



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

**August 27, 2020 – 6:00 p.m.**  
Town Hall Commission Chambers –  
9293 Harding Ave, 2<sup>nd</sup> Floor, Surfside, FL 33154

1. **Call to Order/Roll Call**
2. **Town Commission Liaison Report – Commissioner Salzhauer**
3. **Approval of Minutes – July 30, 2020**
4. **Appointment of a Vice Chair**
5. **Applications:**
  - A. **9516 Bay Drive – New Single Family Residence**
  - B. **9556 Carlyle Avenue - New Single Family Residence**
  - C. **8955 Collins Avenue – Monument Sign**
  - D. **9177 Dickens Avenue – Addition**
  - E. **8927 Froude Avenue - Addition**
  - F. **9491 Harding Avenue – Awning**
  - G. **9467 Harding Avenue – Façade Change and Outdoor Seating (*May be deferred*)**
  - H. **9309 Abbott Avenue – Addition (*May be deferred*)**
  - I. **8712 Byron Avenue, Lot A - New Single Family Residence (*May be deferred*)**
  - J. **8712 Byron Avenue, Lot B - New Single Family Residence (*May be deferred*)**
  - K. **8712 Byron Avenue, Lot C - New Single Family Residence (*May be deferred*)**
  - L. **924 93 Street - New Single Family Residence (*May be deferred*)**
  - M. **824 88 Street – Awning (*May be deferred*)**
6. **Discussion Items:**
  - A. **Future Agenda Items**
7. **Adjournment**

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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](http://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**

**July 30, 2020 – 6:00 p.m.**  
Town Hall Commission Chambers –  
9293 Harding Ave, 2<sup>nd</sup> Floor, Surfside, FL 33154

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

Deputy Town Clerk Herbello called the meeting to order at 6:05 p.m. for the orientation portion of the meeting and the Planning and Zoning Board Meeting was called to order at 7:41 p.m.

**Present:** Board Member Fred Landsman, Board Member James MacKenzie, Board Member Ruben Bravo, Board Member Deborah Wecselman, Board Member Judith Frankel, Board Member Oliver Sanchez, and Board Member Robert Izaurralde and Commissioner Salzauer.

**Also, Present:** Interim Town Manager Jason Greene, Town Planner James Hickey, Assistant Town Attorney Edward Martos, Town Attorney Lillian Arango and Assistant Town Attorney Tony Recio.

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

Town Attorney Robert Meyers provided the orientation for the Board members during the first portion of the meeting.

Assistant Town Attorney Martos provided an overview of the Planning and Zoning Board members responsibilities.

The Board Orientation concluded at 7:41 p.m. and the Planning and Zoning Board meeting commenced at 7:41 p.m.

Assistant Town Attorney Martos advised the Board Members the role of the Commission Liaison and the first order of business for tonight's meeting is the selection of a Chair and Vice Chair for this Board.

The Board members introduced themselves.

A motion was made by Board Member Landsman to appoint Board Member Judith Frankel as the Chair of the Planning and Zoning Board, seconded by Board Member Bravo. All voted in favor.

A motion was made by Board Member Landsman to appoint Board Member Sanchez as Vice Chair. The motion was withdrawn by Board Member Landsman

A motion was made by Board Member Sanchez to defer the appointment of a Vice Chair to the next meeting, seconded by Board Member Landsman. All voted in favor.

A motion was made by Board Member Landsman to appoint as Alternate Number 1 Board Member Wechselman and as Alternate No. 2 Robert Cesar Izaurralde, seconded by Board Member Bravo. All voted in favor.

Assistant Town Attorney Martos stated to the Board members the process of deferral of items to the next meeting in order not to have to re-advertise. The following items were deferred to the August 27 meeting.

8927 Froude Ave  
9177 Dickens Ave  
9309 Abbott Avenue  
9454 Harding Avenue  
924 93 Street  
8712 Byron Avenue, Lot A  
8712 Byron Avenue, Lot B  
8712 Byron Avenue, Lot C

Commissioner Salzhauer asked if the applicants have to meet the zoning in progress criteria.

Assistant Town Attorney Recio addressed Commissioner Salzhauer's question regarding the zoning in progress notice and how those applicants must comply prior to the August 27, 2020 meeting.

Board Member Mackenzie asked regarding the zoning in progress requirements and how those applicants have to comply and resubmit.

Town Planner Hickey addressed the questions from Board Member Mackenzie regarding the resubmittal of applications from those applicants based on the old zoning code.

Assistant Town Attorney Martos gave an explanation to Board Member Mackenzie on the reason and process of resubmittal of applications by property owners/applicants.

Commissioner Salzhauer asked if by allowing those applicants to resubmit would that mean that they are grandfathering them in.

Assistant Town Attorney Martos addressed the question by Commissioner Salzhauer and stated it does not grandfather the applicant since they have not come before the Board for approval.

Further discussion took place among the Board and Assistant Town Attorneys regarding the process of the resubmittal of applications and the zoning in progress.

A motion was made by Board Member Landsman to defer the above addresses to the August 27, 2020 Planning and Zoning Board and determine if they can avoid additional expense in advertising, seconded by Board Member Bravo. All voted in favor.

Chair Frankel went through the process on all applicants being heard even if they do not meet the code.

Town Planner Hickey went through the process of the deadlines for submittal to appear before the Planning and Zoning Board which is three (3) weeks prior to the meeting to give time to review the applications, the site plans, explained the delay due to COVID-19 and the zoning in progress.

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

Commissioner Salzhauer stated that the Zoning Code is of the highest priority and to make changes in order for the developers and residents to move forward with the new set of rules.

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

A motion was made by Board Member Landsman to approve the February 27, 2020, seconded by Board Member Sanchez. All voted in favor.

**5. Applications:**

Assistant Town Attorney Matos confirmed with Deputy Town Clerk Herbello if advertising requirements were met.

Deputy Town Clerk Herbello confirmed advertising requirements were met.

Assistant Town Attorney Matos polled the Board members of the Planning and Zoning Board on the items on the agenda.

None of the Board Members had any communications with any of the applicants or their representatives.

Deputy Town Clerk Herbello swore in all public participants that were going to speak on an item.

**A. 9272 Abbott Avenue – New Single-Family Residence**

Town Planner Hickey introduced the item. 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 finds that the application meets the 2020 code and meets the 2006 code provided the following condition is met: 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.

Commissioner Salzhauer asked regarding the 40%.

Town Planner Hickey explained the 40% and what is covered and not covered within that total.

Jeff Rose, representing the applicant addressed the Board.

Board Member Mackenzie asked Town Planner Hickey regarding the requirement of the meeting and are the applicants required to submit the survey showing the crown of the road and NGVD and NAVD and what the Town requires in submitting a survey with the proper data.

Town Planner Hickey answered Board Member Mackenzie's question regarding what the applicant provides showing the crown of the road and the process based on the FEMA regulations.

The following members from the public spoke on the item:  
George Kousoulas

Board Member Landsman asked Town Planner Hickey regarding the aesthetics and recommendations that they would fit the design requirements.

Town Planner Hickey answered Board Member Landsman's question and stated the applicant provided the information.

Chair Frankel explained the process to Board Member Landsman.

Board Member Bravo asked if this is all the information that the applicant submitted and if they submit specifications and gave an example of the flat roof tiles.

Town Planner Hickey addressed the questions made by Board Member Bravo and explained the process.

Jeff Rose, stated that the flat roof tile are cement tiles and it was provided in the design specifications.

Board Member Bravo asked regarding the trees and the two different species and how the 40% pervious was calculated.

Jeff Rose stated yes, that they will have two different species of trees and the pervious area.

Chair Frankel stated that moving forward to ask the applicants to provide the pervious area in their submittals and can make this as a condition of approval.

Further discussion took place among applicant Jeff Rose, Commissioner Salzhauer and the Board regarding the project.

Assistant Town Attorney Recio gave an explanation of the design code criteria and what the Board's role is and that they are looking at the application and design review rules have been met.

Further discussion took place among the Board members on receiving more information in general for all applications and their plans that are being submitted.

Board Member Bravo requested better details on the drawings and what is considered in each area and have it be clear to understand.

Town Planner Hickey addressed the comments and questions by the Board members.

Chair Frankel asked regarding the materials being used and its consistencies.

Jeff Rose addressed the questions and comments made by the Board members and the conditions.

A motion was made by Board Member Landsman to approve the design and review for this applicant with the following conditions: Town Planner Hickey needs to request a proper survey to be submitted with a benchmark with NGVD showing the elevation of the crown of the road in the front of property; lights in the front of the house specifications for Town Planner Hickey to review for compliance with the zoning ordinance; roof needs to be clearly specified as to whether it is cement tile and what specific color, if it is semi-glossed and if the owner could provide to pick or select a tile that would be environmentally safe; the curve of the road and steps of the house be treated in a way that it will have the water runoff and it would not end up in the streets, seconded by Board Member Mackenzie. All voted in favor.

**B. 9516 Bay Drive – New Single-Family Residence**

Town Planner Hickey introduced the item. 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 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.

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.

A motion was made Board Member Landsman to extend the meeting until 10:45 p.m., seconded by Chair Frankel. The motion carried with a 3-2 vote with Board Member Bravo and Board Member Sanchez voting in opposition.

Sharon Hakmon, applicant, introduced his project.

Board Member Bravo commented on the elevation portion of the project and if it is NAGBD.

Town Planner Hickey answered Board Member Bravo's questions regarding the elevation of the project.

Sharon Hakmon, applicant, addressed the questions posed by the Board.

James Hickey addressed the comments made by the Board regarding the pervious of the property.

Further discussion took place among the Board, the applicant and Town Planner Hickey regarding the specifics of the project and requirements regarding setbacks and the size of the home.

Chair Frankel commented on the scale of the home, the roof top and the fence.

A motion was made by Board Member MacKenzie to extend the meeting for 15 minutes until 11:00 p.m. and defer items 5C and 5D to August 27, 2020 Planning and Zoning Meeting, seconded by Board Member Bravo. All voted in favor.

Further discussion took place among the Board and applicant regarding the project and the size of the home being built.

A motion was made by Board Member Landsman to continue the item to August 27, 2020 meeting, seconded by Board Member Bravo. The motion carried with a 4-0 vote with board Member Mackenzie absent.

**C. 9556 Carlyle Avenue – New Single-Family Residence**

Item was deferred to the August 27, 2020 Planning and Zoning Board Meeting.

**D. 8955 Collins Avenue – Monument Sign**

Item was deferred to the August 27, 2020 Planning and Zoning Board Meeting.

**6. Discussion Items:**

**A. Future Agenda Items**

**7. Adjournment:**

A motion was made by Board Member Landsman to adjourn the meeting without objection at 11:01 p.m. The motion received a second from Board Member Bravo. All voted in favor.

Respectfully submitted,

Accepted this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Judith Frankel, Chair

Attest:

\_\_\_\_\_  
Sandra McCreedy, 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: August 27, 2020 (continued from July 30 meeting)

Re: 9516 Bay Drive – New 2 Story Home

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The property is located at 9516 Bay Drive, within the H30A zoning district. The applicant is requesting to build a new 10,543 square-foot two-story home. The plans include a new driveway, walkways, pool, deck, 3 car garage, covered patio and roof deck. The applicant plans to keep the existing gate and hedge.



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' (See Zoning in Progress at end of staff's analysis)

**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=.389)
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	See Zoning in Progress at end of staff's analysis
Air conditioning equipment, pool pump or other mechanical equipment may be located in a required rear setback, provided;	<ul style="list-style-type: none"> <li>a. such equipment is at least 15 feet from any other single-family or two-family residence</li> <li>b. shall maintain at least a five-foot setback from the rear and side yards</li> <li>c. is not visible from any street or waterway</li> </ul>	<ul style="list-style-type: none"> <li>a. such equipment is at least 15 feet from any other single-family or two-family residence</li> <li>b. is not visible for any street or roadway</li> </ul>	<ul style="list-style-type: none"> <li>a. &gt;15 FT</li> <li>b. &gt;5 FT</li> <li>c. Screened by landscaping</li> </ul>

**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	Stating 42.73% (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	Applicant provided updated rendering showing front and rear elevations.  Proposed home has a unique elevation from the two (2) adjacent homes and modulation in the front and rear massing of the structure; Various size and locations of windows on the north and south break up the façade.
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 2020	Required 2006	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	N/A	See Zoning in Progress at end of staff's analysis

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

	Required 2020	Required 2006	Proposed
<b>Accessory buildings</b>	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	A swimming pool construction landward of less than 20 feet of the Indian Creek bulkhead line shall be thoroughly investigated by a	Pool is setback 15'. Requires engineer's analysis indicating that the seawall will not be

	<p>engineer known to the building official to be 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...</p>	<p>registered structural engineer known to the building official to be 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...</p>	<p>compromised by the pool</p>
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**2020 Sec. 90.56 Fences, walls and hedges –  
2006 Sec 90-183 Fences, walls and hedges**

	<b>Required 2020</b>	<b>Required 2006</b>	<b>Proposed</b>
Fence	<p>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.</p>	<p>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.</p>	<p>Does not apply. Will be required to comply if new fence or wall is proposed.</p>
	<p>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</p>	<p>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.</p>	<p>Existing fence and gate</p>
	<p>90-56.4 Front yard and corner yard fences and ornamental walls</p> <p>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</p>	<p>An ornamental hedge with a height of not more than three feet shall be permitted. Under no circumstances is any fence, wall or hedge to be located on a corner lot in such a way as to conflict with the requirements of section 190-181 (vision clearance)</p>	<p>Existing fence and gate</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**

<b>Paving Yards</b>	<b>Required 2020</b>	<b>Required 2006</b>	<b>Proposed</b>
Front setback permeability	50% minimum	50% minimum	>50% (76.4%)
Front yard landscaped	30% minimum	50% minimum	>50% (76.4%)
Rear yard landscaped	20% minimum	40% minimum	>40% (48.7%)
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**

<b>Required</b>	<b>Minimum Space Requirements 2020</b>	<b>Minimum Space Requirements 2006</b>	<b>Proposed</b>
Single-family	2 spaces	2 spaces	+ 2 spaces

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

**2006 No Pertinent Section from Code**

	<b>Required</b>	<b>Required 2006</b>	<b>Proposed</b>
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 right-of-ways in all zoning districts.	2 trees	N/A	Landscape plan in progress

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

	<b>2020 Required</b>	<b>2006 Required</b>	<b>Proposed</b>
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***

<b>Required</b>	<b>Proposed</b>
Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.	Building forms on front and rear are varied

***Decorative Features***

<b>Required</b>	<b>Proposed</b>
Decorative features should be stylistically consistent throughout the entire building.	Wood, glass and additional architectural features provided for the front façade. rear façade has glass and architectural features.

***Overall Architectural Style***

<b>Required</b>	<b>Proposed</b>
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***

<b>Required</b>	<b>Proposed</b>
The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.	Additional materials used on the front façade to enhance look of home from the street.

***Roof Materials, Types, and Slopes***

<b>Required</b>	<b>Proposed</b>
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;	Flat Roof

<p>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.</p>	
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**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

**Zoning in Progress (ZIP) Conditions [As of August 9<sup>th</sup>, 2020]**

Required	Proposed
<p>Maximum 40% lot coverage provided however that the following shall not be included in determining the lot coverage:</p> <ul style="list-style-type: none"> <li>(1) Uncovered steps and exterior balconies</li> <li>(2) Uncovered terraces, patios, breezeways, or porches which are open on two (2) sides; and</li> <li>(3) Covered terraces, patios, breezeways, or porches which are open on two (2) sides.</li> </ul> <p>In no instance may the exemptions listed here exceed 15% of the total footprint of all principle and accessory buildings and structures.</p>	<p>38.9% (6,372/16,367=.38)</p> <p>Covered patio, pool deck and gazebo = 11.5%</p>
<p>In the H30A and H30B districts, second story lot coverage is limited to 32% of the lot area, or 80% of the first-floor area, whichever is less</p>	<p>80% of the first floor  Provided (4,486/5,645 = 79.5%)  32% of the total lot area  Provided (4,486/16,367 = 27.4%)</p>
<p>Existing setback requirements set forth in the Current Zoning Code will continue to apply, unless there is a greater restriction in the 2006 zoning code, except that only the following projections/encroachments shall be permitted:</p> <ul style="list-style-type: none"> <li>(1) In the H30A, H30B and H30C districts west of Harding Avenue, eaves of sloped roofs may project up to 8” into any required yard. All other ornamental or screening features (in H30A/H30B) including cornices, sills, frames, and</li> </ul>	<p>Roof overhangs do not meet current zoning in progress.</p> <ul style="list-style-type: none"> <li>(1) Roof overhangs proposed at 12” should be maximum of 6” for all overhangs within setbacks</li> <li>(2) 40 feet (20 feet in the front/20 feet in the rear) combined front yard and rear equates to 36% of the lot depth north (includes garage)</li> </ul>

<p>fins, may project no more than 6" into any required yard.</p> <p>(2) In the H30A/H30B districts, lots greater than 112.5 feet in depth will be required to provide front and rear yards that combine to equal at least 36% of the lot's depth.</p>	<p>(20 front +36 rear)/182=31%</p> <p>Proposed south</p> <p>(54 front +33 rear)/182=48%</p>
<p>In the H30A/H30B districts, each lot must provide:</p> <p>(1) 35% of each lot must be pervious</p> <p>(2) 50% of the front yards and 40% of the rear yards must be landscaped</p> <p>(3) 20% of all landscaping must be Florida Friendly</p>	<p>(1) Stating 42.73% (No calculation provided)</p> <p>(2) 76.4% for front yard &amp; 48.1 for rear yard</p> <p>(3) TBD</p>
<p>The current zoning codes definition of building height will continue to apply to single family districts</p>	<p>Conforms</p>
<p>Roof decks shall not be permitted in any residential zoning district.</p>	<p>Roof deck proposed not to exceed 33' for all structures (not allowed in Zoning in Progress)</p>

**RECOMMENDATION**

Staff finds the application meets the 2020 Zoning Code, the 2006 Zoning Code and the current Zoning in Progress provided the following conditions are met:

- 1) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, the rooftop deck depicted on the plans is not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.
- 2) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, ornamental and screening features projecting more than 6" within a setback depicted on the plans are not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.
- 3) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, the stairway within the north setback

depicted on the plans is not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.

- 4) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, a front and rear yard equaling less than 36% as depicted on the plans is not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.
- 5) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, the rooftop deck depicted on the plans is not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.
- 6) Provide calculations demonstrating 35% pervious area is being met per 2020 Code Sec. 90.49. (42.73% stated on plans)
- 7) 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.
- 8) 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.

20-651



20-651

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

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

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

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

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

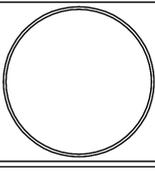
<b><u>ZONING STANDARDS</u></b>	Required			Provided		
Plot Size	8,000sf			16,367sf		
Setbacks (F/R/S)	20'	30'	9'	22'	32'6"	9'
Lot Coverage	40%			39,97%		
Height	30'			29'5"		
Pervious Area	35%			36,42%		

SHARON HAKMON                      05/08/2020  
 SIGNATURE OF OWNER                      DATE

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



REVISIONS	BY



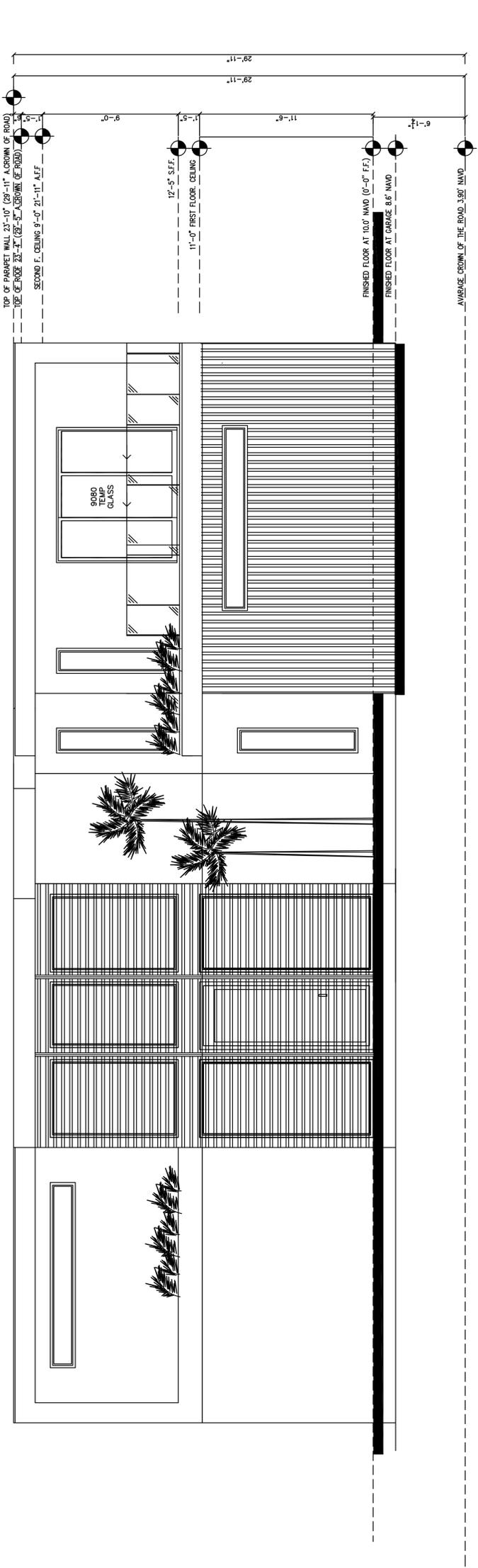
Res. For SHARON HAKMON  
 9516 BAY DR  
 LOT: 3\4 BLOCK 14  
 SURFSIDE, FLORIDA

**DESIGN ODYSSEY Inc.**  
 Architectural Design  
 855 WEST COMMERCE BLVD  
 FORT LAUDERDALE FL 33309  
 Phone (954) 418-7111  
 www.designodyssey.net



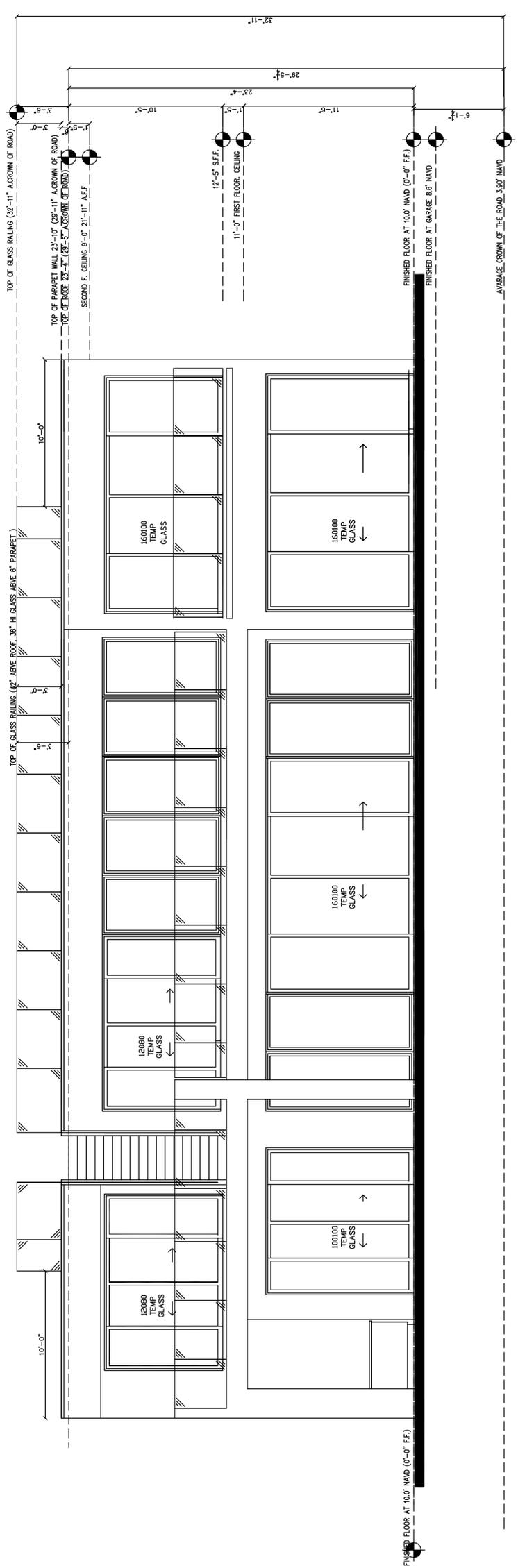
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 DRAWN BY: JE  
 DATE: 8-6-2020

