 1.67$
$M_n = 101.5$ kip-in	$M_{allow} = 60.8$ kip-in

Check Member Bending

Allowable Moment:	$M_n = 60.8$ kip-in	Minimum of Mallow values above	
Moment in member:	$M_{max} = P * A_1 * e_1$		
	$M_{max} = 33.8$ kip-in	$M_{max} < M_n$...	OK

Check Member Deflection:

Allowable Deflection:	$\Delta_{allow} = 0.37$ in	$L / 80$	
Deflection in member:	$\Delta_{max} = P * (A * e^3) / (3 * E * I)$		
	$\Delta_{max} = 0.11$ in	$\Delta_{max} < \Delta_{allow}$...	OK

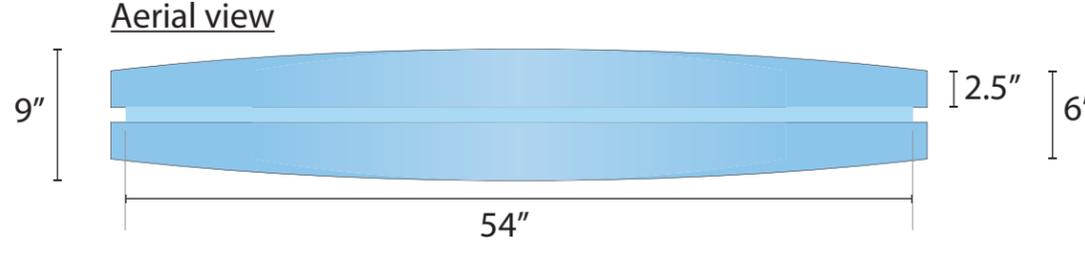
Single face monument sign
with cut-out letters