Sheet:  
**A4**  
 4 of 15



FRONT ELEVATION

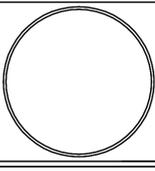
SCALE: 1/4"=1'-0"



REAR ELEVATION

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

REVISIONS	BY



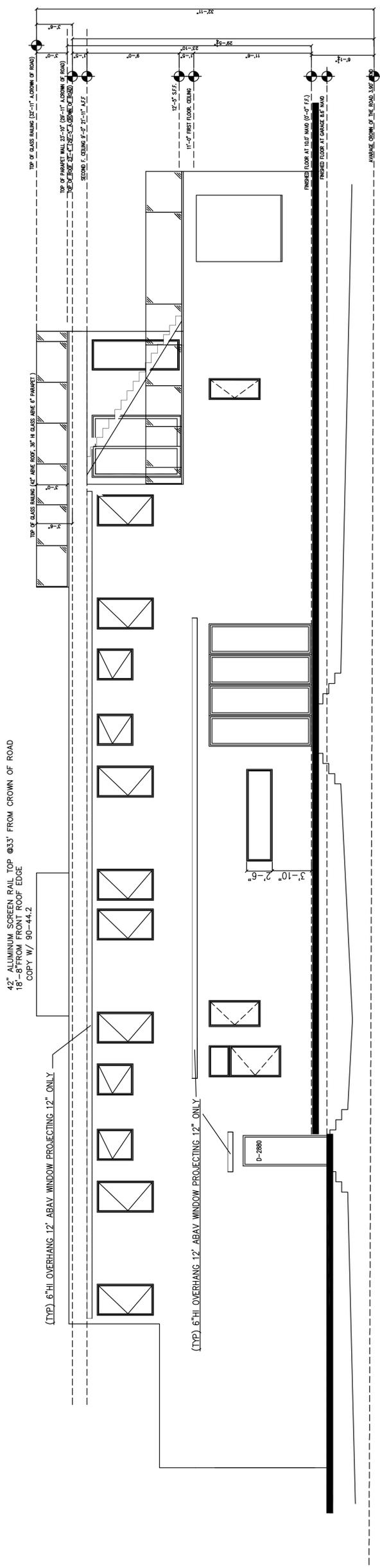
Res. For : SHARON HAKMON  
 9516 BAY DR  
 LOT : 3\4 BLOCK 14  
 SURFSIDE, FLORIDA

**DESIGN ODYSSEY Inc.**  
 Architectural Design  
 865 WEST COMMERCE BLVD  
 FORT LAUDERDALE FL 33309  
 Phone (954) 418-7111  
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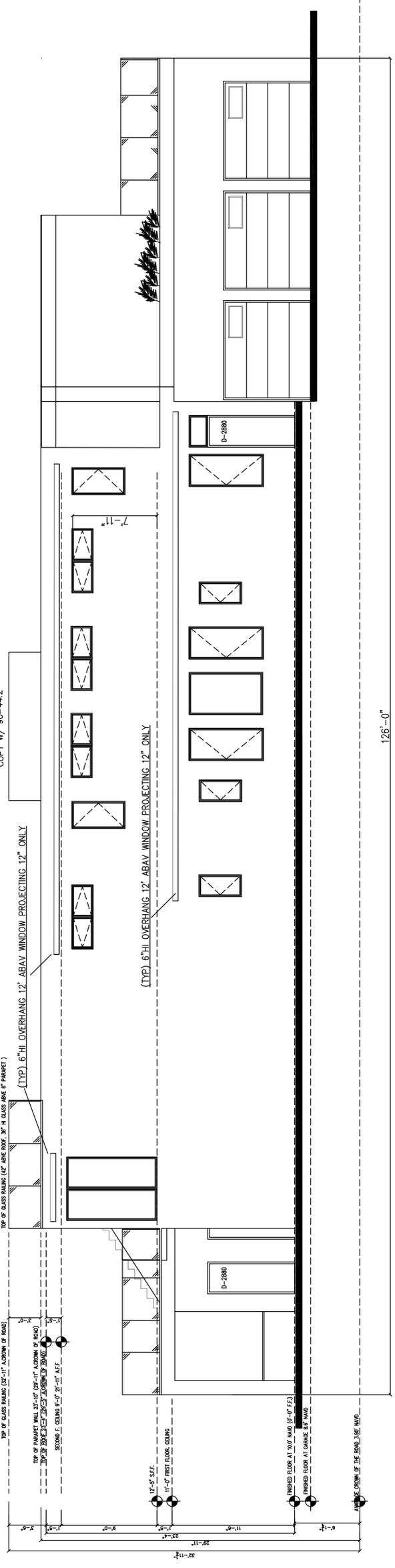
DESIGNED BY: ABEY  
 DRAWN BY:  
 DATE: 8-6-2020

Sheet:  
**A5**  
 5 of 6



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

PROPERTY ADDRESS:  
9516 BAY DR, FLORIDA 33154

#### 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.

SHEET INDEX	
CV1	SITE LAYOUT
CV2	SECOND FLOOR SETBACK TO PROPERTY LINE
T1	FIRST AND SECOND FLOOR TABULATION
A1	FIRST FLOOR PLAN
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	16,367	100.00%
WALKWAY/DRIVEWAY	1712	10.46%
DECK/POOL/OPEN GAZEBO	1719	10.51%
BLDG. FOOTPRINT	5645	34.49%
COVERED PATIO	727	04.44%
LANDSCAPING	6564	40.10%

FLOOD ZONE AE BFE 10' MIN F.F.

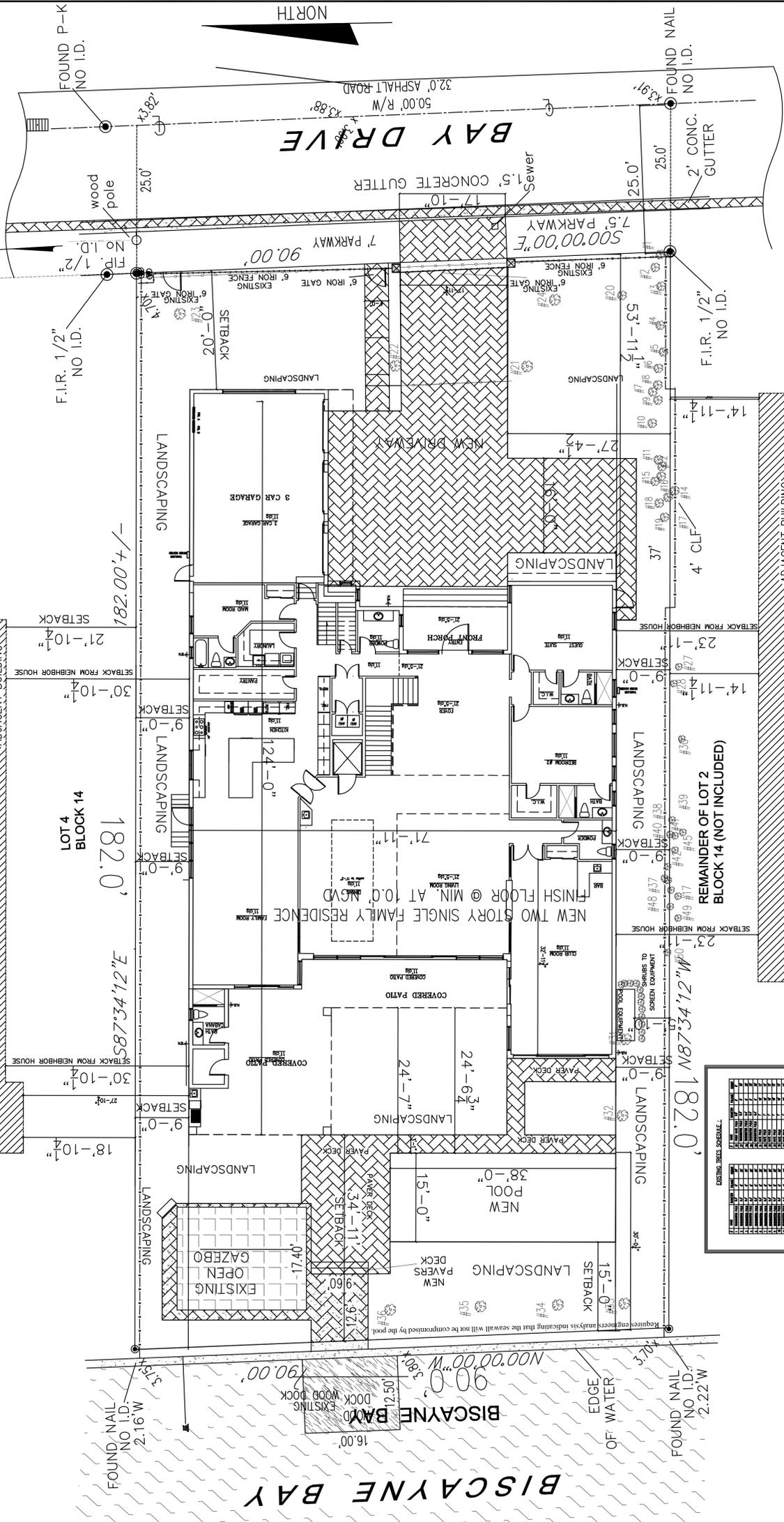
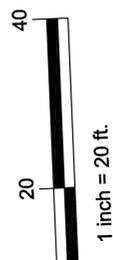
#### LAND USE:

RESIDENTIAL - medium-high

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

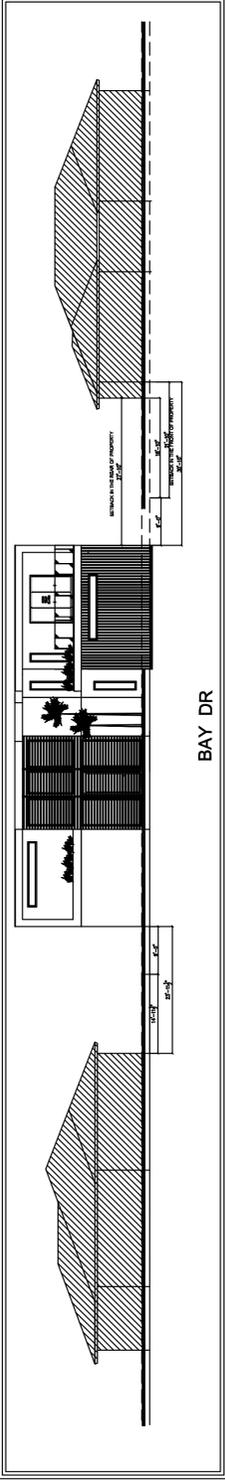
( PVIOUS =LANDSCAPING 6564 S.F. = 40.10%

BUILDING CLASSIFICATION:	FBC 2017 CHAPTER 3, GROUP R-3 OCCUPANCY TABLE 503,
TYPE V	WIND LOAD AS PER FLORIDA BUILDING CODE, 2017 6th EDITION
FL BUILDING CODE 2017	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
Roof LIVE LOAD:	0.85
TOP CHORD DEAD LOAD:	30 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) AISI 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).	



### SITE LAYOUT

SCALE: 1"=10'



DESIGNED BY:

**DESIGN ODYSSEY Inc.**  
Architctural Design

965 W COMMERCIAL BLVD.  
FORT LAUDERDALE FL 33309  
Phone (954) 418-7111  
Fax (954) 418-7110  
e-mail: designodyssey@aol.com  
WWW.DESIGNODYSSEY.NET

8-6-2020

Sheet:

CV1

FIN. FL. AT 10.00' NGVD

SCALE: 1/16"=1'-0"

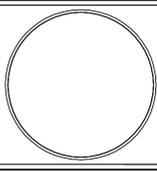
STREET VIEW

BAY DR

1

of 8

REVISIONS	BY

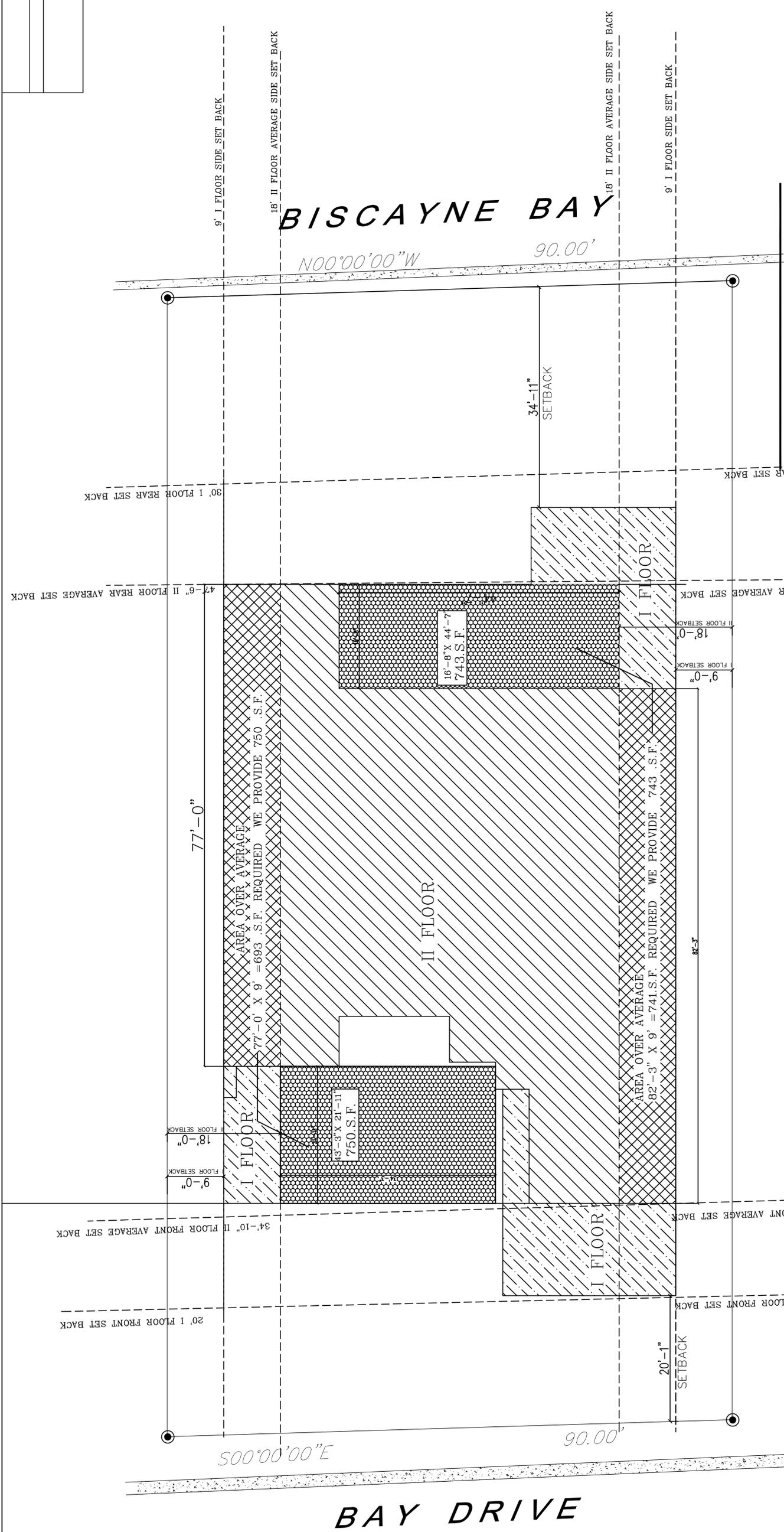


Res. For : SHARON HAKMON  
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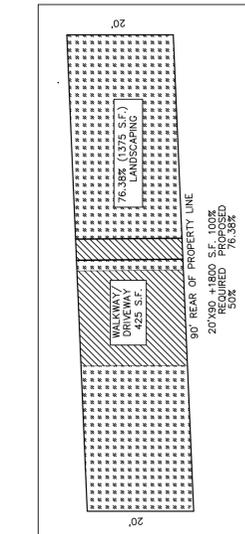
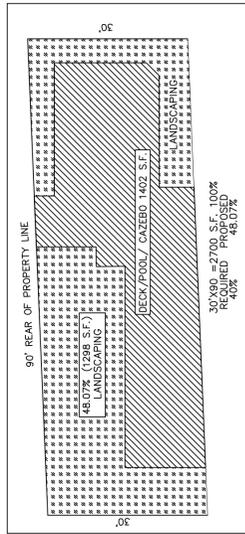
DESIGNED BY: ABEY  
 DRAWN BY: JE  
 DATE: 8-6-2020

Sheet:  
**CV2**  
 4 of 15

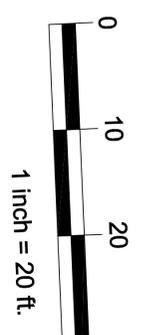


SECOND FLOOR SETBACK TO PROPERTY LIN  
 SCALE: 1/8"=1'-0"

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



2020 CODE	2006 CODE
ZONING REQUIREMENTS : H30B SITE AREA 90' X 182' = 16,367 SQ.FT.	
REQUIRED 40% PROPOSED 34.49%	REQUIRED 40% PROPOSED 34.49%
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' 30'	REAR 30' 30'
FIRST FLOOR LOT COVERAGE 5645 SQ.FT. 5645 SQ.FT.	FIRST FLOOR LOT COVERAGE 5645 SQ.FT. 5645 SQ.FT.
FIRST FLOOR AREA + TERRACE N/A 6372 SQ.FT.	FIRST FLOOR AREA + TERRACE N/A 6372 SQ.FT.
SECOND FLOOR BUILDING SET BACKS	
REQUIRED PROPOSED	REQUIRED PROPOSED
FRONT 20' 34'-11"	FRONT 20' 34'-11"
NORTH AVERAGE 18' AVERAGE 18' AVERAGE	NORTH AVERAGE 5' 18' AVERAGE
SOUTH AVERAGE 18' AVERAGE 18' AVERAGE	SOUTH AVERAGE 5' 18' AVERAGE
REAR 30' 47'-6"	REAR 30' 47'-6"
UPPER FLOOR AREA UNDER AC PROPOSED 3750 SQ.FT. (77% OF FIRST FLOOR)	UPPER FLOOR AREA UNDER AC PROPOSED 3750 SQ.FT. (77% OF FIRST FLOOR)
UPPER FLOOR AREA + TERRACE 4881 SQ.FT.	UPPER FLOOR AREA + TERRACE 4881 SQ.FT.
MAX HEIGHT FROM CROWN OF ROAD 2 STORES 30'-0"	MAX HEIGHT FROM CROWN OF ROAD 2 STORES 30'-0"
REQUIRED PROPOSED	REQUIRED PROPOSED
2 STORES 30'-0"	2 STORES 30'-0"
MIN. LOT PERVIOUS/35% OF 16,367 SQ. FT) 5728 S.F. 35%	MIN. LOT PERVIOUS/35% OF 16,367 SQ. FT) 5728 S.F. 35%
REAR SET BACK PERMEABILITY AREA 40% 42.03%	REAR SET BACK PERMEABILITY AREA 40% 42.03%
30'X90 +2000 S.F. 100% DECK/POOL/ CAZERO 1402 S.F.	30'X90 +2000 S.F. 100% DECK/POOL/ CAZERO 1402 S.F.
FRONT SET BACK PERMEABILITY AREA 50% 76.38% (1375 S.F.)	FRONT SET BACK PERMEABILITY AREA 50% 76.38% (1375 S.F.)
20'X90 +1800 S.F. 100% WALKWAY/DRIVEWAY 425 S.F.	20'X90 +1800 S.F. 100% WALKWAY/DRIVEWAY 425 S.F.