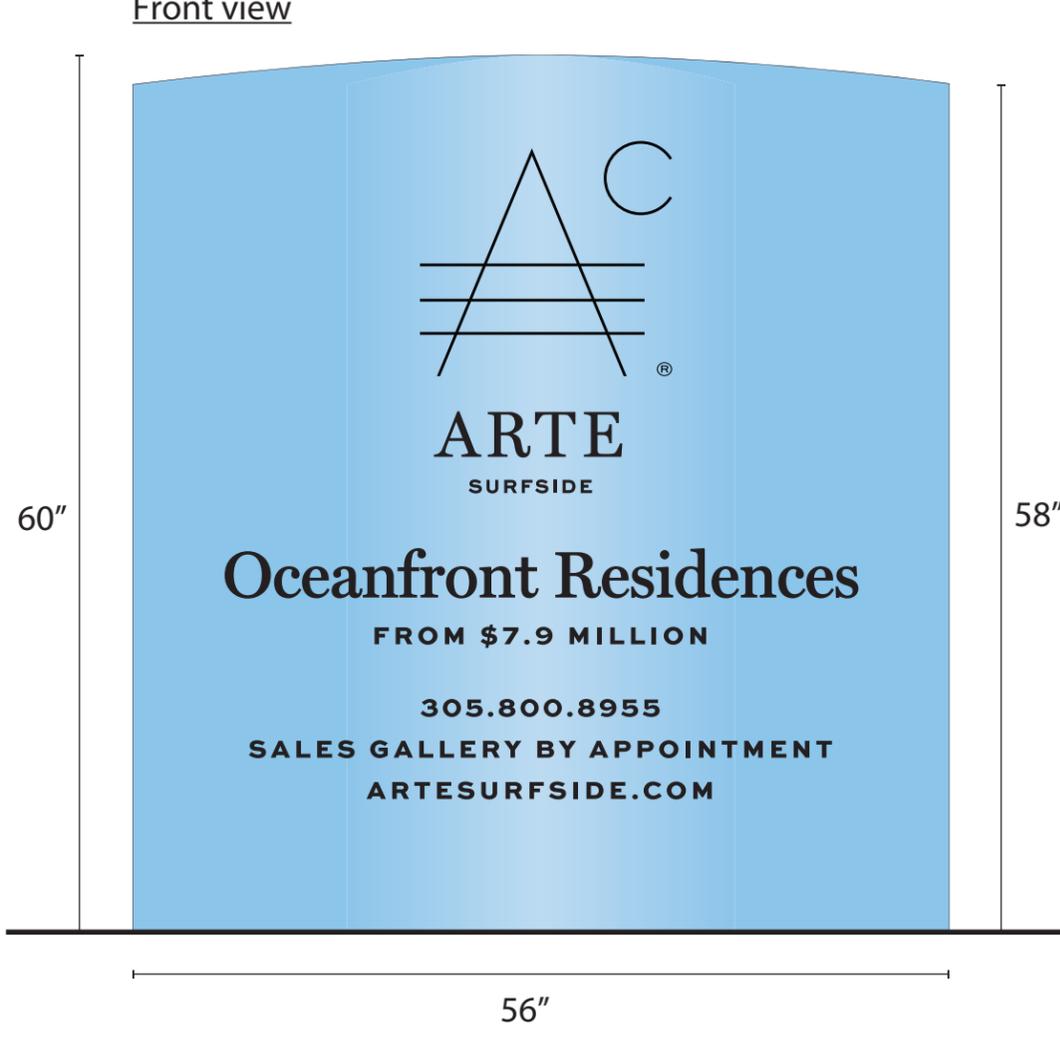
Custom color paint



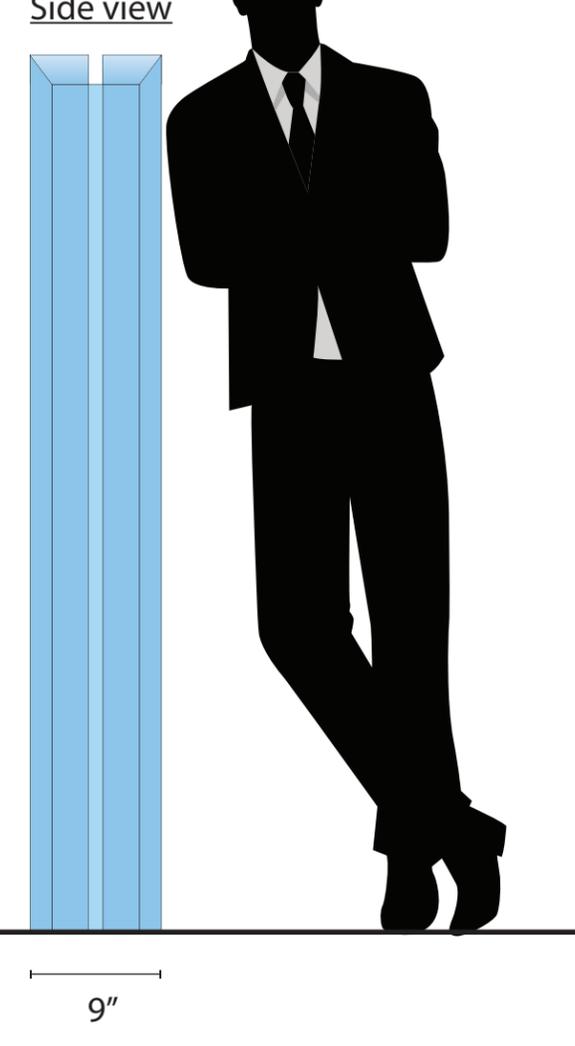
Aerial view



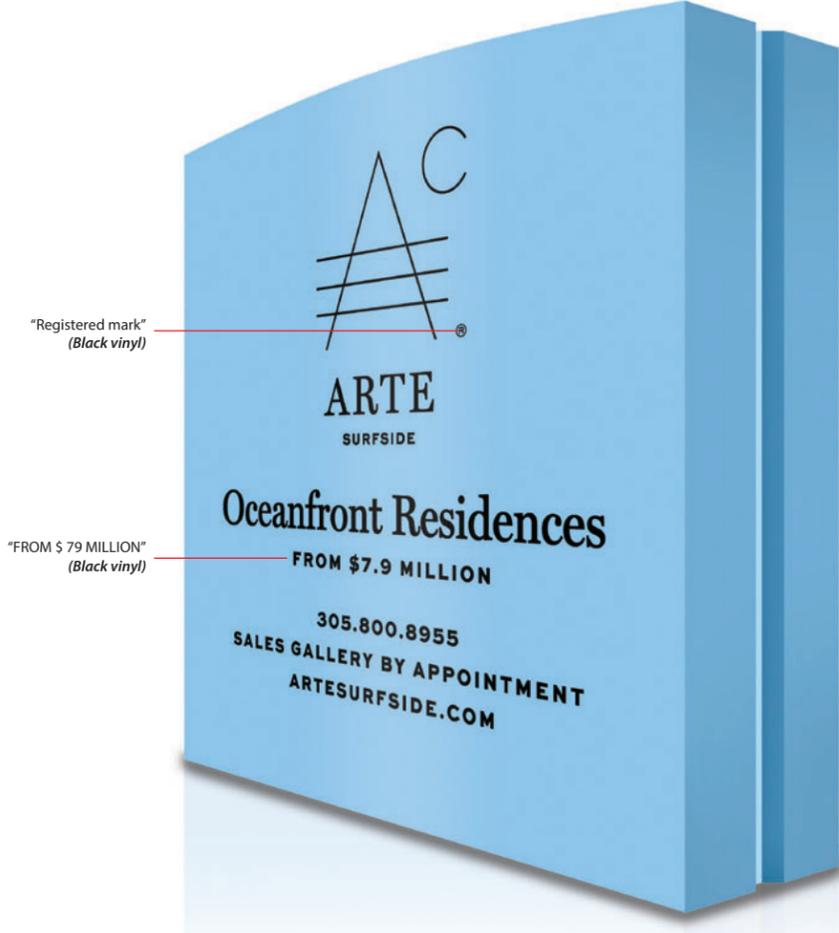
Front view



Side view



3D Mock-up



Christian Langley
Florida PE #67382
Cert of Auth #31124
MAY 07 2020
ENGINEER'S SIGNATURE
1200 N Federal Hwy, #200
Boca Raton, FL 33432
1-888-371-3113
Solid freestanding sign at grade:
• Sign Height = 15 ft max
• Cf = 1.55 (w/h ratio ≥ 1/2) ± 48.2 psf
• Kzt = 1.0, Kd = 0.85, G = 0.85
• Risk Category 1 Struct.
• V = 165 mph
• Exposure 'D'
• ASD Load Coeff = 0.6
WIND LOADS:

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MEASURED BY: CLIENT
DESIGNED BY: CLIENT
PROOF BY: RICHARD
TEMPLATE BY: N/A
DATE CREATED: 2-20-20

PROJECT NAME: SERAPH - ARTE MONUMENT

Approved _____
 Required Revisions _____

Signature: _____ Date: ____/____/____

REVISIONS (PRINT PRO SHOP USE ONLY)	
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②	⑥
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④	⑧