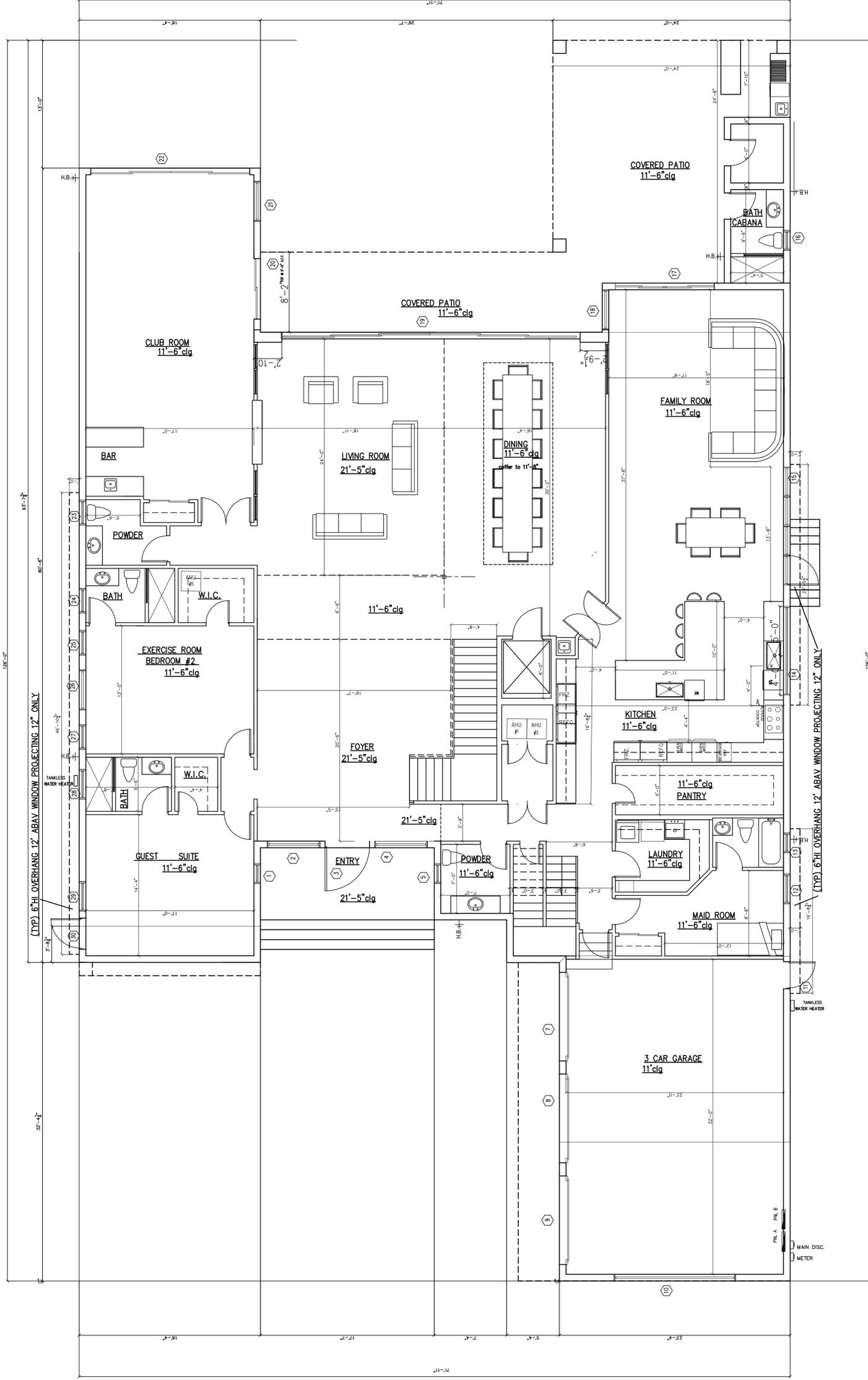


FRONT SET BACK PERMEABILITY AREA  
 SCALE: 1/16"=1'-0"

REAR SET BACK PERMEABILITY AREA  
 SCALE: 1/16"=1'-0"

AREA CALCULATION

AC AREA 1st Flr	= 4865 SF	AC AREA 2nd Flr	= 3750 SF
3 CAR GARAGE	= 760 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			



EXTERIOR WINDOW AND DOOR SCHEDULE

ITEM	DESCRIPTION
1	10' 0" x 6' 0" ALUM. CASING WINDOW
2	10' 0" x 6' 0" ALUM. CASING WINDOW
3	10' 0" x 6' 0" ALUM. CASING WINDOW
4	10' 0" x 6' 0" ALUM. CASING WINDOW
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89	10' 0" x 6' 0" ALUM. CASING WINDOW
90	10' 0" x 6' 0" ALUM. CASING WINDOW
91	10' 0" x 6' 0" ALUM. CASING WINDOW
92	10' 0" x 6' 0" ALUM. CASING WINDOW
93	10' 0" x 6' 0" ALUM. CASING WINDOW
94	10' 0" x 6' 0" ALUM. CASING WINDOW
95	10' 0" x 6' 0" ALUM. CASING WINDOW
96	10' 0" x 6' 0" ALUM. CASING WINDOW
97	10' 0" x 6' 0" ALUM. CASING WINDOW
98	10' 0" x 6' 0" ALUM. CASING WINDOW
99	10' 0" x 6' 0" ALUM. CASING WINDOW
100	10' 0" x 6' 0" ALUM. CASING WINDOW

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



DESIGNED BY: ABEY  
DRAWN BY:  
DATE: 8-6-2020

Sheet: **A1**  
5 of 5

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

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



**DESIGN ODYSSEY Inc.**  
 Architectural Design

865 WEST COMMERCE BLVD  
 FORT LAUDERDALE FL 33309  
 Phone (954) 418-7111  
 www.designodyssey.net



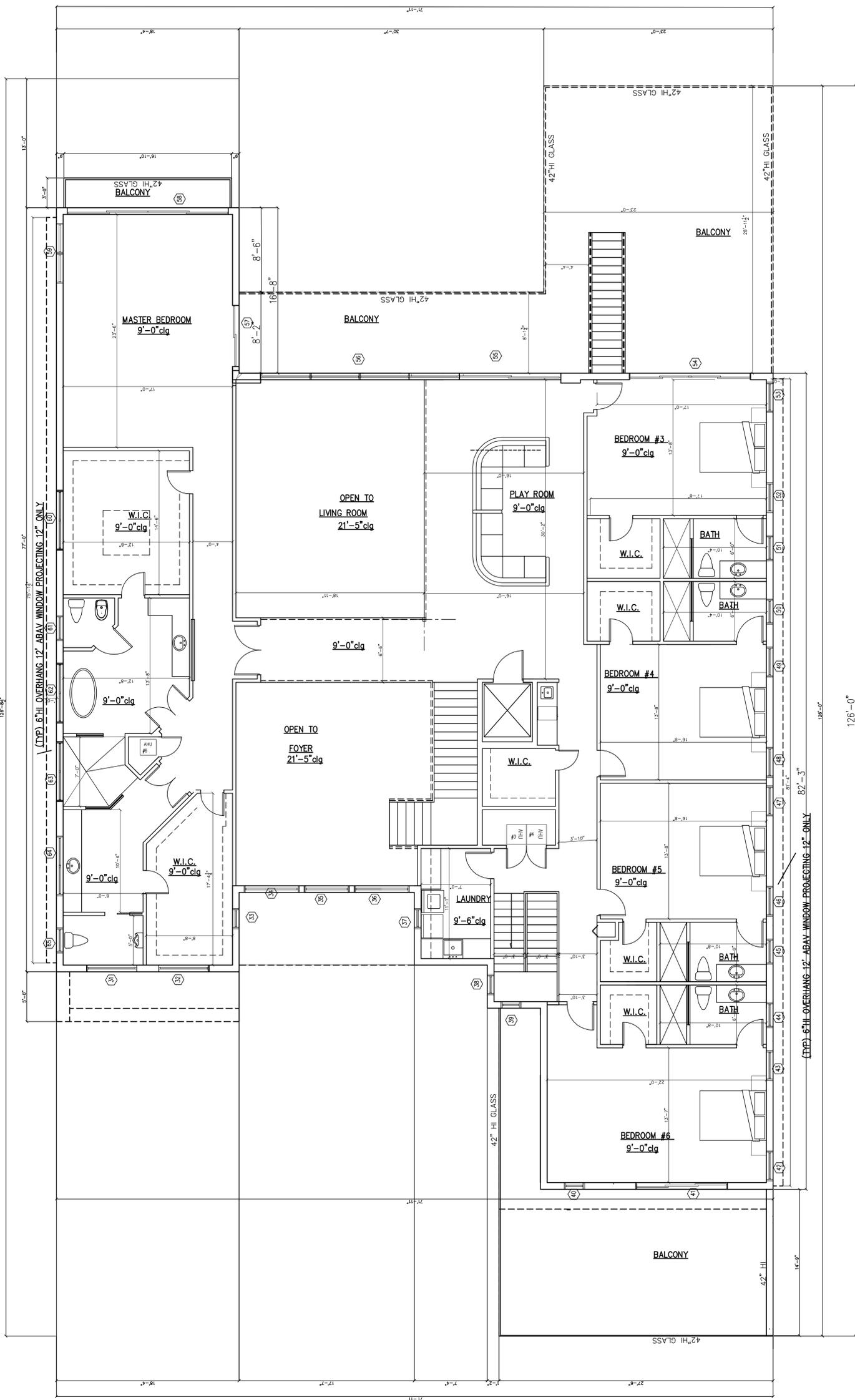
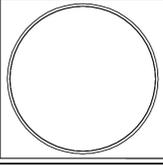
DESIGNED BY: ABEY  
 DRAWN BY:  
 DATE: 8-6-2020

Sheet:

A2

5 of 5

REVISIONS	BY



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



# BOUNDARY SURVEY

## Property Address:

9516 BAY DRIVE SURFSIDE, FLORIDA 33154

## LEGAL DESCRIPTION:

Lots 2 & 3, less the South 10 feet of Lot 2, Block 14, of "ALTOS DEL MAR NUMBER 6" according to the plat thereof as recorded in Plat Book 8 at Page 106 of the Public Records of Miami-Dade County, Florida.

### SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description: **Provided by Client.**
- 2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. **ABSTRACT NOT REVIEWED.**
- 3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of **ABSTRACT OF TITLE** will have to be made to determine recorded instruments, if any affecting this property.
- 4) **Accuracy:**  
The expected use of the land, as classified in the Standards of Practice (5J-17FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- 5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- 6) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 7) Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
- 8) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- 9) The surveyor does not determine fence and/or wall ownership.
- 10) Ownership subjects to **OPINION OF TITLE.**
- 11) Type of Survey: **BOUNDARY SURVEY.**
- 12) North arrow direction and bearings are based on Recorded Plat Book 8 at Page 106 of the Public Records of Dade County, Florida.
- 13) Elevations are based on the National Geodetic Vertical Datum of 1929.
- 14) Bench Mark Used: Miami-Dade Benchmark #S-243. Elev. = +11.77'
- 15) Flood Zone: "AE" Base Flood Elev.: +8.0' as per Dade County, Florida. FEMA Panel Number: 120659-0144-L-SEPTEMBER 11, 2009
- 16) 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:

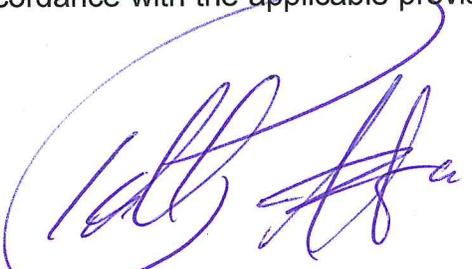
- A.) RTE Title Company
- B.) Old Republic National Title Company
- C.) Ritter Zarestky Lieber & Jaime, LLP
- D.) FM Home Loans, LLC., Its successors and/or assigns ATIMA
- E.) Sharon Hakmon

## SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the **BOUNDARY SURVEY** of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17, Florida Administrative Code.

Field Date: April 2, 2018  
Job# RP18-0360

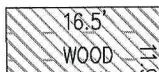
  
**Pablo J. Alfonso P.S.M.**  
Professional Surveyor & Mapper  
State of Florida Reg. No.5880



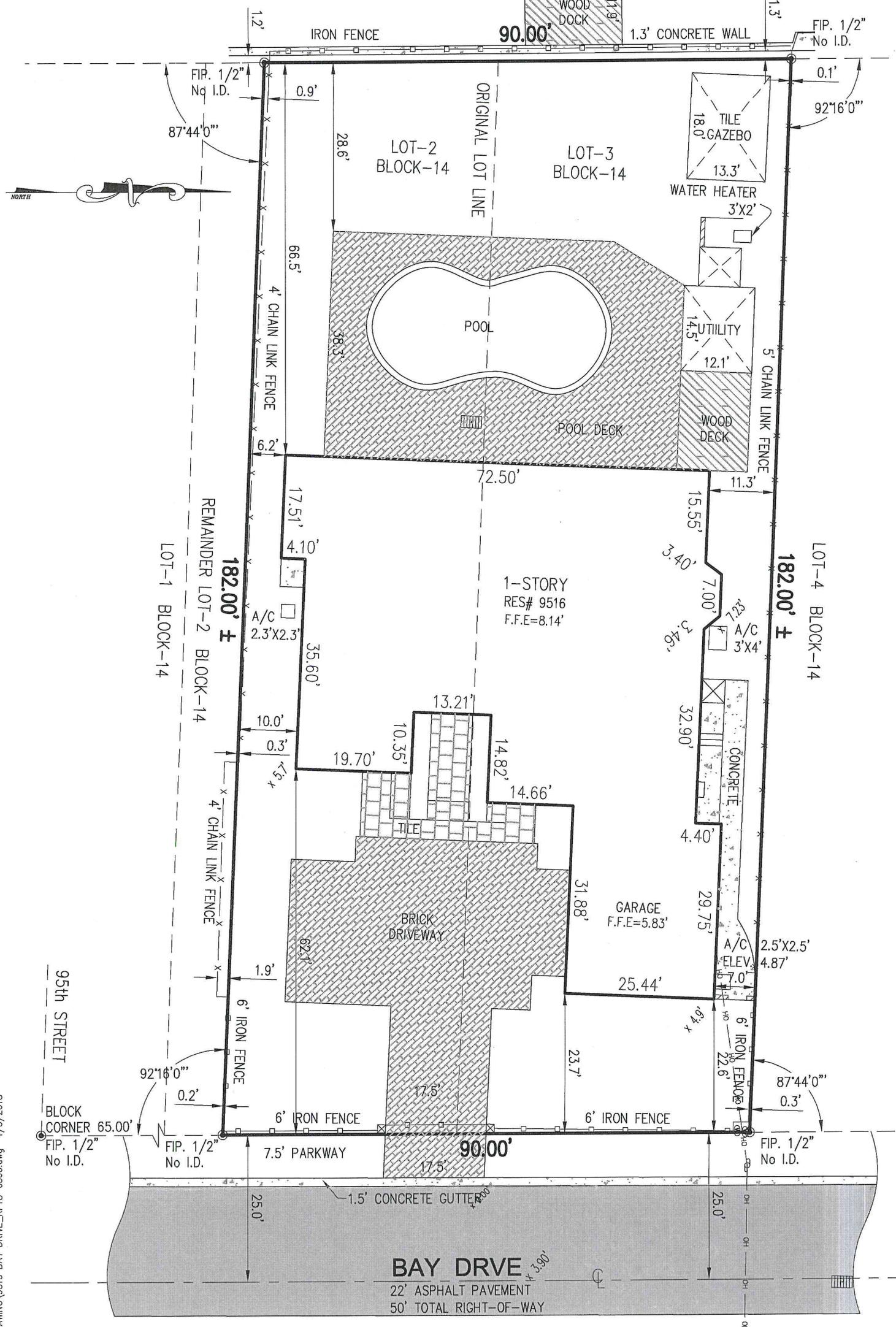
6175 NW 153<sup>rd</sup> STREET, SUITE 321, MIAMI LAKES, FLORIDA 33014  
Phone: 305-822-6062 \* Fax: 305-827-9669

# BOUNDARY SURVEY

SCALE: 1" = 20'



BISCAYNE BAY



## LEGEND

- OH — OH — Overhead Wire Line
- //—//— Wood Fence
- x—x— Chain Link Fence
- Iron Fence
- Monument Line
- +—+— Centerline
- + 0.00' = Existing Elevations
- ▣ = Catch Basin
- ⊕ = Water Meter
- ⊙ = Power Pole
- F.N. = Found Nail
- F.I.R. = Found Iron Rebar
- F.I.P. = Found Iron Pipe/Pin
- F.N&D = Found Nail & Disc
- SIP/R = Set Iron Pin/Rebar
- Conc. = Concrete
- U.E. = Utility Easement
- D.E. = Drainage Easement
- D.M.E. = Drainage Maintenance Easement
- A/C = Air Conditioner
- R = Radius
- A = Arc
- Δ = Delta
- T = Tangent

F:\DRAWING\BAY DRIVE\_RP18-0360.dwg 7/3/18

**ROYAL POINT**  
LAND SURVEYORS, INC.  
PHONE: 305-822-6062 \* FAX: 305-827-9669  
6175 NW 153rd STREET SUITE 321  
MIAMI LAKES FL. 33014



## 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 2 Story Home

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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**

<b>Residential</b>	<b>Lowest Floor 2020</b>	<b>Lowest Floor 2006</b>	<b>Proposed</b>
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**

<b>Height</b>	<b>Required Maximum 2020</b>	<b>Required Maximum 2006</b>	<b>Proposed</b>
H30B RS-2	30 feet	30 feet	30 feet

**2020 Sec. 90-45. Setbacks**

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

<b>H30A AND H30B UPPER STORY FLOOR AREA IS 65% to 80% OF FIRST STORY FLOOR AREA (Only 2020)</b>	<b>Required 2020 H30A AND H30B</b>	<b>Required 2006 RS-2</b>	<b>Proposed</b>
<i>Maximum Lot Coverage</i>	40%	40%	40% (2,250/5,625=0.4)
<b>FIRST STORY (UP TO 15 FT IN HEIGHT)</b>			
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"
<b>UPPER STORY OR WALL PLANES GREATER THAN 15 FT IN HEIGHT</b>			
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 throughout, provided	N/A	Dark grey flat title

	<p>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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**Sec. 90.54 Accessory Structures**  
**2006 Sec. 90-182 Accessory Structures**

	Required 2020	Required 2006	Proposed
<b>Accessory buildings</b>	<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' / 17'4"</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%
Rear yard landscaped	20% minimum	40% minimum	>40% (46%)
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
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**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 right-of-ways 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 25 shrubs shall be planted per lot.	5 trees, 25 shrubs	N/A	6 trees, 25 shrubs

**2020 Town of Surfside Adopted Residential Design Guidelines**

**2006 No Pertinent Section from Code**

***Building Massing***

<b>Required</b>	<b>Proposed</b>
Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.	Consistent

***Decorative Features***

<b>Required</b>	<b>Proposed</b>
Decorative features should be stylistically consistent throughout the entire building.	Consistent

***Overall Architectural Style***

<b>Required</b>	<b>Proposed</b>
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***

<b>Required</b>	<b>Proposed</b>
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***

<b>Required</b>	<b>Proposed</b>
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 throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.	Dark grey flat tile

***Windows and Trims***

<b>Required</b>	<b>Proposed</b>
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
--	------------

**Zoning in Progress (ZIP) Conditions [As of August 9<sup>th</sup>, 2020]**

Required	Proposed
<p>Maximum 40% lot coverage provided however that the following shall not be included in determining the lot coverage:</p> <ul style="list-style-type: none"> <li>(1) Uncovered steps and exterior balconies</li> <li>(2) Uncovered terraces, patios, breezeways, or porches which are open on two (2) sides; and</li> <li>(3) Covered terraces, patios, breezeways, or porches which are open on two (2) sides.</li> </ul> <p>In no instance may the exemptions listed here exceed 15% of the total footprint of all principle and accessory buildings and structures.</p>	<p>40% (2,250/5,625=0.40)</p> <p>Covered terrace is 20% of the total footprint</p>
<p>In the H30A and H30B districts, second story lot coverage is limited to 32% of the lot area, or 80% of the first-floor area, whichever is less</p>	<p>80% of the first floor (1,800/2,250) 32% of the total lot area (1,800/5,625)</p>
<p>Existing setback requirements set forth in the Current Zoning Code will continue to apply, unless there is a greater restriction in the 2006 zoning code, except that only the following projections/encroachments shall be permitted:</p> <ul style="list-style-type: none"> <li>(1) In the H30A, H30B and H30C districts west of Harding Avenue, eaves of sloped roofs may project up to 8" into any required yard. All other ornamental or screening features (in H30A/H30B) including cornices, sills, frames, and fins, may project no more than 6" into any required yard.</li> <li>(2) In the H30A/H30B districts, lots greater than 112.5 feet in depth will be required to provide front and rear yards that combine to equal at least 36% of the lots depth.</li> </ul>	<p>Setbacks conform</p> <ul style="list-style-type: none"> <li>(1) Roof eaves project 24" into the required yard. Access steps encroach 3'0".</li> <li>(2) Conforms</li> </ul>
<p>In the H30A/H30B districts, each lot must provide:</p> <ul style="list-style-type: none"> <li>(1) 35% of each lot must be pervious</li> <li>(2) 50% of the front yards and 40% of the rear yards must be landscaped</li> <li>(3) 20% of all landscaping must be Florida Friendly</li> </ul>	<ul style="list-style-type: none"> <li>(1) 35% (1,989/5,625=0.35)</li> <li>(2) 62% for front yards &amp; 46% for rear yards</li> <li>(3) TBD</li> </ul>
<p>The current zoning codes definition of building height will continue to apply to single family districts</p>	<p>Conforms</p>

Roof decks shall not be permitted in any residential zoning district.	No roof deck proposed
---	-----------------------

**RECOMMENDATION**

Staff finds the application meets both the 2020 and 2006 Zoning Codes

[New single-family homes require notification the surrounding neighbors – 10 days prior to the review meeting]

- 1) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, more than 15% for accessory structures is not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.
  
- 2) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, eaves projecting more than 8” into the setback are not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.
  
- 3) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, the access steps in the north and south setback as depicted on the plans are not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that the land development regulations in place at the time of building permit allow the feature. In such case, the feature, as may be modified to meet the requirements for the feature set forth in the applicable land development regulations, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.

- 4) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code 20% of all landscaping must be Florida Friendly. Please provide details showing this ZIP condition is being met.



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

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

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

<b>PROJECT INFORMATION</b>	
OWNER'S NAME	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

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

<b>ZONING STANDARDS</b>	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:

<i>Jefarey R. Rose</i>	<i>4-6-2020</i>
NAME OF REPRESENTATIVE	DATE





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2	07-14-20 P.L. BOARD SET
3	08-04-20 P.L. BOARD SET

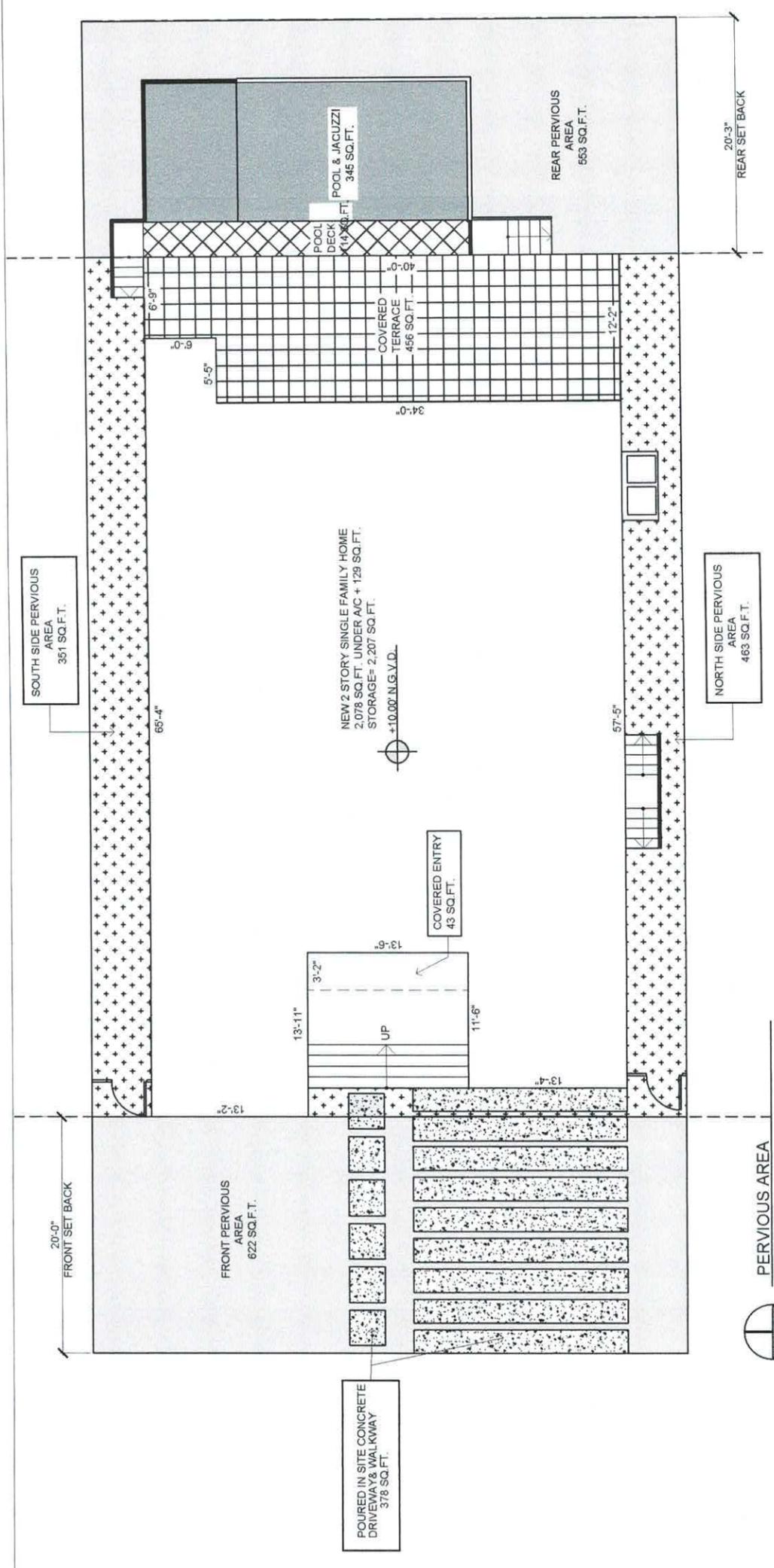
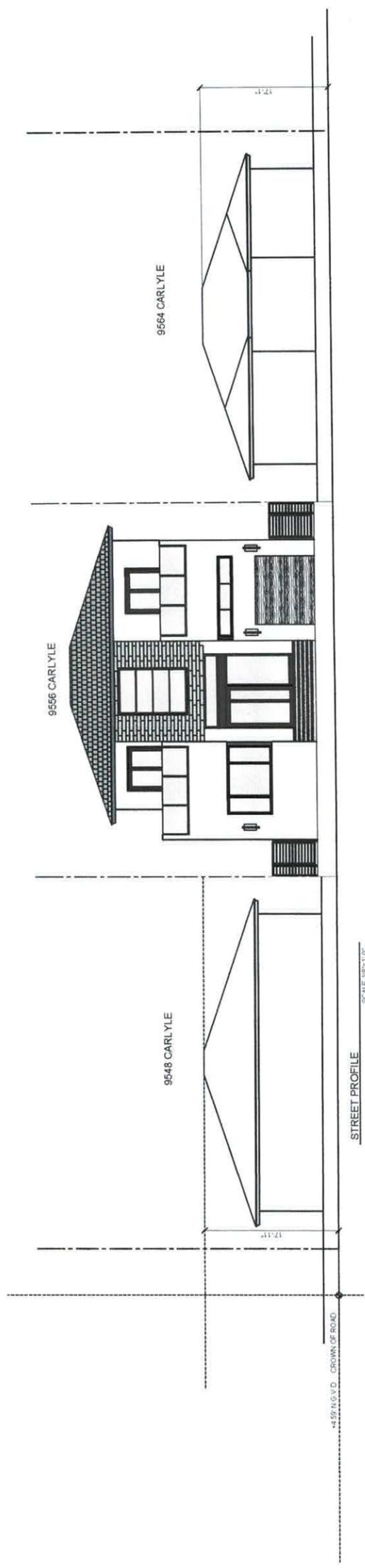
NEW SINGLE FAMILY HOME  
 OWNER: MRS. PEARL DWEK  
 9556 CARLYLE AVENUE  
 SURFSIDE, FLORIDA 33154

*[Handwritten Signature]*  
 AUG 10 2020

JORGE D. MANTILLA  
 ARCHITECT  
 3901 SW 84th COURT SOUTH MIAMI FLORIDA 33143  
 P: (305) 815-4649 E: m.mantillaarchitect@gmail.com

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

**A-102**  
 AREAS  
 SHEET NO. 1 OF 1



**DRAWING LOG**

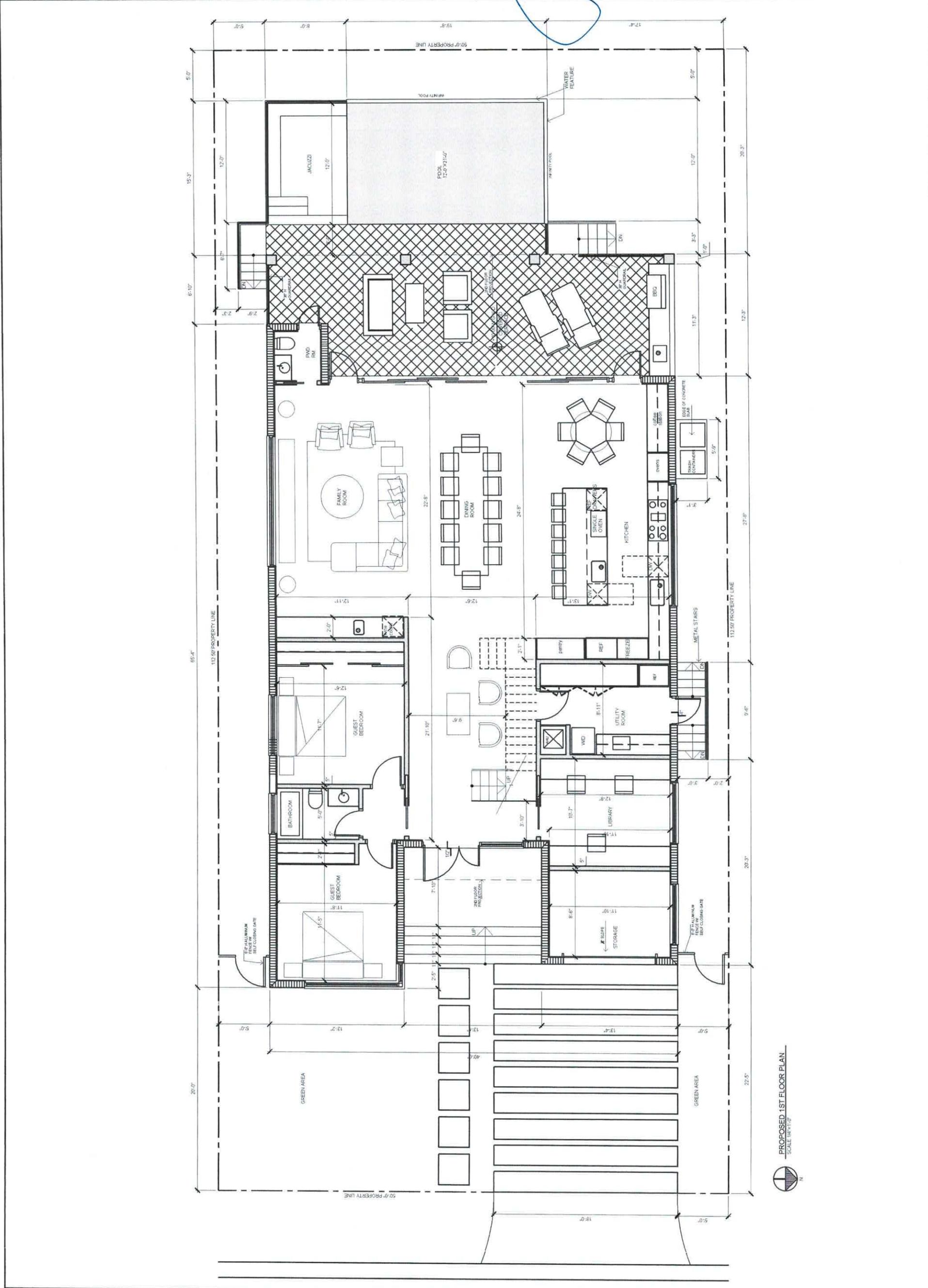
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2	07-14-20	P.L.E. BOARD SET
3	08-04-20	P.L.E. BOARD SET

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

FL. LIC. N. 14320  
 J. D. MANTILLA  
 ARCHITECT  
 9901 SW 64th COURT SOUTH MIAMI FLORIDA 33149  
 STATE OF FLORIDA LICENSE NO. 14320  
 P: (305) 913-4693 E: m.d.mantilla@architect.com

DRAWN BY: V.V.L.  
 REVIEWED BY: J.D.M.  
 SCALE:  
 1/4" = 1'-0"  
 RELEASE DATE:  
 12-18-18

**A-201**  
 FIRST FLOOR  
 PLAN  
 SHEET NO. 2 OF 5



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



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

FL DCN 14220

JORGE D. MANTILLA  
 ARCHITECT  
 9901 SW 63RD COURT SOUTH MIAMI FLORIDA 33143  
 P: (305) 813-4649 E-mail: mantillaarchitect@gmail.com

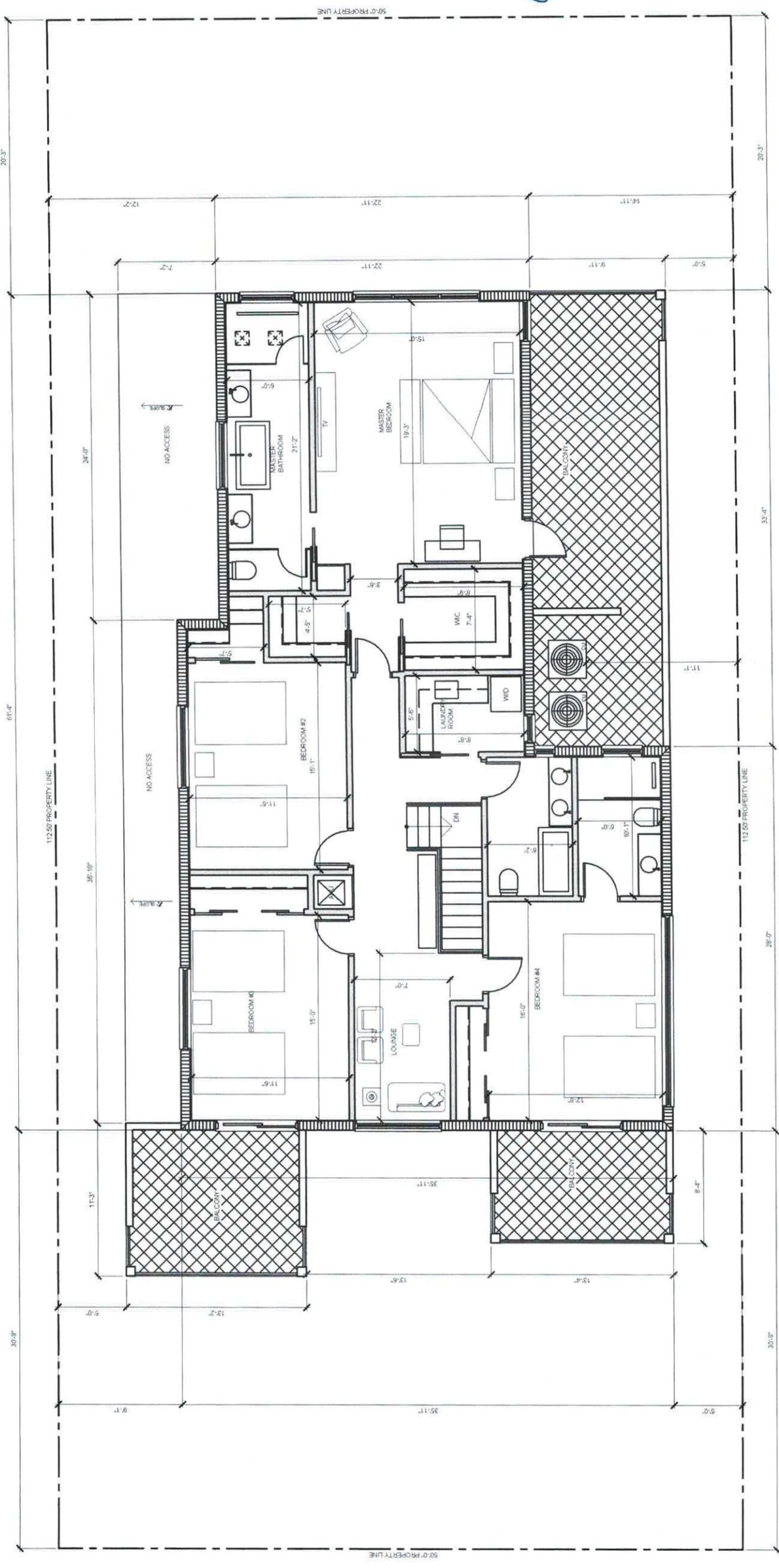
DRAWN BY: VVL  
 REVIEW BY: J.D.M.  
 SCALE: 1/4" = 1'-0"  
 RELEASE DATE: 04-09-20

A-202  
 SECOND FLOOR  
 PLAN

DRAWING LOG

1	04-07-20	P & Z BOARD SET
2	07-14-20	P & Z BOARD SET
3	08-04-20	P & Z BOARD SET

AUG 11 2020



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



DRAWING LOG	
1	04-07-20 P.L. BOARD SET
2	07-14-20 P.L. BOARD SET
3	08-04-20 P.L. BOARD SET

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

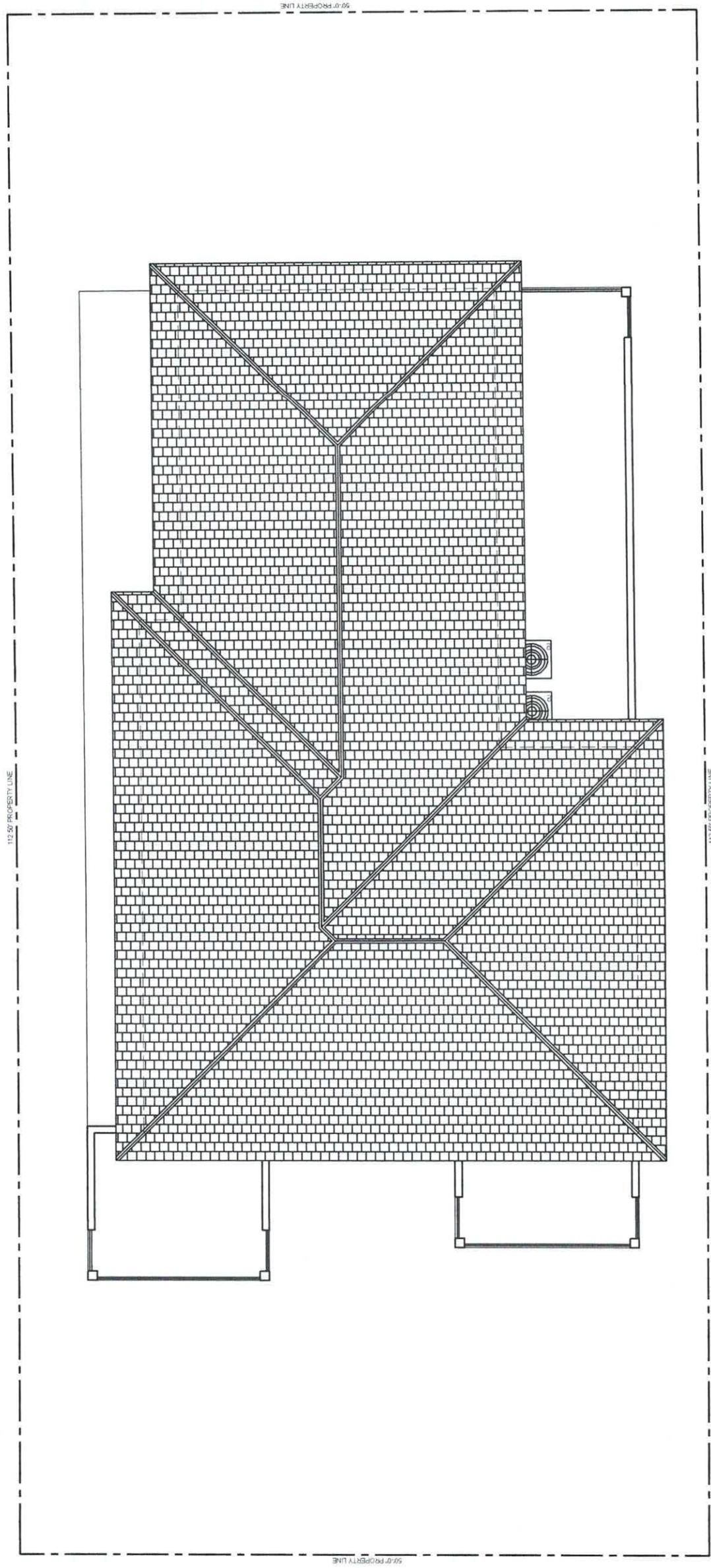
FL. LIC. NO. 14320  


JORGE D. MANTILLA  
 ARCHITECT  
 3901 SW 63rd COURT SOUTH MIAMI FLORIDA 33143  
 STATE OF FLORIDA LICENSE NO. 14320  
 P: (305) 810-4649 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-203**  
 ROOF  
 PLAN

AUG 10 2020



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



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

JORGE D. MANTILLA  
 ARCHITECT  
 9901 SW 65th COURT SOUTH MIAMI FLORIDA 33143  
 STATE OF FLORIDA LICENSE NO. 14320  
 P: (305) 812-4619 E: mail: mantillaarchitect@gmail.com

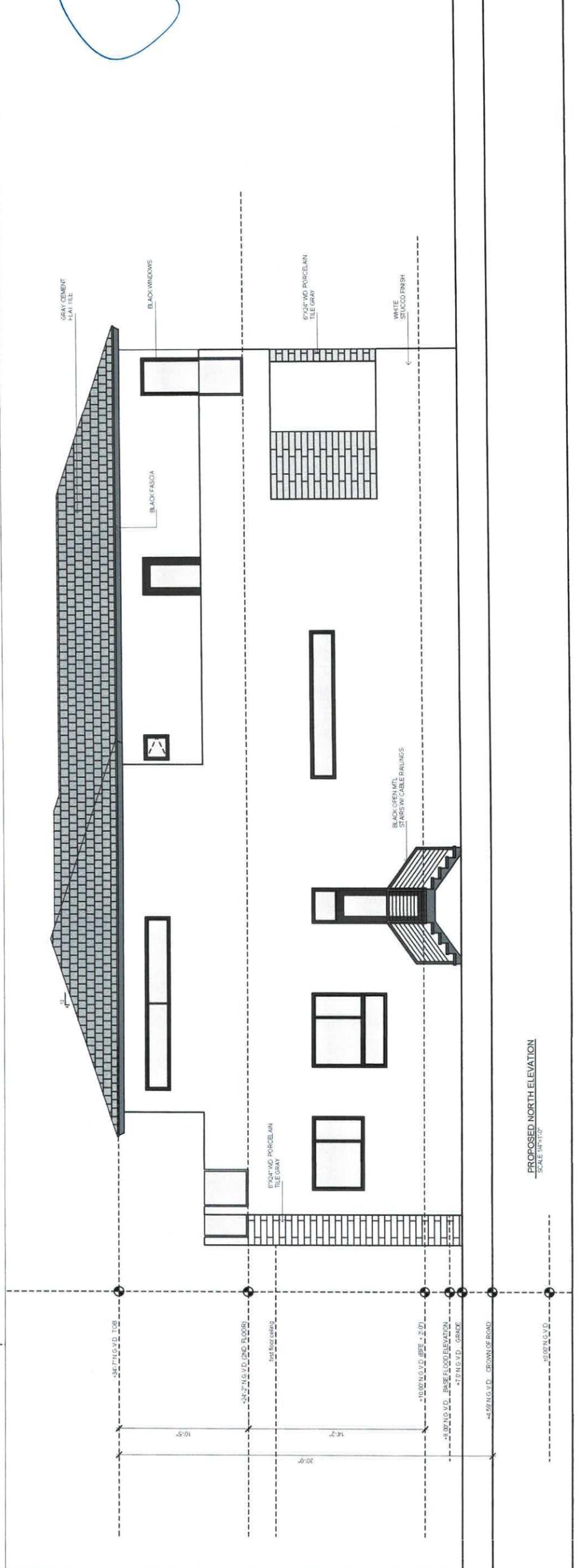
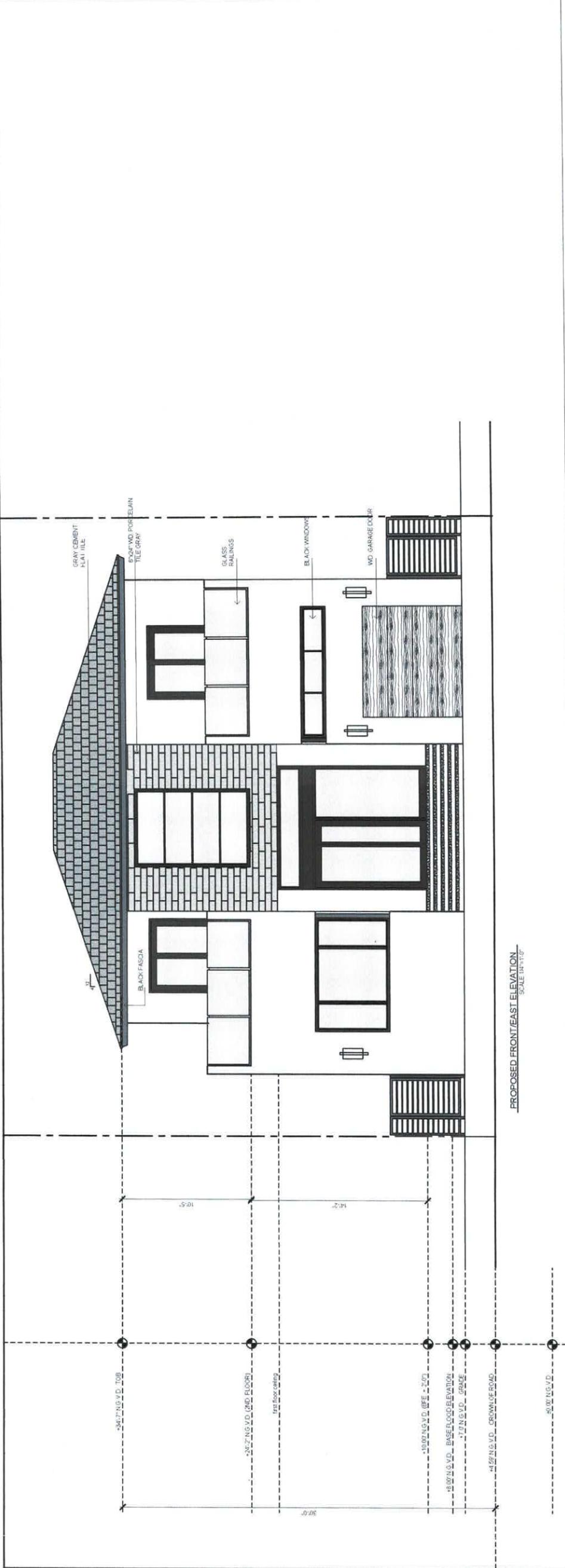
FL. REG. NO. 14320  
 DRAWN BY: V.V.L.  
 REVIEWED BY: J.D.M.  
 SCALE:  
 1/4" = 1'-0"  
 RELEASE DATE:  
 12-19-19

A-301  
 FRONT & SIDE  
 ELEVATIONS  
 SHEET NO. 5 OF 8

DRAWING LOG

1	08-07-20	07-14-20	07-14-20	08-04-20
	07-14-20	07-14-20	07-14-20	08-04-20
	07-14-20	07-14-20	07-14-20	08-04-20
	07-14-20	07-14-20	07-14-20	08-04-20

AUG 10 2020



DRAWING LOG	
1	04-07-20 P.L. 2504RD SET
2	07-14-20 P.L. 2504RD SET
3	08-04-20 P.L. 2504RD SET

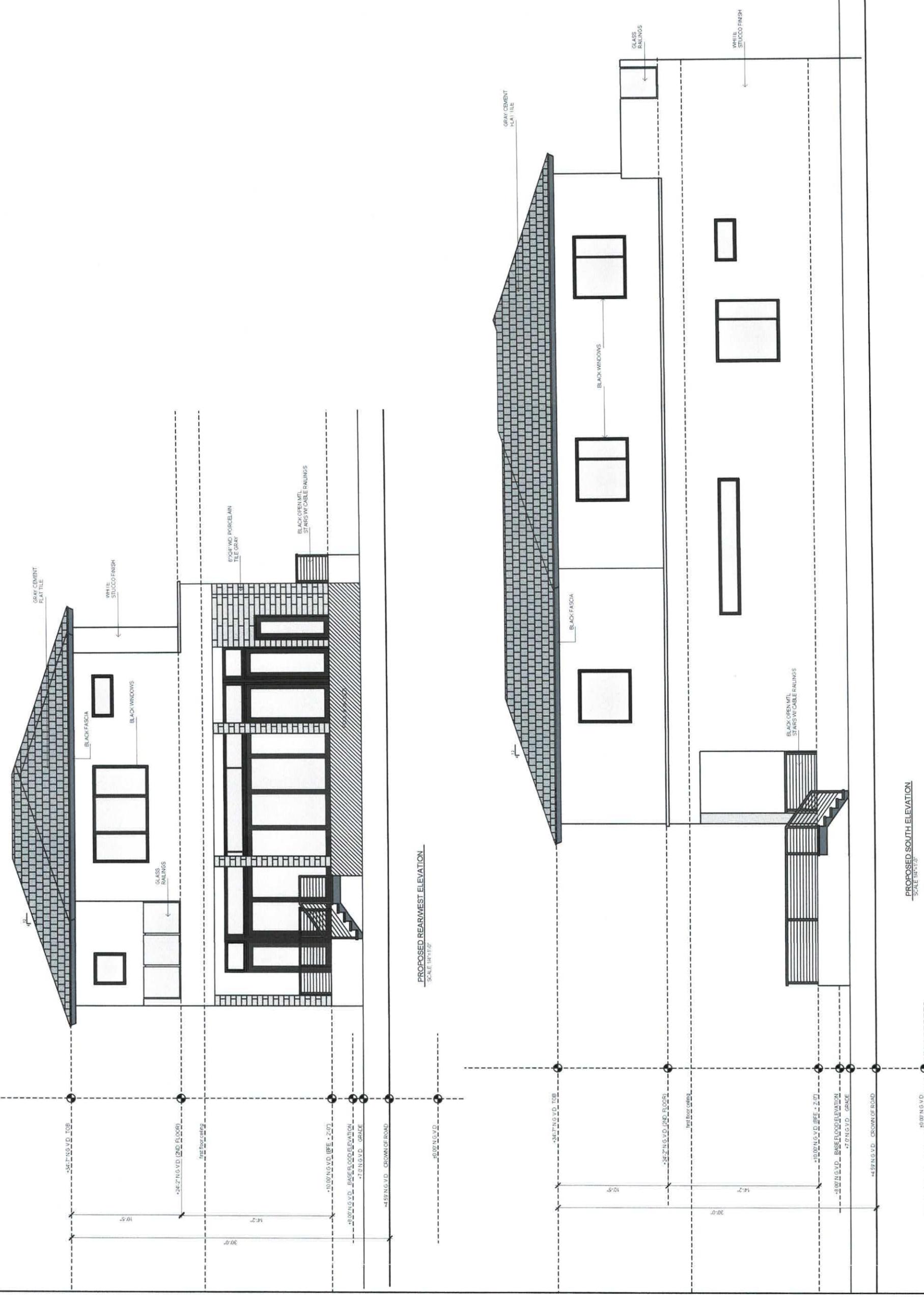
NEW SINGLE FAMILY HOME  
 OWNER: MRS. PEARL DWEK  
 9556 CARLYLE AVENUE  
 SURFSIDE, FLORIDA 33154

AUG 10 2020

FL  
 JORGE D. MANTILLA ARCHITECT  
 5901 SW 62ND COURT SOUTH MIAMI FLORIDA 33143  
 STATE OF FLORIDA LICENSE NO. 14320  
 P. (305) 813-4649 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-302**  
 SIDE AND REAR ELEVATIONS  
 SHEET NO.