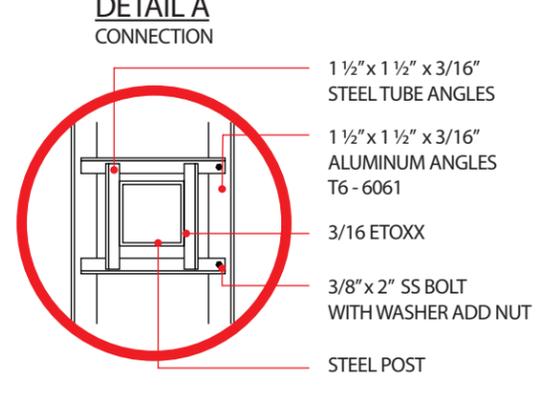
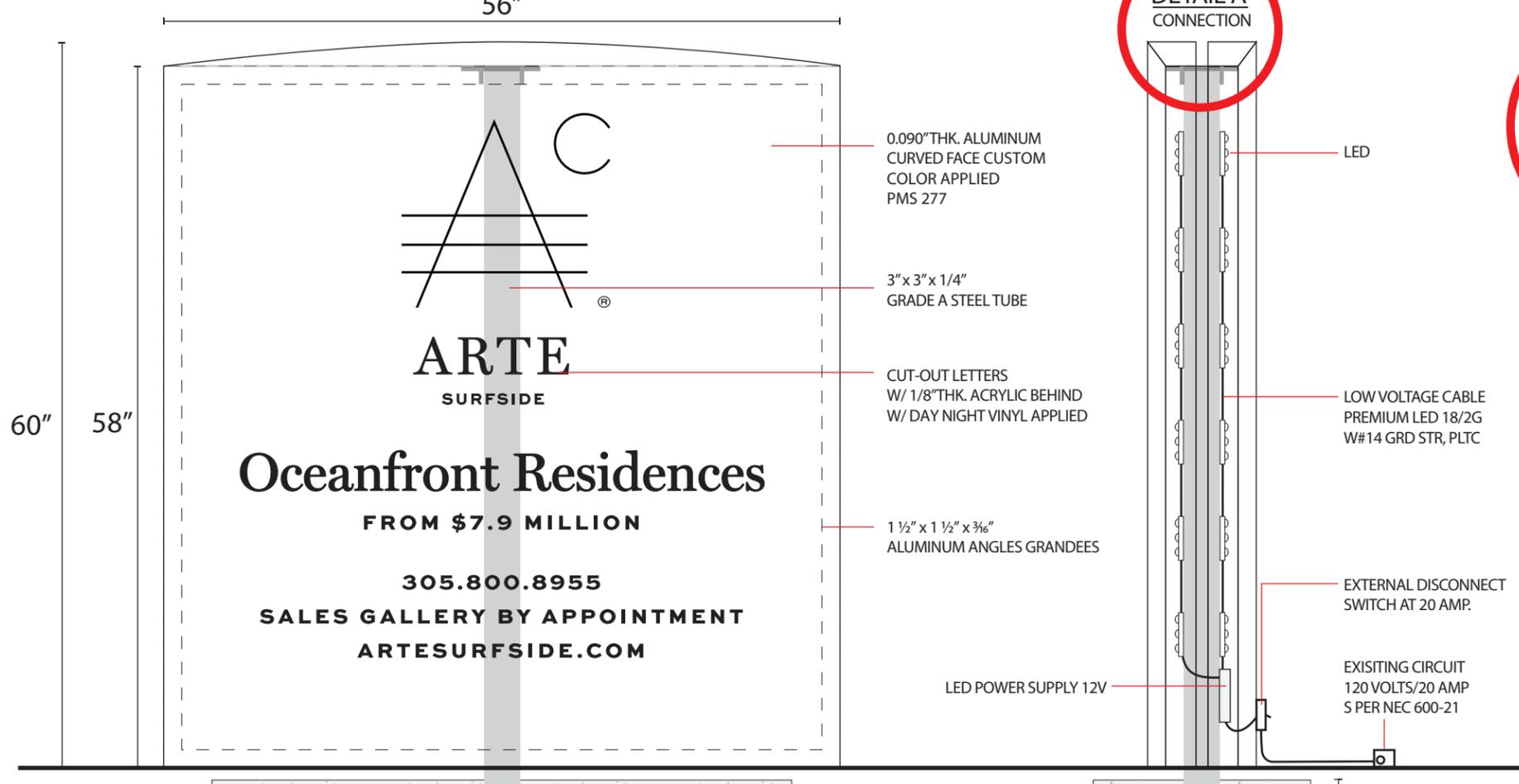
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General • Design is in accordance with the requirements of the Fla Bldg Code 6th Ed (2017) for use within & outside the High Velocity Hurricane Zone (HVHZ). • This engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly specified herein. • 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. • Structural design meets requirements of ACI 318-14, AISC 360-10, ADM1-15, & NDS-15, as applicable. • Steel components shall be coated, painted, or otherwise protected against corrosion per FBC Sec 2203.2/2222.6. • Alum components in contact with steel or embedded in concrete shall be painted or protected as prescribed in ADM1-15(1a), or plastic/neoprene spacers provided. • All exposed fasteners shall be S.S. or have a protective coating for corrosion protection. • All welding shall comply with AWS requirements. • Steel welds: E70xx electrodes. • Aluminum welds: 4043 filler alloy. • Alum extrusions: 6063-T6 or stronger, U.N.O.

Single face monument sign
with cut-out letters

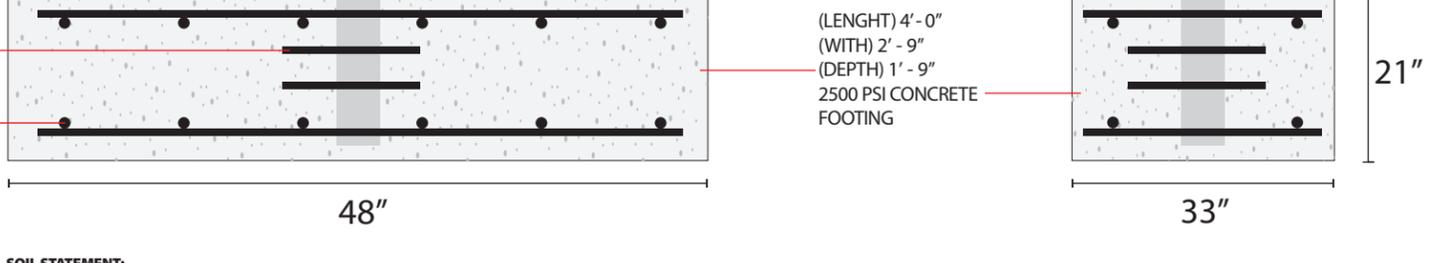


ELECTRICAL SPECIFICATIONS (L.E.D.)

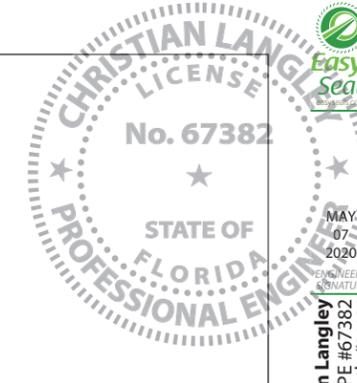
ALL ELECTRICAL COMPONENTS WILL BE UL LISTED AND APPROVED AS PER NEC 600.4, 600.3 & DESIGNED TO UL #48 PER F.S 553-19. ALL SIGNS ARE TO BE GROUNDED AND BONDED PER NEC 600.7 AND 250. ALL WIRING INSIDE LETTERS WILL BE 12V - CLAS 2 18GA / LOW VOLTAGE WIRING. ALL PRIMARY WIRING WILL BE #12 TWHN HIGH TENSION AS PER NEC 600.12 (C). THESE PLANS COMPLY WITH FBC 4505-21. **JUNCTION BOX INSTALLED BY CUSTOMERS ELECTRICAL CONTRACTOR TO WITHIN 6' OF SIGN LOCATION** HVHZ 1620 WITH WINDLOADS PER ASCE 7-10 **TIME CLOCK OR PHOTOCCELL PER FEC**

UL Underwriters Laboratories Inc.®
Listed

CODES IN EFFECT: NEC-2014 & FBC 2017, 6th Edition
SIGNS, 9nec - 2014 - Article 600.6 (A) (1)
SIGNS, (NEC-2014-Article 600.6 (A) (2)



SOIL STATEMENT:
BASE ON A VISUAL OBSERVATION, THE SOIL ON SIDE CONSIST OF SAND AND ROCK WITH A PRESUMPTIVE BEARING CAPACITY OF 2,000 PSF. THE MAXIMUM BEARING CAPACITY REQUIRED FOR THIS PROJECT IS 1.1 KSF. IF OTHER CONDITIONS EXIST, THE CONTRACTOR SHALL NOTIFY THIS ENGINEER FOR INSTRUCTIONS AND A LETTER WILL BE PROVIDED UPON EXCAVATION TO VERIFY THE SOIL CONDITION.