# MAP OF BOUNDARY SURVEY

Property Address:  
9556 Carlyle Avenue, Surfside, Florida 33154  
Project No. 20883

Page 1 of 1

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

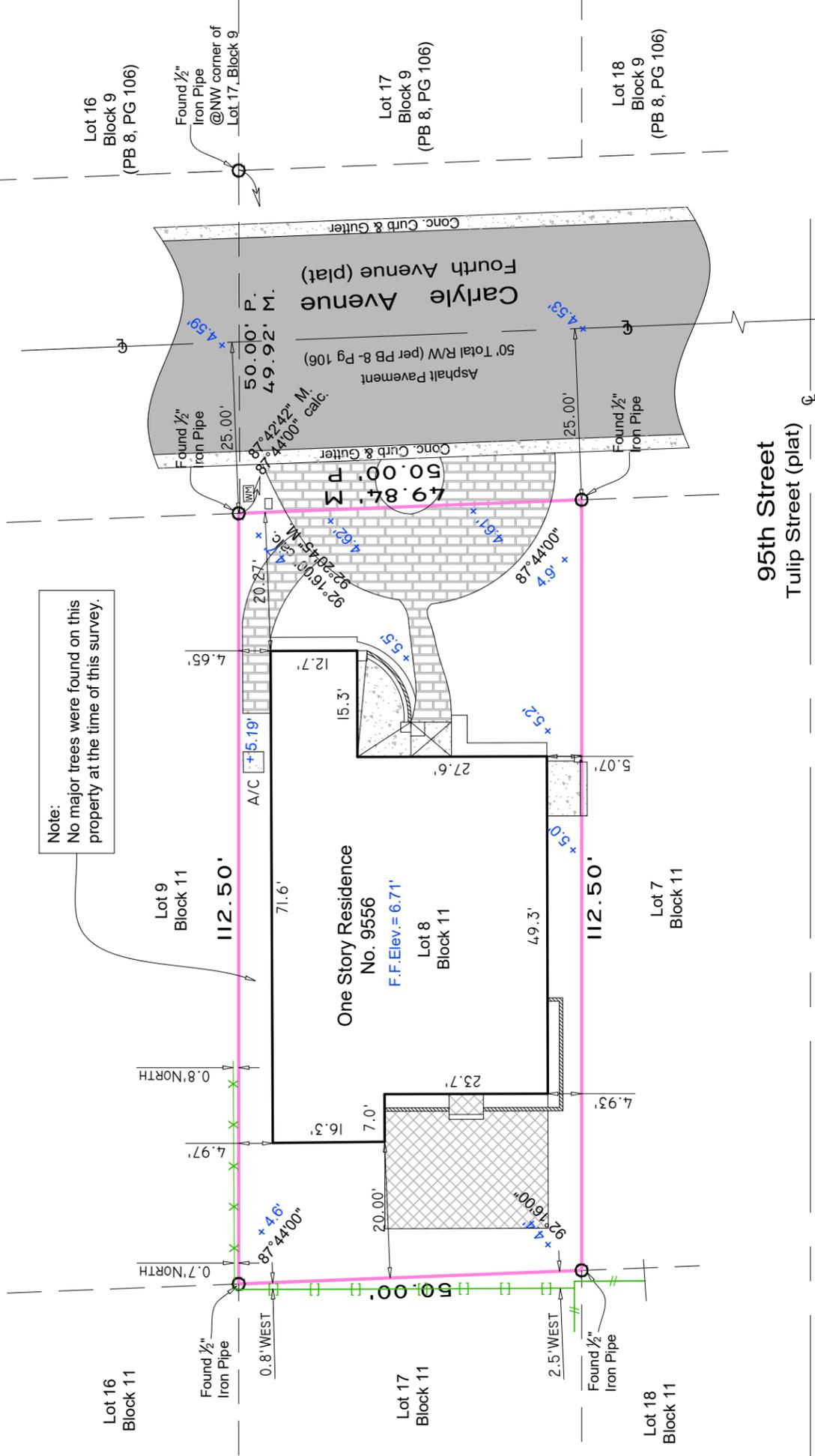


SCALE: 1" = 20'

**BELLO & BELLO**  
LAND SURVEYING CORP. • LB#7262  
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186  
Phone: 305.251.9606 • Fax: 305.251.6057  
e-mail: info@belloland.com • www.bellolandsurveying.com

### LEGEND & ABBREVIATIONS

- CONC. (CONC.) = CONCRETE (CONC.)
- BLK WALL = BLOCK WALL
- WOOD DECK = WOOD DECK
- COVERED AREA = COVERED AREA
- ASPHALT = ASPHALT
- CHAIN LINK FENCE (CLF) = CHAIN LINK FENCE (CLF)
- WOOD FENCE (WF) = WOOD FENCE (WF)
- POST AND RAIL FENCE (PRF) = POST AND RAIL FENCE (PRF)
- OVERHEAD WIRES = OVERHEAD WIRES
- OUTLET = OUTLET
- WATER VALVE (WV) = WATER VALVE (WV)
- POWER POLE (PP) = POWER POLE (PP)
- GY ANCHOR (GA) = GUY ANCHOR (GA)
- WATER METER (WM) = WATER METER (WM)
- CONC. LIGHT POLE (LP) = CONC. LIGHT POLE (LP)
- WELL = WELL
- STREET SIGN = STREET SIGN
- SANITARY MANHOLE = SANITARY MANHOLE
- DRAINAGE MANHOLE = DRAINAGE MANHOLE
- MANHOLE = MANHOLE
- FIRE HYDRANT = FIRE HYDRANT
- CABLE BOX (CATV) = CABLE BOX (CATV)
- FPL TRANSFORMER = FPL TRANSFORMER
- CATCH BASIN OR INLET = CATCH BASIN OR INLET
- EXISTING ELEVATION = EXISTING ELEVATION
- PERMANENT REFERENCE MONUMENT (PRM) = PERMANENT REFERENCE MONUMENT (PRM)
- PROPERTY CORNER = PROPERTY CORNER
- PERMANENT CONTROL POINT (PCP) = PERMANENT CONTROL POINT (PCP)
- P.T. = POINT OF TANGENCY
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVE
- P.R.C. = POINT OF REVERSE CURVE
- B.M. = BENCH MARK
- B.R. = BEARING REFERENCE
- T.B.M. = TEMPORARY BENCH MARK
- R = PROPERTY LINE
- C = CENTER LINE
- MONUMENT LINE = MONUMENT LINE
- MEAS. = CALCULATED
- FEAS. = FIELD MEASURED
- FER PLAT = FER PLAT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- A/C = AIR CONDITIONER PAD
- ENCR. = ENCROACHMENT
- F.F. ELEV. = FINISHED FLOOR ELEVATION
- XX-XXX = DENOTES PLAT BOOK XX - PAGE XX
- ORB = OFFICIAL RECORD BOOK
- CBS = CONCRETE BLOCK STRUCTURE
- R/W = RIGHT OF WAY
- ELEV. = ELEVATION
- SEC. = SECTION
- T = TOWNSHIP
- R = RANGE
- PB = PLAT BOOK
- PG = PAGE



Note:  
No major trees were found on this property at the time of this survey.

**LEGAL DESCRIPTION:**  
Lot 8, Block 11, ALTOS DEL MAR NO.6, according to the plat thereof, as recorded in Plat Book 8, Page 106, of the Public Records of Miami-Dade County, Florida.

### SURVEYOR'S REPORT AND GENERAL NOTES

(Not valid without the attached Survey Map)

1. Legal Description has been furnished by the client.
2. References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
3. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
4. North arrow direction is based on an assumed Meridian. Bearings are based on a well-established line, said line is being noted as BR on the Survey Map.
5. Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
6. Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
7. Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
8. This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
9. This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
10. **FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120659 (Town of Surfside), Panel 01444, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "AE" with Base Flood Elevation 8 feet (NGVD 1929).
11. **HORIZONTAL CONTROL AND ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7,500 feet.
12. **VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:  
Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark S-243, Elevation = 11.77 feet  
Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark Z-313, Elevation = 9.59 feet

I HEREBY CERTIFY TO:  
Pearl Dwek and Solomon Dwek.

That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of chapter 5J-17, Florida administrative code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.

Odalys C. Bello-Iznaga  
Professional Surveyor and Mapper LS6169 · State of Florida  
Field Work Date: 08/07/2020

**9556 Carlyle Ave**  
**SURFSIDE, FLORIDA 33154**

**EXTERIOR MATERIALS PRESENTATION  
TO PLANNING & ZONING BOARD**

# ROOFING



Cement Tile Roof  
4591 Dark Gray Range Profile: Bel Air  
Eagle Roofing Products  
OR Similar make and color

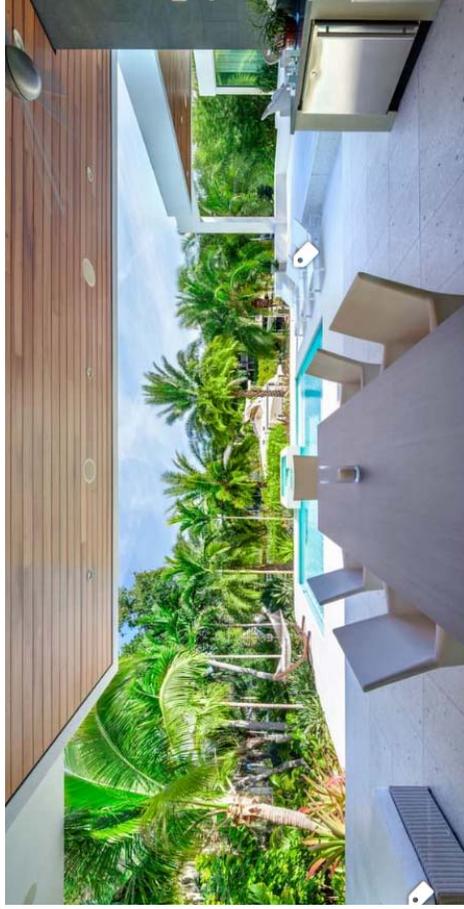
# EXTERIOR WALL FINISHES



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



**EXTERIOR VERTICAL ACCENT WALL**  
LIGHT GRAY PORCELAIN TILE Or Similar



**EXTERIOR CEILING ACCENT**

**Eco Windows and Doors Dark Bronze/Black Color  
or Similar Brand and Color**



# LIGHTING, WINDOWS, & BALCONY RAILING



Exterior Front Light Fixture  
Max Kelvin Color 3,000 or  
less



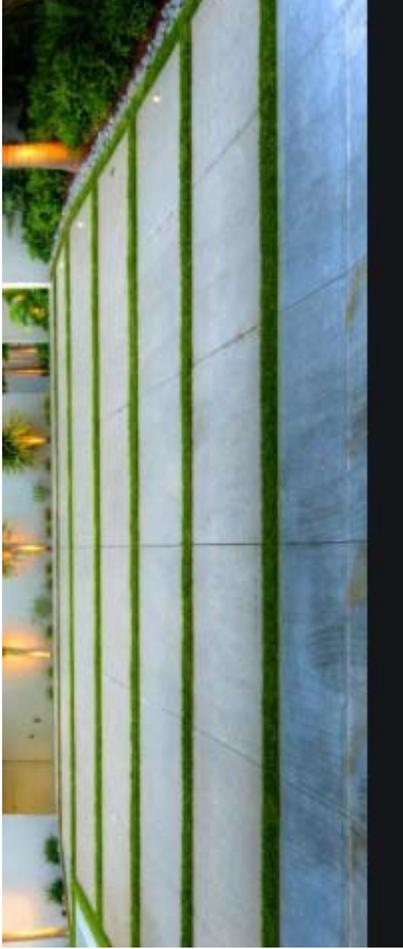
Exterior Back Railing  
Dark Bronze/Black  
Color



Front Railing  
Glass

# DRIVEWAY

Concrete Driveway  
With grass in between

















# MEMORANDUM

To: Planning and Zoning Board  
 Thru: Jason Greene, Interim Town Manager  
 From: James Hickey, AICP, Town Planner  
 CC: Lillian Arango, Town Attorney  
 Date: August 27, 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

<b>Setback</b>	<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> Plans show that the 5' minimum required setback will be met
<b>Landscaping</b>	<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
<b>Illumination</b>	<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) Ensure the 5' minimum required setback is being met. Per 2020 code section 90-73.
- 2) Provide landscaping at the base of the monument sign. Per 2020 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.

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

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

<b><u>ZONING STANDARDS</u></b>	<b>Required</b>	<b>Provided</b>
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
<b>SIGNATURE OF OWNER</b>	DATE	<b>SIGNATURE OF AGENT</b>	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.

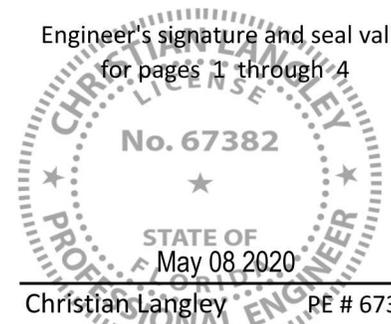
This document has been digitally signed and sealed by Christian Langley, PE on the date noted in this digital signature. Printed copies of this document are not considered signed & sealed, & the signature must be verified on any electronic copies.  
Serial: 45.75.9E.00.F0.80.43.20.10.8B.8C.D2

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  $\geq 0.5$

#### 165 mph - Exp "D"

##### Monuments at grade

W/Ht Ratio  $\leq 0.5$

SIGN HEIGHT	DESIGN WIND PRESSURES	$K_h = K_z$	$q_z$
15 ft	± 48.2 psf	1.03	36.6
18 ft	± 49.8 psf	1.06	37.8
20 ft	± 50.7 psf	1.08	38.5
30 ft	± 54.4 psf	1.16	41.3
35 ft	± 55.9 psf	1.19	42.4
40 ft	± 57.2 psf	1.22	43.4
45 ft	± 58.4 psf	1.25	44.3
50 ft	± 59.5 psf	1.27	45.1
55 ft	± 60.5 psf	1.29	45.9
60 ft	± 61.4 psf	1.31	46.6
70 ft	± 63.1 psf	1.35	47.9
80 ft	± 64.6 psf	1.38	49.0
90 ft	± 65.9 psf	1.41	50.0
100 ft	± 67.1 psf	1.43	50.9
110 ft	± 68.2 psf	1.46	51.8
120 ft	± 69.3 psf	1.48	52.6
130 ft	± 70.2 psf	1.50	53.3
140 ft	± 71.1 psf	1.52	54.0
150 ft	± 72.0 psf	1.54	54.7
175 ft	± 74.0 psf	1.58	56.1
200 ft	± 75.7 psf	1.62	57.5
250 ft	± 78.7 psf	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	ft
	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 <sub>toe</sub> =	2*D/[3*L*(B/2-e)]		...reaction below footer at toe	
qt <sub>toe</sub> =	1110	psf		qt <sub>toe</sub> < Pbrg <b>OK</b>
<b>Resisting moment due to Dead Load:</b>	Mv =	D*B/2		
	<b>Mv =</b>	<b>4.2</b>	<b>kip-ft</b>	
<b>Total Resisting Moment:</b>	M <sub>tot</sub> =	Mv / Ω		
	<b>M<sub>tot</sub> =</b>	<b>2.8</b>	<b>kip-ft</b>	<b>M<sub>tot</sub> &gt; Mn</b> <b>OK</b>

## 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<sup>4</sup>  
 Flange Thickness:  $t_f = 1/4'' = 0.233''$       Section Modulus:  $S = 2.2$  in<sup>3</sup>  
 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		
$b/t = 10.9$	$= (b-2*t_2)/t_1$		$d/t = 10.9$	$= (d-2*t_1)/t_2$	
$1.12*\sqrt{E/F_y} = 28.1$	Flange Compact Limit		$2.42*\sqrt{E/F_y} = 60.8$	Web Compact Limit	
$1.40*\sqrt{E/F_y} = 35.2$	Flange NonCompact Limit		$5.70*\sqrt{E/F_y} = 143.1$	Web NonCompact Limit	
<b>Flanges are compact</b>			<b>Webs are compact</b>		

### (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  $M_{allow}$  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:

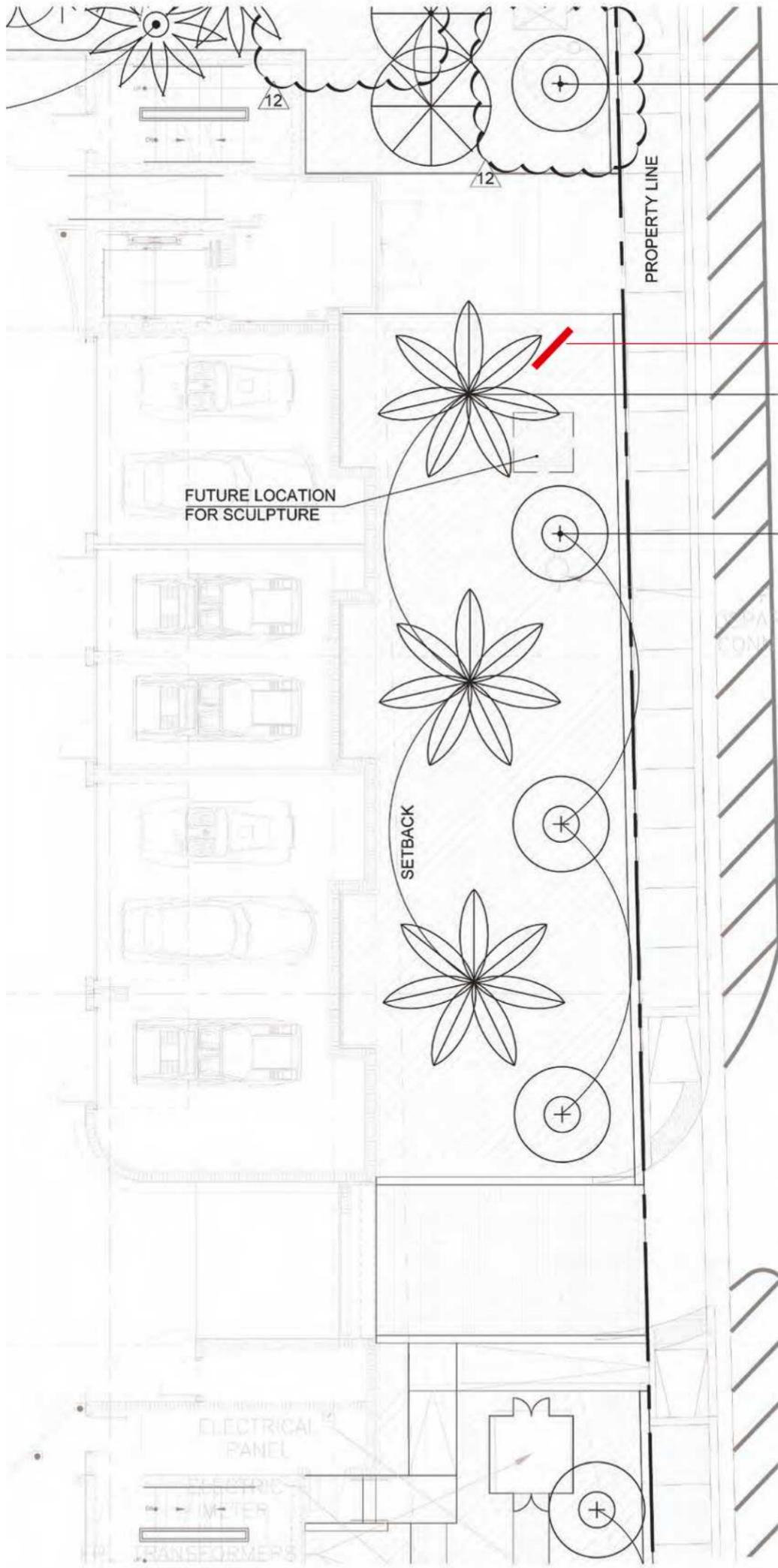
Allowable Deflection:  $\Delta_{allow} = 0.37$  in       $L / 80$

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





Sign Plan location



Proposed Monument sign location  
**5 ft Set back per code section 90.73**

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**PROJECT NAME:** **SERAPH - ARTE MONUMENT**

**Approved**

**Required Revisions**

Signature: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

REVISIONS (PRINT PRO SHOP USE ONLY)	
△	△
△	△
△	△
△	△

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ASCE 7-10  
 V=165 mph  
 Exposure D  
 Risk Category 1 Struct.  
 Sign Height = 15 ft max  
 Solid freestanding sign at grade:  
 C=1.55 (w/h ratio ≥ 1/2) ± 48.2 psf  
 Kzt=1.0, Kd=0.85, G=0.85

**General** - Design 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 C360-10, ADMI-15, & NDS-15, as applicable. - Steel components shall be coated, painted, or otherwise protected against corrosion per FBC Sec. 2203.27222.6. - Alum components in contact with steel or embedded in concrete shall be painted or protected as prescribed in ADMI-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: 6063-16 or stronger, UNL0. - Notes: - Design 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 C360-10, ADMI-15, & NDS-15, as applicable. - Steel components shall be coated, painted, or otherwise protected against corrosion per FBC Sec. 2203.27222.6. - Alum components in contact with steel or embedded in concrete shall be painted or protected as prescribed in ADMI-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: 6063-16 or stronger, UNL0.