Christian Langley
Florida PE #67382
Cert of Auth #31124
1200 N Federal Hwy #200
Boca Raton, FL 33432
1-888-371-3113

ASCE 7-10 • V=165 mph
WIND LOADS: • Exposure 'D'
• Risk Category 1 Struct.
• ASD Load Coeff = 0.6
• Sign Height = 15 ft max
• Kzt=1.0, Kd=0.85, G=0.85
• ± 48.2 psf
Solid freestanding sign at grade:

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PAGE 93

PROJECT NAME: SERAPH - ARTE MONUMENT

Approved
 Required Revisions

Signature: _____ Date: ____/____/____

REVISIONS (PRINT PRO SHOP USE ONLY)	
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②	②
③	③
④	④

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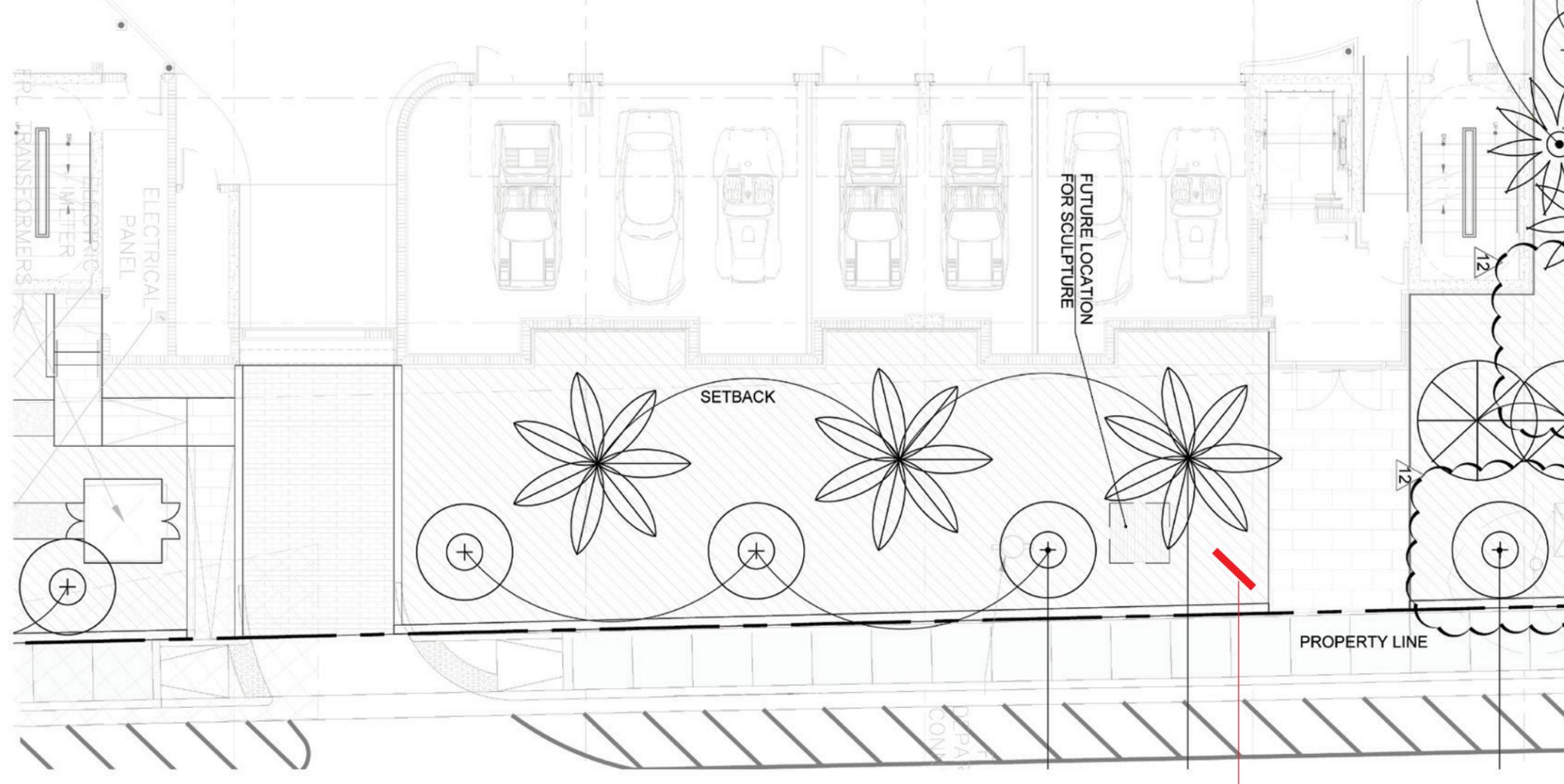
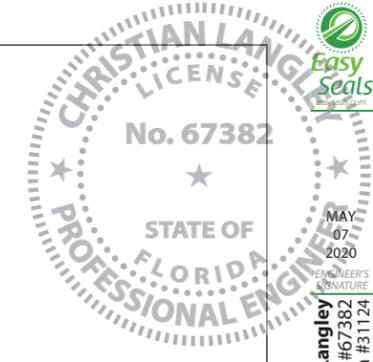
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Sign Plan location



Proposed Monument sign location

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TEMPLATE BY: N/A
DATE CREATED: 2-20-20

PROJECT NAME: SERAPH - ARTE MONUMENT

Approved

Required Revisions

Signature: _____ Date: ____/____/____

REVISIONS (PRINT PRO SHOP USE ONLY)	
1	5
2	6
3	7
4	8

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 COLOR. 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.

General • Design is in accordance with the requirements of the Fla Bldg Code 6th Ed (2017) for use within & outside the High Velocity Hurricane Zone (HVHZ). • This engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly specified herein. • 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. • Structural design meets requirements of ACI 318-14, AISI 360-10, ADM1-15, & NDS-15, as applicable. • Steel components shall be coated, painted, or otherwise protected against corrosion per FBC Sec 2203.2/2222.6. • Alum components in contact with steel or embedded in concrete shall be painted or protected as prescribed in ADM1-15(1a), or plastic/neoprene spacers provided. • All exposed fasteners shall be S.S. or have a protective coating for corrosion protection. • All welding shall comply with AWS requirements. • Steel welds: E70xx electrodes. • Aluminum welds: 4043 filler alloy. • Alum extrusions: 6063-T6 or stronger, UN.0.

Notes: • Steel components shall be coated, painted, or otherwise protected against corrosion per FBC Sec 2203.2/2222.6. • Alum components in contact with steel or embedded in concrete shall be painted or protected as prescribed in ADM1-15(1a), or plastic/neoprene spacers provided. • All exposed fasteners shall be S.S. or have a protective coating for corrosion protection. • All welding shall comply with AWS requirements. • Steel welds: E70xx electrodes. • Aluminum welds: 4043 filler alloy. • Alum extrusions: 6063-T6 or stronger, UN.0.

Christian Langley
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Cert of Auth #31124

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1-888-371-3113

ASCE 7-10 • V=165 mph
WIND LOADS: • Exposure 'D'

Risk Category 1 Struct. • ASD Load Coeff = 0.6

• Sign Height = 15 ft max
• Kzt=1.0, Kd=0.85, G=0.85

Solid freestanding sign at grade:
• Cf=1.55 (w/h ratio ≥ 1/2) ± 48.2 psf