## MEMORANDUM

To: Planning and Zoning Board  
Thru: Jason Greene, Town Manager  
From: James Hickey, AICP, Town Planner  
CC: Lillian Arango, Town Attorney  
Date: August 27, 2020  
Re: 9177 Dickens Avenue – Addition

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The property is located at 9177 Dickens Avenue, within the H30B zoning. The applicant is requesting to build new additions to the first floor totaling roughly 922 square feet. The addition includes 2 bedrooms, 2 bathrooms and a new family room. The applicant also plans to convert the existing garage into livable space.



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	9 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	28 feet

**Sec. 90-45. Setbacks**

Setbacks	Required 2020	Required 2006	Proposed 2006
Primary Frontage	Minimum 20 feet	Minimum 20 feet	25 feet – existing
Interior side (lots over 50 feet in width)	10% of the frontage (7.5')	10% of the frontage (7.5')	7'6"/9'11" – proposed for the addition
Rear	Minimum 20 feet	Minimum 20 feet	29'7" – proposed

**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	75'
Minimum lot area	5,600 feet	5,600 feet	8,400 SF
Maximum lot coverage	40%	40%	36.8%
Pervious area	35% (minimum)	N/A	50.3%

**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	N/A	A unique elevation from the main

	<p>the adjacent two (2) homes shall be created through the modulation of at least three (3) of the following architectural features:</p> <ul style="list-style-type: none"> <li>(a) Length, width and massing of the structure;</li> <li>(b) Number of stories;</li> <li>(c) Façade materials;</li> <li>(d) Porches and other similar articulation of the front façade;</li> <li>(e) Number and location of doors and windows; and</li> <li>(f) Roof style and pitch.</li> </ul>		<p>buildings of the adjacent two (2) homes is created through the modulation of;</p> <ul style="list-style-type: none"> <li>(a) Addition is consistent with existing home</li> <li>(b) 1 story structure</li> <li>(c) Façade materials will be consistent with existing</li> <li>(d) New Porch/stairs proposed for east elevation (rear)</li> <li>(e) Roof style and pitch to match existing</li> </ul>
Wall openings	10% for all elevations	N/A	+10% for all elevations
Wall openings	All elevations for single story additions to existing structures shall result in a zero percent net loss of wall openings including windows, doors or transitional spaces defined by porches, porticoes or colonnades.	No net loss of wall openings	No net loss of wall openings
Roof Material	<ul style="list-style-type: none"> <li>(a) Clay Tile;</li> <li>(b) White concrete tile;</li> <li>(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;</li> <li>(d) Architecturally embellished metal if granted approval by the Design Review Board;</li> <li>or</li> <li>(e) Other Florida Building Code approved roof material(s) if granted</li> </ul>	N/A	Grey metal roof

	approval by the Design Review Board.		
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**Sec. 90-50.1 (5) Garage Facades**

Required 2020	Required 2006	Proposed
1 window	N/A	New window is proposed
If the garage entrance is located at the front or primary corner of the property, landscaping shall be provided along the base of the new exterior wall. When the installation of landscaping results in insufficient off-street parking, a landscaped planter shall be permitted in lieu of the required landscaping.	N/A	Landscaping shall be provided along the base of the new exterior wall. Currently, the proposed plans show the addition of a landscape planter. A landscape planter shall only be permitted when landscaping results in insufficient off-street parking. In this case, landscaping would not impact the off-street parking.

**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. 90.61 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% (54%)
Front yard landscaped	30% minimum	50% minimum	>30% (54%)
Rear yard landscaped	20% minimum	40% minimum	>40% (96%)
Number of Curb Cuts	One minimum	One minimum	2 (existing)
Curb Cut side set back	5 feet minimum	5 feet minimum	>5 feet
Curb cut width	2 curb cuts not more than 12' in width	2 curb cuts not more than 12' in width	Existing

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	Pavers
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**Town of Surfside Adopted Residential Design Guidelines**  
***Building Massing***

<b>Required</b>	<b>Proposed</b>
Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.	Consistent. Proposed addition will add porches and windows to avoid massing. Addition is compatible with surrounding homes

***Decorative Features***

<b>Required</b>	<b>Proposed</b>
Decorative features should be stylistically consistent throughout the entire building.	Consistent. Details are provided in front/rear facades.

***Overall Architectural Style***

<b>Required</b>	<b>Proposed</b>
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***

<b>Required</b>	<b>Proposed</b>
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***

<b>Required</b>	<b>Proposed</b>
Roof types and slopes should be generally the same over all parts of a single building.	4:12 pitch

<p>Restricted materials for roofs are pre-determined in the Town's Building Code, which restricts roofing materials to:</p> <ol style="list-style-type: none"> <li>1. Clay tile;</li> <li>2. White concrete tile;</li> <li>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</li> <li>4. Metal.</li> </ol>	Grey metal
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**Windows and Trims**

Required	Proposed
Window styles should always be consistent among all elevations of a building.	Consistent. Proposed new windows are 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

**Zoning in Progress (ZIP) Conditions [As of August 9<sup>th</sup>, 2020]**

Required	Proposed
<p>Maximum 40% lot coverage provided however that the following shall not be included in determining the lot coverage:</p> <ol style="list-style-type: none"> <li>(1) Uncovered steps and exterior balconies</li> <li>(2) Uncovered terraces, patios, breezeways, or porches which are open on two (2) sides; and</li> <li>(3) Covered terraces, patios, breezeways, or porches which are open on two (2) sides.</li> </ol> <p>In no instance may the exemptions listed here exceed 15% of the total footprint of all principle and accessory buildings and structures.</p>	<p>Consistent. 36.8% proposed lot coverage</p>
In the H30A and H30B districts, second story lot coverage is limited to 32% of the lot area, or 80% of the first-floor area, whichever is less	N/A
<p>Existing setback requirements set forth in the Current Zoning Code will continue to apply, unless there is a greater restriction in the 2006 zoning code, except that only the following projections/encroachments shall be permitted:</p> <ol style="list-style-type: none"> <li>(1) In the H30A, H30B and H30C districts west of Harding Avenue, eaves of sloped roofs may project up to 8" into any required yard. All other ornamental</li> </ol>	<p>Setbacks conform</p> <ol style="list-style-type: none"> <li>(1) Proposed addition is within setbacks so 24" eaves will not project into the required setback.</li> <li>(2) N/A</li> </ol>

<p>or screening features (in H30A/H30B) including cornices, sills, frames, and fins, may project no more than 6” into any required yard.</p> <p>(2) In the H30A/H30B districts, lots greater than 112.5 feet in depth will be required to provide front and rear yards that combine to equal at least 36% of the lots depth.</p>	
<p>In the H30A/H30B districts, each lot must provide:</p> <p>(1) 35% of each lot must be pervious</p> <p>(2) 50% of the front yards and 40% of the rear yards must be landscaped</p> <p>(3) 20% of all landscaping must be Florida Friendly</p>	<p>(1) 50.3% overall pervious area</p> <p>(2) 54% front yard and 96% rear yard</p> <p>(3) TBD</p>
<p>The current zoning codes definition of building height will continue to apply to single family districts</p>	<p>Consistent (1-story)</p>
<p>Roof decks shall not be permitted in any residential zoning district.</p>	<p>No roof deck proposed</p>

**RECOMMENDATION**

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

- (1) Architecturally embellished metal roof requires approval by the Design Review Board
- (2) The FFE of the addition will need to be confirmed with the Building Department at time of Building Permit.
- (3) Provide landscaping or a planter in front of the converted garage. Per code section 90-50.1, the installation of planter is only permitted when the landscaping will result in insufficient off-street parking. There is sufficient space in the front yard for a landscaped strip which will not impede off-street parking.

*Section 90-50.1: If the garage entrance is located at the front or primary corner of the property, landscaping shall be provided along the base of the new exterior wall. When the installation of landscaping results in insufficient off-street parking, a landscaped planter shall be permitted in lieu of the required landscaping.*

- (4) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code 20% of all landscaping must be Florida Friendly. Please provide details showing this ZIP condition is being met.





**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:

Edgar Gonzalez

7/22/2020

NAME OF REPRESENTATIVE

DATE



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

Project Name \_\_\_\_\_

Project Number \_\_\_\_\_

**SUBMITTAL REQUIREMENTS FOR REVIEW:**

- Completed "Single-Family and Two-Family Site Plan Application" form
- Application fee: \$\_\_\_\_\_ made out to "Town of Surfside"
- Ownership Affidavit
- Survey less than one (1) year old. A survey over one (1) year is sufficient as long as the property has not changed ownership and the owner provides an affidavit that no changes have occurred since the date of the survey.
- Recent photographs, as visible from the street, of the subject property and of the adjacent two (2) homes on each side of the subject property on the same side of street. If the adjacent lot(s) are vacant then the next adjacent home(s) shall be utilized.

**FOR THE FOLLOWING PLEASE PROVIDE:**

- Two (2) full sized sets (24" x 36" sheets) of complete design development drawings signed and sealed
- One (1) CD, with site plan in PDF format, or other common windows based format.
- Provided prior to Design Review Board Meeting – Fifteen (15) reduced sized sets (11" x 17" sheets) of the complete design development drawings
- Site Plan (Minimum scale of 1" = 20').  
Please show / provide the following:
  - Tabulations of total square footage, lot coverage, setbacks and acreage
  - Entire parcel(s) with dimensions and lot size in square feet
  - Existing and proposed buildings with square footage
  - Buildings to be removed
  - Setbacks
  - Dimensions and locations of all existing and proposed right-of-ways, easements and street frontage, including sidewalks, curb and gutter and planting strips
  - All existing and proposed site improvements, including, but not limited to, all utilities, retaining walls, fences, decks and patios, driveways and sidewalks, signs, parking areas, and erosion control features
  - Location of all existing and proposed trees, vegetation, palms and note tree species
  - Locations and dimensions of parking spaces and lot layout
  - Driveway entrance width and setbacks from property line
- Architectural Elevations (Minimum scale of 1/8" = 1'):  
Please show / provide the following:
  - Provide color elevations, showing all material finishes, textures and landscaping for all elevations of the proposed building(s). They should include, at a minimum:
  - All exterior materials, colors and finishes, keyed to samples provided

Cont.

Page 1 of 2

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



- Roof slopes and materials and color
  - Detail of doors, windows, garage doors
  - Lighting locations and details
  - Dimensions of structure(s) – height, width, and length
  - Deck, railing, stairs details including materials, colors, finishes, and decorative details
  - Exposed foundation treatment
  - Gutters and eaves
  - Abutting structure heights
- 
- Provide samples of colors and/or materials mounted on a display board (to be provided prior to Design Review Board Meeting)
  - Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan

















## MEMORANDUM

To: Planning and Zoning Board  
Thru: Jason Greene, Interim Town Manager  
From: James Hickey, AICP, Town Planner  
CC: Lillian Arango, Town Attorney  
Date: August 27, 2020  
Re: 8927 Froude Avenue – Addition & Renovation

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The property is located at 8927 Froude Avenue, within the H30B zoning district. The applicant is requesting to build a new addition to the first floor and second floors totaling roughly 1,064 square feet. The additions include a bedroom, garage, driveway and balcony.



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	23 feet

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

H30A AND H30B UPPER STORY FLOOR AREA IS LESS THAN 50% OF FIRST STORY FLOOR AREA	Required 2020	Required 2006 RS-2	Proposed
<i>Maximum Lot Coverage</i>	40%	40%	36% (2,051/5625=.36)
	FIRST STORY (UP TO 15 FT IN HEIGHT)		
Primary frontage	Minimum 20 FT	Minimum 20 FT	20'
Interior side (Lots equal to or less than 50')	Minimum 5'	Minimum 5'	5' existing
Rear	Minimum 20 FT	Minimum 20 FT	32.3'
	UPPER STORY OR WALL PLANES GREATER THAN 15 FT IN HEIGHT		
Primary frontage	Minimum 20 FT / Average 22.5	Minimum 20 FT	Minimum: 22'6" Average: 22'6"
Interior side (Lots equal to or less than 50')	Minimum 5' / Average N/A	Minimum 5'	Minimum 5' / Average
Rear	Minimum 20 FT / Average n/a	Minimum 20 FT	Minimum: +20'0"

**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	Projecting 24” into the front yard and side yard (See Zoning in Progress Analysis)
Air conditioning equipment, pool pump or other mechanical equipment may be located in a required rear setback, provided;	<ul style="list-style-type: none"> <li>a. such equipment is at least 15 feet from any other single-family or two-family residence</li> <li>b. shall maintain at least a five-foot setback from the rear and side yards</li> <li>c. is not visible from any street or waterway</li> </ul>	<ul style="list-style-type: none"> <li>a. such equipment is at least 15 feet from any other single-family or two-family residence</li> <li>b. is not visible for any street or roadway</li> </ul>	<ul style="list-style-type: none"> <li>a. &gt;15 FT</li> <li>b. &gt;5 FT</li> <li>c. Screened by landscaping</li> </ul>

**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%	36% (2,051/5,625=.36)
Pervious area	35% (minimum)	N/A	44% (2,493/5,625=.44)

**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:	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)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.		(a) Mass is broken up with dimension and parts of the front façade set back (b) 2 stories proposed (c) Façade includes soft grey veneer accent and white stucco (d) Balcony proposed on second floor (e) Doors and windows are provided.
Wall openings	10% for all elevations	N/A	+10% for all elevations
Wall openings	All elevations for single story additions to existing structures shall result in a zero percent net loss of wall openings including windows, doors or transitional spaces defined by porches, porticoes or colonnades.	No net loss of wall openings	No net loss of wall openings
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	Grey cement tile

**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**

<b>Paving Yards</b>	<b>Required 2020</b>	<b>Required 2006</b>	<b>Proposed</b>
Front setback permeability	50% minimum	50% minimum	>50% 57% provided
Front yard landscaped	30% minimum	50% minimum	>30% 57% provided
Rear yard landscaped	20% minimum	40% minimum	>40% (not provided on plans)
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	10'8"
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	Pavers

**2020 Town of Surfside Adopted Residential Design Guidelines**  
**2006 No Pertinent Section from Code**

***Building Massing***

<b>Required</b>	<b>Proposed</b>
Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.	Consistent. Design provides a unique design.

***Decorative Features***

<b>Required</b>	<b>Proposed</b>
Decorative features should be stylistically consistent throughout the entire building.	Consistent. Decorative features are provided on the front façade.

***Overall Architectural Style***

<b>Required</b>	<b>Proposed</b>
The overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof.	Design is consistent throughout building

**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. Enhancements proposed for front façade. Remaining three sides are white stucco

**Roof Materials, Types, and Slopes**

Required	Proposed
Roof types and slopes should be generally the same over all parts of a single building.	3.5/12 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 throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.	New grey cement tile roof shingles

**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

**Zoning in Progress (ZIP) Conditions [As of August 9<sup>th</sup>, 2020]**

Required	Proposed
Maximum 40% lot coverage provided however that the following shall not be included in determining the lot coverage: (1) Uncovered steps and exterior balconies (2) Uncovered terraces, patios, breezeways, or porches which are open on two (2) sides; and (3) Covered terraces, patios, breezeways, or porches which are open on two (2) sides.	36% (2,051/5,625=.36)  Wood deck and concrete patio are existing structures

In no instance may the exemptions listed here exceed 15% of the total footprint of all principle and accessory buildings and structures.	
In the H30A and H30B districts, second story lot coverage is limited to 32% of the lot area, or 80% of the first-floor area, whichever is less	Consistent 12% of lot area 33% of first floor area
Existing setback requirements set forth in the Current Zoning Code will continue to apply, unless there is a greater restriction in the 2006 zoning code, except that only the following projections/encroachments shall be permitted:  (1) In the H30A, H30B and H30C districts west of Harding Avenue, eaves of sloped roofs may project up to 8" into any required yard. All other ornamental or screening features (in H30A/H30B) including cornices, sills, frames, and fins, may project no more than 6" into any required yard.  (2) In the H30A/H30B districts, lots greater than 112.5 feet in depth will be required to provide front and rear yards that combine to equal at least 36% of the lots depth.	Not Consistent  (1) The front balcony encroaches 24" into the front yard where only 6" would be allowed. (2) N/A
In the H30A/H30B districts, each lot must provide: (1) 35% of each lot must be pervious (2) 50% of the front yards and 40% of the rear yards must be landscaped (3) 20% of all landscaping must be Florida Friendly	(1) 44% pervious area (2) 57% front yard pervious area and rear yard pervious area not provided.
The current zoning codes definition of building height will continue to apply to single family districts	Conforms
Roof decks shall not be permitted in any residential zoning district.	No roof deck proposed

### FINDINGS

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

- 1) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, ornamental or screening features projecting more than 6" into the setback are not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part

of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.

- 2) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, rear yard landscape area below 40% is not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.



2020-565

DRB Meeting	3/10/2020
Application / Plans Due	___/___/20__

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

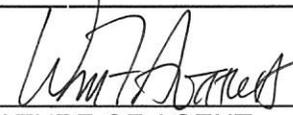
A complete submittal includes all items on the "Single-Family and Two-Family Site Plan Application Submission Checklist" document as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly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

<b>PROJECT INFORMATION</b>	
OWNER'S NAME	AMY SOMEK
PHONE / FAX	(215) 852-7283 BARRY PORTNOY (HUSBAND)
AGENT'S NAME	WILLIAM ARTHUR - ARCHITECT/BUILDER
ADDRESS	9867 SW 184 <sup>th</sup> STREET, PALMETTO BAY, FL. 33157
PHONE / FAX	(786) 334-1807
PROPERTY ADDRESS	8927 FROUDE AVE., SURFSIDE, FL.
ZONING CATEGORY	H30B
DESCRIPTION OF PROPOSED WORK	NEW BEDROOM & BATH @ GROUND LEVEL, NEW MASTER BEDROOM & BATH SECOND LEVEL

<b>INTERNAL USE ONLY</b>			
Date Submitted	3/10/20	Project Number	2020-565
Report Completed		Date	
Fee Paid	\$ 200.00		

<b>ZONING STANDARDS</b>	Required	Provided
Plot Size	50' x 112.5'	
Setbacks (F/R/S)	20'   20'   5'	20/20.5'   32.3'   5'
Lot Coverage	5625 x .40 = 2250 <sub>SF</sub>	2051.33 <sub>SF</sub>
Height	30'	23'
Pervious Area	5625 x .35 = 1969 <sub>SF</sub>	2492.89 <sub>SF</sub>

  
 SIGNATURE OF OWNER      3/28/2020      DATE

  
 SIGNATURE OF AGENT      28 FEB 20      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.

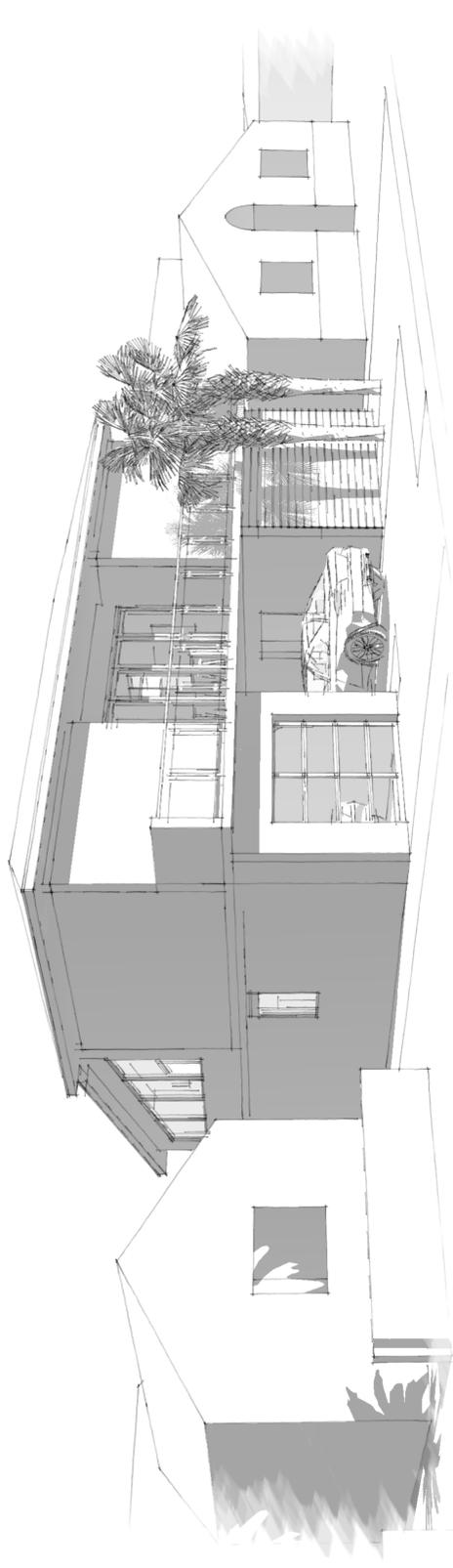
**Please advise the name of the Representative who will attend the hearing on behalf of this application:**

<u>WILLIAM ARTHUR-ARCHITECT/BUILDER</u>	<u>28 FEB 20</u>
NAME OF REPRESENTATIVE	DATE

# DESIGN DEVELOPMENT DRAWINGS

PROPOSED NEW ADDITIONS AND RENOVATIONS FOR:

**Barry Portnoy & Amy Somek**  
8927 Froude Ave.  
SURFSIDE, FLORIDA



STREET SCENE LOOKING SOUTH EASTERLY

## SHEET INDEX

COVER SHEET, MASSING DRAWING.....	CVR 1.0
SITE PLAN, AREA CALCULATIONS & SURVEY.....	DD-1.0
FLOOR & ELEVATIONS.....	DD-2.0
EXISTING HOUSE PLANS.....	DD-3.0

PROJECT DESCRIPTION:  
Proposed Renovations & Additions to:  
8927 Froude Ave.  
Surfside, Florida

OWNER:  
Barry Portnoy & Amy Somek  
8927 Froude Ave.  
Surfside, Florida

COVER

CRV1.0

PRINTED  
August 5, 2020



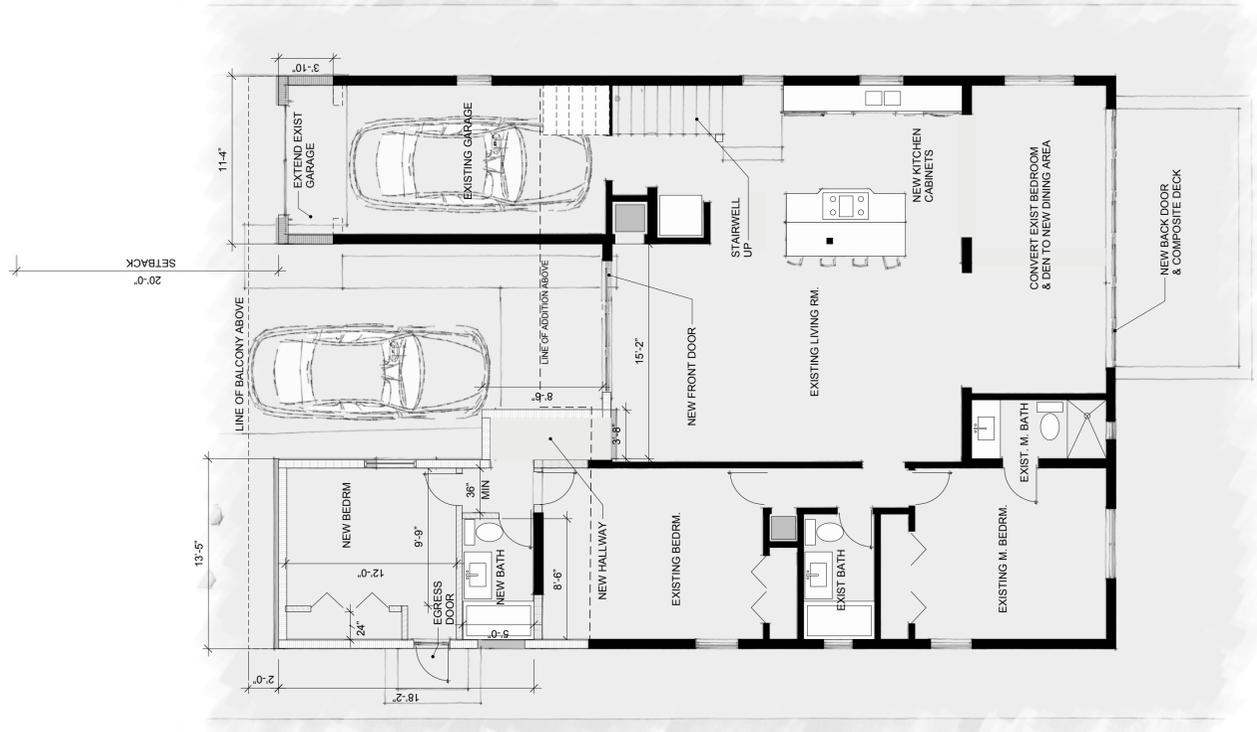
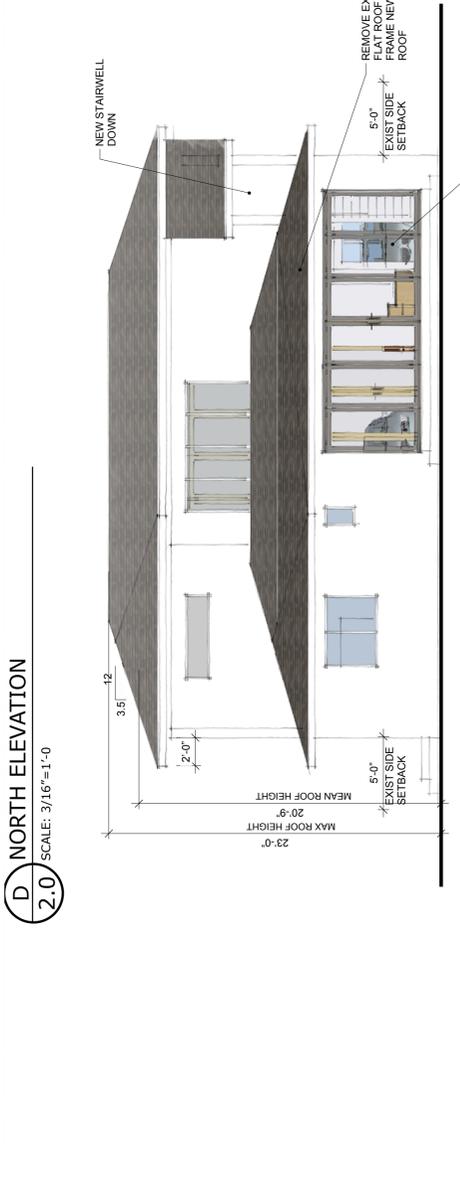
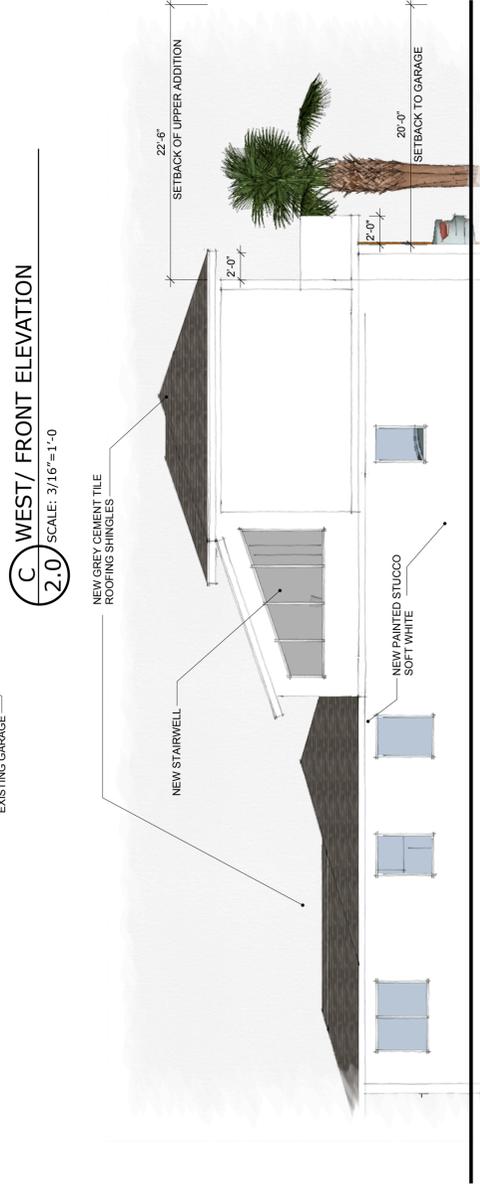
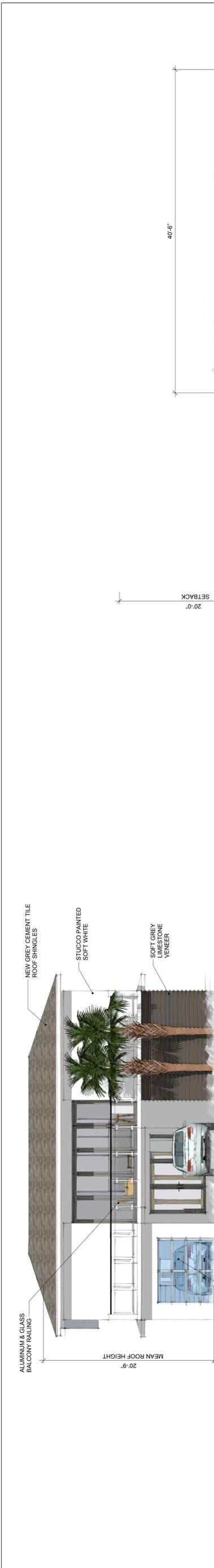
wmarthur



ARCHITECT OF RECORD  
William F. Arthur  
AR-0012074

William Arthur- Architect/Builder  
9867 SW 194th Street  
Palmetto Bay, Florida 33157







FRONT LOOKING EAST



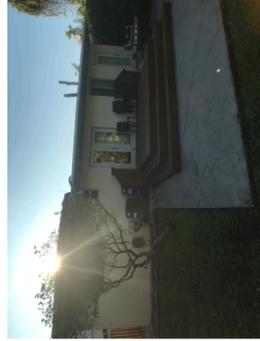
NEIGHBOR TO THE NORTH (LOOKING EAST)



NEIGHBOR TO THE SOUTH (LOOKING SOUTHEAST)



SOUTH SIDE LOOKING WEST

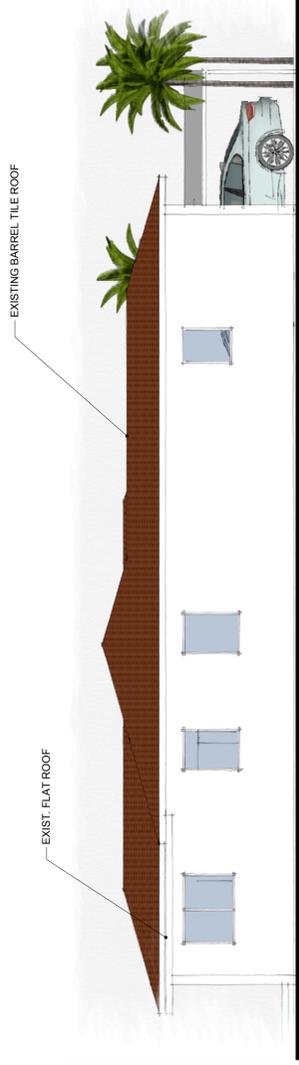


REAR LOOKING WEST



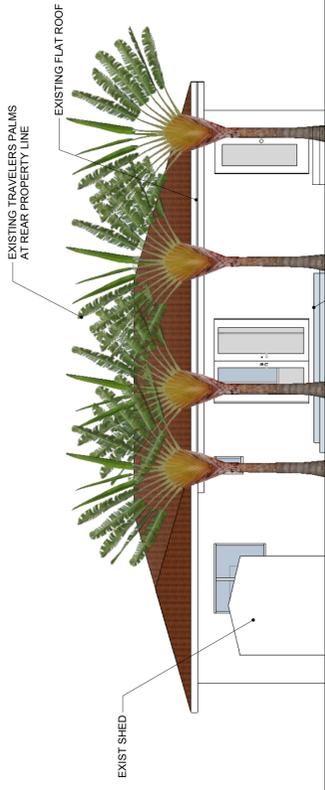
**C** WEST/ FRONT ELEVATION

3.0 SCALE: 3/16"=1'-0"



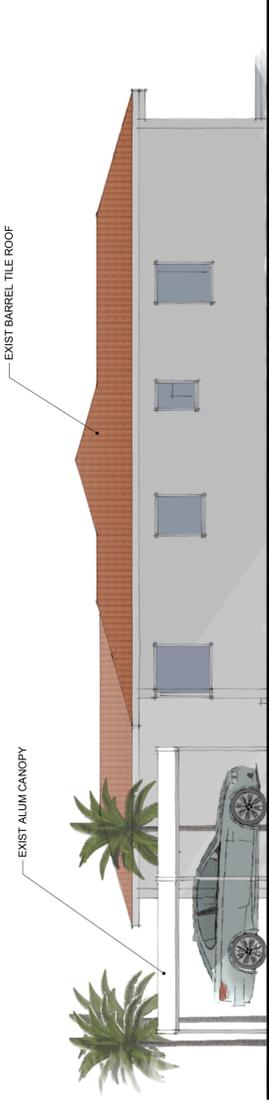
**D** NORTH ELEVATION

3.0 SCALE: 3/16"=1'-0"



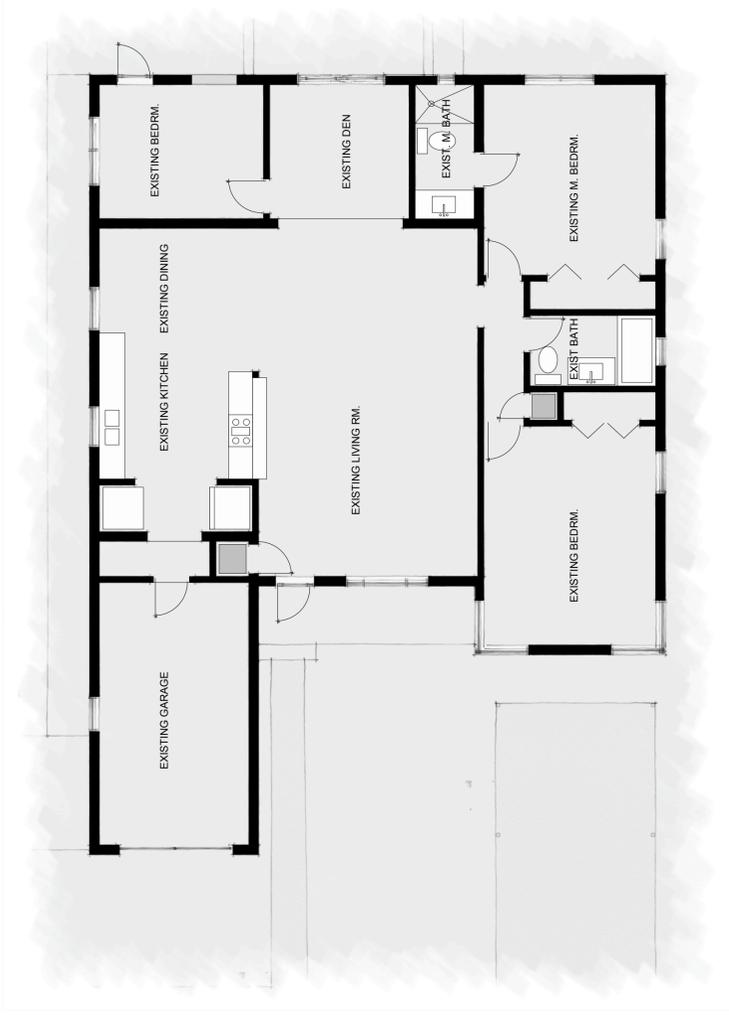
**E** EAST/ REAR ELEVATION

3.0 SCALE: 3/16"=1'-0"



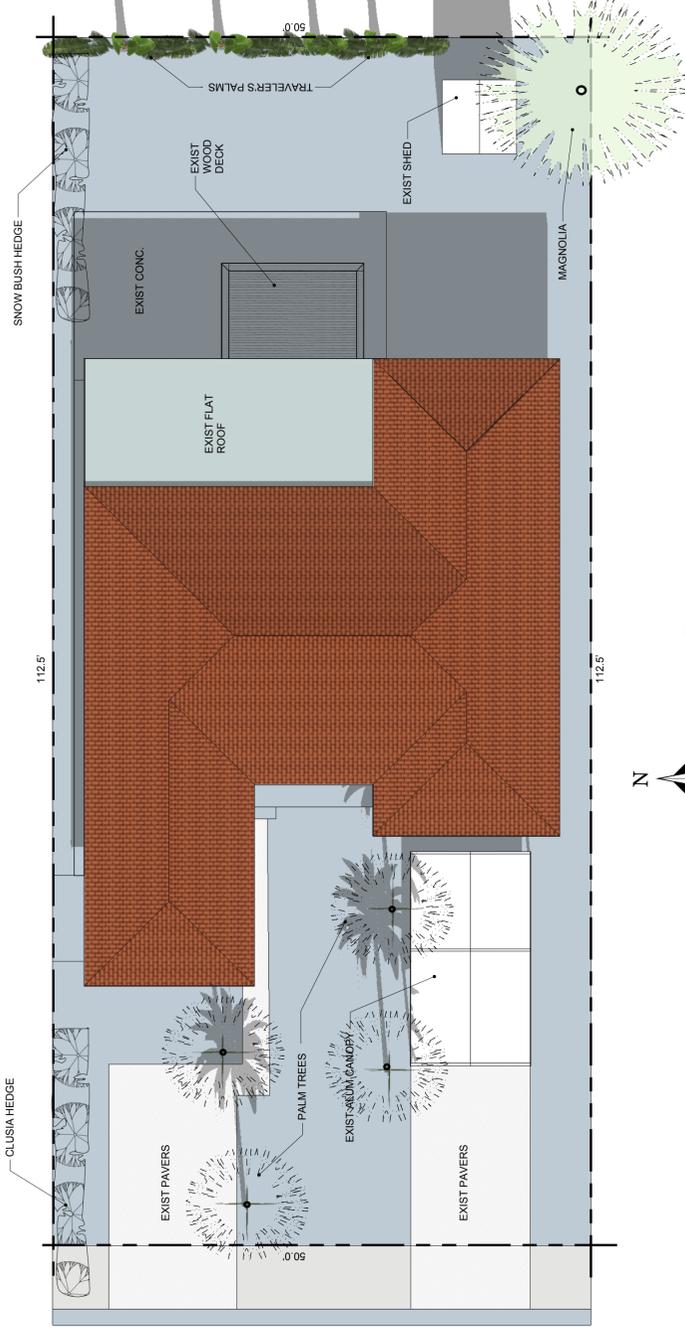
**F** SOUTH ELEVATION

3.0 SCALE: 3/16"=1'-0"



**B** 1st FLOOR PLAN

3.0 SCALE: 3/16"=1'-0"



**A** SITE PLAN

3.0 SCALE: 3/16"=1'-0"



ARCHITECT OF RECORD  
William F. Arthur  
AR-0012074

William Arthur- Architect/Builder  
9867 SW 194th Street  
Palmetto Bay, Florida 33157

PROJECT DESCRIPTION:  
Proposed Renovations & Additions to:  
8927 Froude Ave.  
Surfside, Florida  
OWNER:  
Bary Portnoy & Amy Somek  
8927 Froude Ave.  
Surfside, Florida

EXISTING HOUSE

DD-3.0



## MEMORANDUM

To: Planning and Zoning Board  
Thru: Jason Greene, Interim Town Manager  
From: James Hickey, AICP, Town Planner  
CC: Lillian Arango, Town Attorney  
Date: August 27, 2020  
Re: 9491 Harding Avenue – Awning

The property is located at 9491 Harding Avenue, within the SD-B40 zoning district. The current businesses include David and Saul Shoes, Sea View Cleaners, Specchio's, 26 & Tapas as well as other storefronts. The applicant is proposing to install with one single canvas black awning for the Harding Avenue and 95 Street facades. There are currently various awnings in different sizes and colors along the storefronts.



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

- Existing and proposed awning
- Applicable Zoning Code regulations, along with the results of the review
- Staff Recommendation

## STANDARDS / RESULTS

### Town of Surfside Zoning Code, Applicable Requirements

#### **2020 & 2006 Sec. 90.2 Definitions**

Definition	Permitted	Proposed
Awning	A detachable, roof like cloth cover, supported from the walls of a building for protection from the sun or weather	Cloth (vinyl) cover for existing structure that is supported from the walls of the building.

#### **2020 Sec. 90-49.2 Awnings and canopies.**

##### **a. Location/placement**

Permitted	Proposed
Awnings and canopies shall have consistent height and depth subject to the size of the wall opening which, the awning or canopy is affixed.	Awning height and depth is consistent with wall opening.
Awnings and canopies shall remain consistent with architectural details and proportions harmonious with the overall building design and historic context.	Awnings are consistent with architectural details and harmonious with the overall building design and in the same location as the existing awning. Awning will continue around entire building.
Awnings and canopies shall be consistent on multiple storefronts within a larger building.	Proposed awnings are not consistent with other storefronts within building. (existing awnings are all different).
After 25 feet in length, an awning or canopy shall have either a break of a minimum of six inches or articulation of the awning or canopy.	One continuous awning proposed with no breaks
Awnings shall be attached to the building facades and shall not be supported by vertical elements within the right-of-way.	Awnings are attached to the building facade and are not supported by vertical elements within the right-of-way.
Awnings shall have a pedestrian scale and be placed so as to provide weather protection.	Awnings have a pedestrian scale and provide weather protection.
Awnings shall be an enhancement to the building facade and shall be proportional with and complimentary to nearby buildings and awnings.	Proposed awnings are consistent with the building design and nearby awnings.
Awnings shall be mounted in locations that respect the design of the building and do not obscure ornamental features over storefronts (i.e. rooflines, arches, materials, banding).	Proposed locations of the awnings do not obscure ornamental features over storefronts and are in the same location as the existing awnings.
Awnings shall project a minimum of three feet and a maximum six feet over the sidewalk, not to exceed the width of the sidewalk.	Proposed awnings project 6-feet over the sidewalk and do not exceed the width of the sidewalk.

<b>Permitted</b>	<b>Proposed</b>
Awnings shall be fabric or metal. Plastic and vinyl awnings are prohibited, except for First Grade vinyl awnings, subject to approval by the design review board.	A canvas awning is proposed.
Awnings shall be solid colors rather than patterned.	Proposed awning is black canvas.
If an awning valance is proposed, it shall be straight rather than curved, except for special architectural elements to be compatible with historic building styles.	Awning valance is straight.
Awning colors shall enhance and complement the building and adjacent awnings, rather than overwhelm the building scheme. Colors shall not call more attention to the awning than the building.	Awning color is consistent throughout building (existing awnings are different colors and sizes).
Lighting associated with awnings and canopies shall be prohibited, except lighting approved by the design review board which is attached underneath the awning and intended to provide pedestrian lighting.	No lighting is proposed.
Signage, graphics and lettering shall be prohibited on canopies and awnings.	No signage, graphics and lettering is proposed.

**2006 Sec 90-152 (g)**

<b>Permitted</b>	<b>Proposed</b>
No awnings, canopies, or canopy valances shall be erected except those of the following colors: beige, black, blue, brown, green, grey, pink, red, white, or yellow. No more than two of the foregoing colors shall be used in any one awning, canopy or canopy valance. No neon, fluorescent, "dayglo", or similar type of colors shall be used. All awnings shall be made of a cloth or plastic fabric.	A black canvas awning is proposed.

**RECOMMENDATION**

Staff recommends approval by the Board provided the applicant complies with 2020 Sec. 90-49.2.4 will be met, "After 25 feet in length, an awning or canopy shall have either a break of a minimum of six inches or articulation of the awning or canopy."



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

SIGNED APPLICATION

**TOWN OF SURFSIDE  
MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW APPLICATION**

**TO BE SUBMITTED** (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.

<b>PROJECT INFORMATION</b>	
OWNER'S NAME	9491 HARDING AVE. BUILDINGS, LLC
PHONE / FAX	_____
AGENT'S NAME	_____
ADDRESS	818 LINCOLN RD., MIAMI BEACH, FL 33139
PHONE / FAX	_____
PROPERTY ADDRESS	9491 HARDING AVE, SURFSIDE, FL 33154
ZONING CATEGORY	_____
DESCRIPTION OF PROPOSED WORK	(1) SINGLE CANVAS AWNING (BLACK) TO REPLACE ALL EXISTING AWNINGS

<b>INTERNAL USE ONLY</b>			
Date Submitted	_____	Project Number	20-1018
Report Completed	_____	Date	_____
Fee Paid	\$ _____		

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

SIGNATURE OF OWNER \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE OF AGENT \_\_\_\_\_ DATE \_\_\_\_\_

*Cesar I. Castillo P.E*

Florida P.E # : 68447

13155 SW 134th Street, #119, Miami, Florida 33186 - Phone -Fax # (305) 253-9442

*Cover Sheet*  
*Structural Calculations*

**PROJECT:**

**STEEL CANTILEVER AWNING 177'-3"X3'-6"**

**Work at: 9491 HARDING AVENUE**

**9491 HARDING AVE, SURFSIDE, FL 33154**

**CUSTOMER:**

**BISCAYNE AWNING & SHADE**

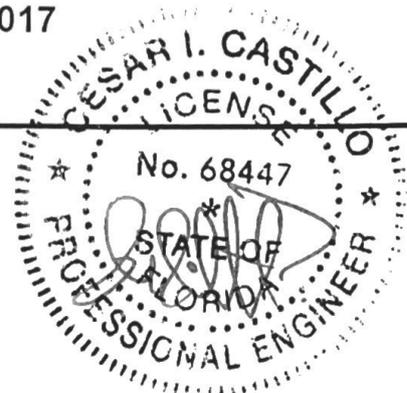
**DESIGNER:**

**Cesar Castillo PE**

**STATE OF FLORIDA REG. # 68447**

**CODES AND SPECIFICATIONS:**

**A.I.S.C 14TH EDITION  
FLORIDA BUILDING CODE 2017  
A.S.C.E 7-10**



JUL 21 2020

## DESIGN CRITERIA & APPLICABLE CODES - AWNING 177'-3"X3'-6"

- F.B.C 2017
- A.I.S.C 14TH EDITION
- A.S.C.E 7-10

### ROOF WIND LOAD CALCULATIONS - Z > 60 ft

WIND CODE=	ASCE 7-10						
WINDSPEED=	105	MPH	- FBC 2017 - 3105.4.2.1				
MEAN ROOF HEIGHT:	10.50	ft	>	60	ft		
EXPOSURE CATEGORY=	"D"		- FBC 2017 - 3105.4.2.1				
EFFECTIVE AREA=	8.50	ft	X	1.75	ft	=	15 ft <sup>2</sup>
Kzt=	1		- Section 26.8-2 ASCE 7-10				
Kd=	0.85		- Table 26.6-1 ASCE 7-10				
Kz=	1.03		- Table 27.3-1 ASCE 7-10				
qh=	0.00256 * Kz * Kzt Kd * V <sup>2</sup>		- Section 30.3-1				
	24.71	psf					
And:							
θ =	29.74		27° < θ < 45°				
GCp(1)=	-2.00		- Fig. 30.4-2C - Using	15	SQF	- AS OVERHANG	
Gcpi(1)=	0.55		- Table 26.11-1 - Partially Enclosed Buildings				
P design =	qh * ( GCp - Gcpi )						
	-63.01	psf	- CRITICAL				

### CHECKING LOADS COMBINATIONS. - ASCE 7-10

Live Load - L=	5	psf	- DESIGN LOADS PER ASCE 7-10
Dead Load - D=	8	psf	- DESIGN LOADS PER ASCE 7-10
W=	-63.01	psf	
1.-	D		4.- D+0.6W
2.-	D+L		5.- D+0.75L+0.6W
3.-	D+0.75L		6.- 0.6D+0.6W

### LOADS ON BORDER FLAT BEAM AND REAR POLE

Live Load - L=	5.0	psf	*	1.75	ft
	8.75	lb/ft			
Dead Load - D=	8.0	psf	*	1.75	ft
	14.00	lb/ft			
Wind Load - W=	-63.01	psf	*	1.75	ft
	-110.27	lb/ft			

### Checking critical Connection Rear Pole to Existing Concrete Wall - Detail A

T=	46.60	lbs	- Critical Load				
S=	283.60	lbs	- Critical Load				
	Tension=	47	lbs	Total Load			
	Shear=	284	lbs	Total Load			
Try using	(1) 3/8"φ Wedge Bolt Anchor Per Plate (Min. embed. 2 1/2") Into Exist. 4000Psi Conc Wall - See Attached						
Spacing Between Bolts=		>	4.5	in	100%	- 100% FULL DESIGN	
Edge distance=		>	4.5	in	100%	- 100% FULL DESIGN	
<b>TENSION</b>	Ru=	1330	x	1	x	100%	
		1330	lbs	>	47	lbs	O.K
<b>SHEAR</b>	Ru=	1370	x	1	x	100%	
		1370	lbs	>	284	lbs	O.K
<b>CHECKING COMBINED STRESSES</b>							
	<u>47</u>	+	<u>284</u>	=	0.24	<	1.0 O.K.
	1330		1370				

SEE SAP2000 REPORT ATTACHED

Then use : (1) 3/8"φ Wedge Bolt Anchor Per Plate (Min. embed. 2 1/2") Into Exist. 4000Psi Conc Wall - See Attached

JUL 21 2020



# Cesar I. Castillo P.E

Florida P.E # : 68447

13155 SW 134th Street, #119, Miami, Florida 33186 - Phone -Fax # (305) 253-9442

**Checking critical Connection Rafters to Existing Concrete Wall - Detail B**

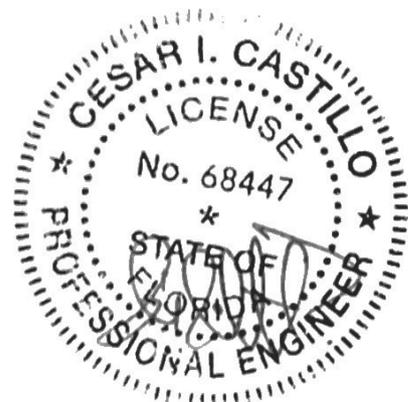
**SEE SAP2000 REPORT ATTACHED**

T=	799.31	lbs	-	Critical load			
S=	2155.72	lbs	-	Critical load			
	Tension=	799	lbs	Total Load			
	Shear=	2156	lbs	Total Load			
Try using	(2)3/8" $\phi$ Wedge Bolt Anchor Per Plate (Min. embed. 3 1/2") Into Exist. 4000Psi Conc Wall - See Attached						
Spacing Between Bolts=		>	4.5	in	100%	-	100% FULL DESIGN
Edge distance=		>	4.5	in	100%	-	100% FULL DESIGN
<b>TENSION</b>	Ru=	2535	x	2	x	100%	
		5070	lbs	>	799	lbs	O.K
<b>SHEAR</b>	Ru=	1590	x	2	x	100%	
		3180	lbs	>	2156	lbs	O.K
<b>CHECKING COMBINED STRESSES</b>							
	<u>799</u>	+	<u>2156</u>	=	0.84	<	1.0 O.K.
	5070		3180				

Then use : (2)3/8"  $\phi$  Wedge Bolt Anchor Per Plate (Min. embed. 3 1/2") Into Exist. 4000Psi Conc Wall - See Attached

SAP2000 ATTACHMENT:

- 3D VIEWS OF THE MODEL
- ELEVATION VIEWS OF THE COMPONENTS - DESIGN SECTIONS
- 3D VIEWS OF THE MODEL - LOADS APPLIED
- 3D VIEW OF THE MODEL - DEFORMED SHAPE BY CRITICAL SERVICE COMBINATION
- P-M RATIO COLORS AND VALUES - DESIGN OF ELEMENTS
- 3D VIEW - JOINTS SUPPORT REACTIONS BY CRITICAL COMBINATION



JUL 21 2020

STRUCTURAL ANALYSIS REPORT  
9491 HARDING AVENUE – STEEL CANTILEVER AWNING

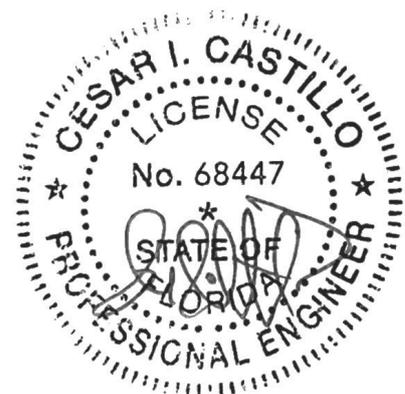


SAP2000 Analysis Report

Prepared by  
**RCP**

Model Name: 9491 Harding Ave Awning.SDB

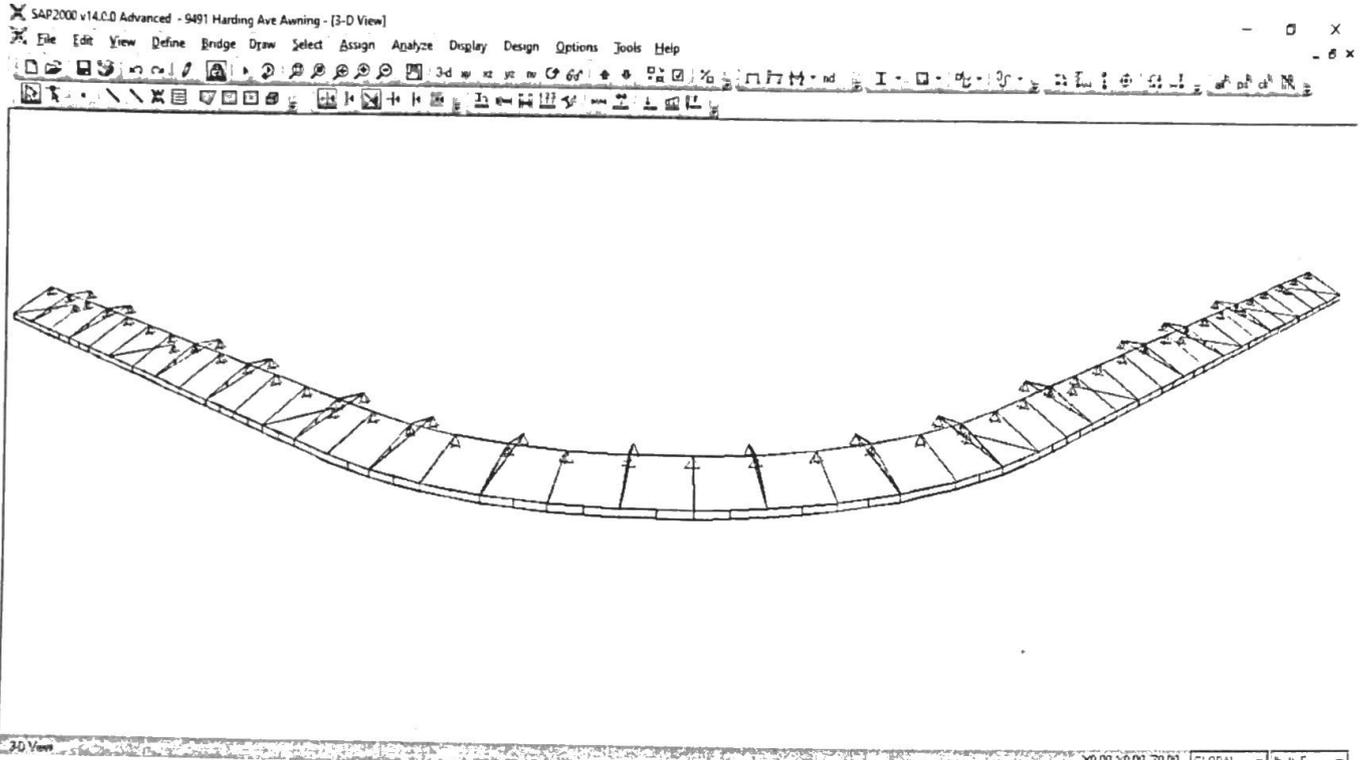
July 20th, 2020



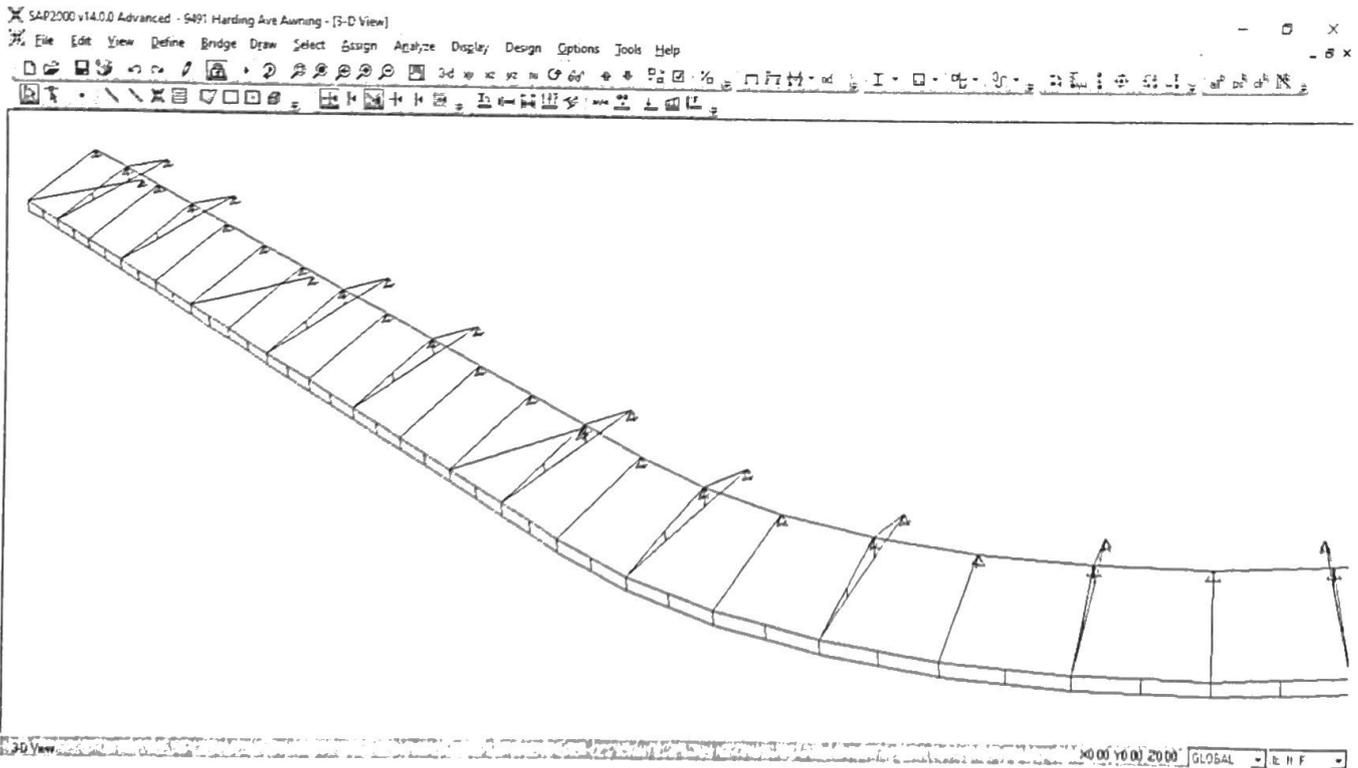
JUL 21 2020

# STRUCTURAL ANALYSIS REPORT

## 9491 HARDING AVENUE – STEEL CANTILEVER AWNING



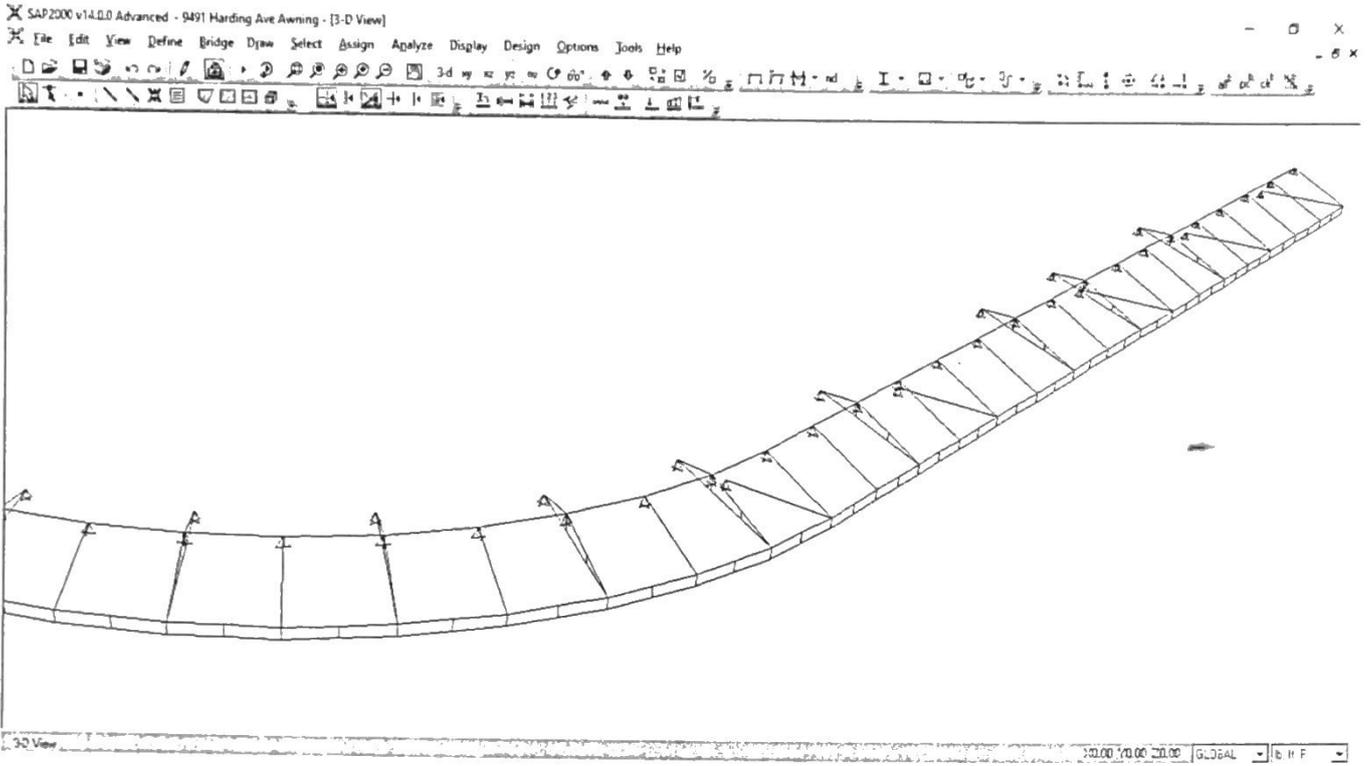
3D EXTRUDE VIEW OF THE MODEL



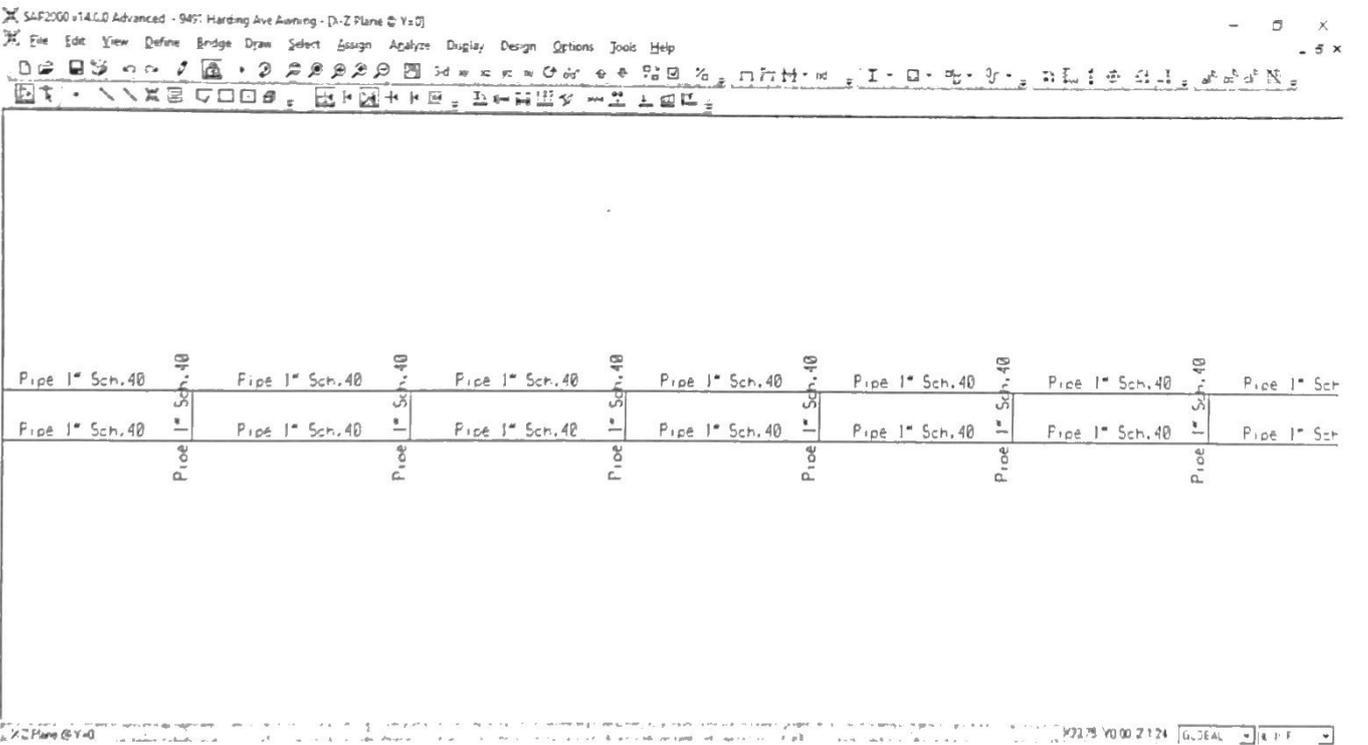
3D VIEW OF THE MODEL

# STRUCTURAL ANALYSIS REPORT

## 9491 HARDING AVENUE – STEEL CANTILEVER AWNING



**3D VIEW OF THE MODEL**



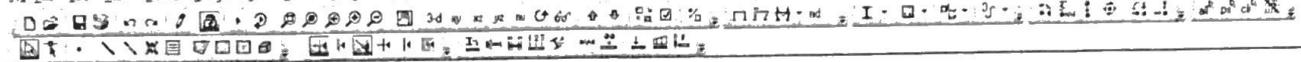
**ELEVATION VIEW OF FRONTAL FLAT BEAM H=6'' – DESIGN SECTIONS**

# STRUCTURAL ANALYSIS REPORT

## 9491 HARDING AVENUE – STEEL CANTILEVER AWNING

SAP2000 v14.0.0 Advanced - 9491 Harding Ave Awning - [X-Z Plane @ Y=37.9623]

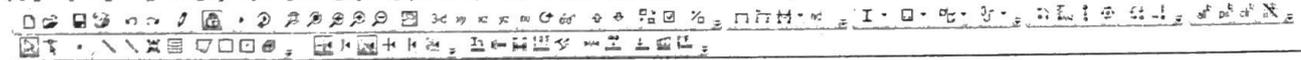
File Edit View Define Bridge Draw Select Assign Analyze Display Design Options Tools Help



ELEVATION VIEW OF TYPICAL RAFTER TYPE 1 – DESIGN SECTIONS

SAP2000 v14.0.0 Advanced - 9491 Harding Ave Awning - [X-Z Plane @ Y=42.2125]

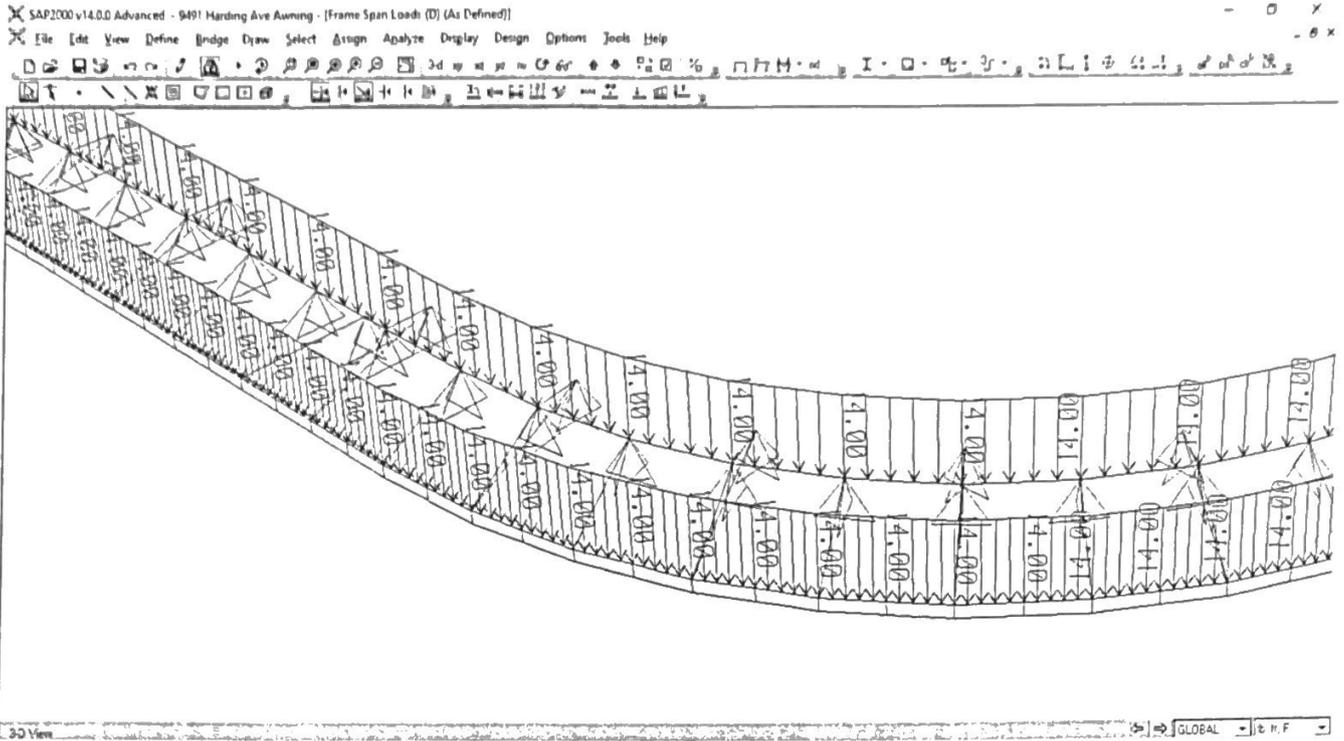
File Edit View Define Bridge Draw Select Assign Analyze Display Design Options Tools Help



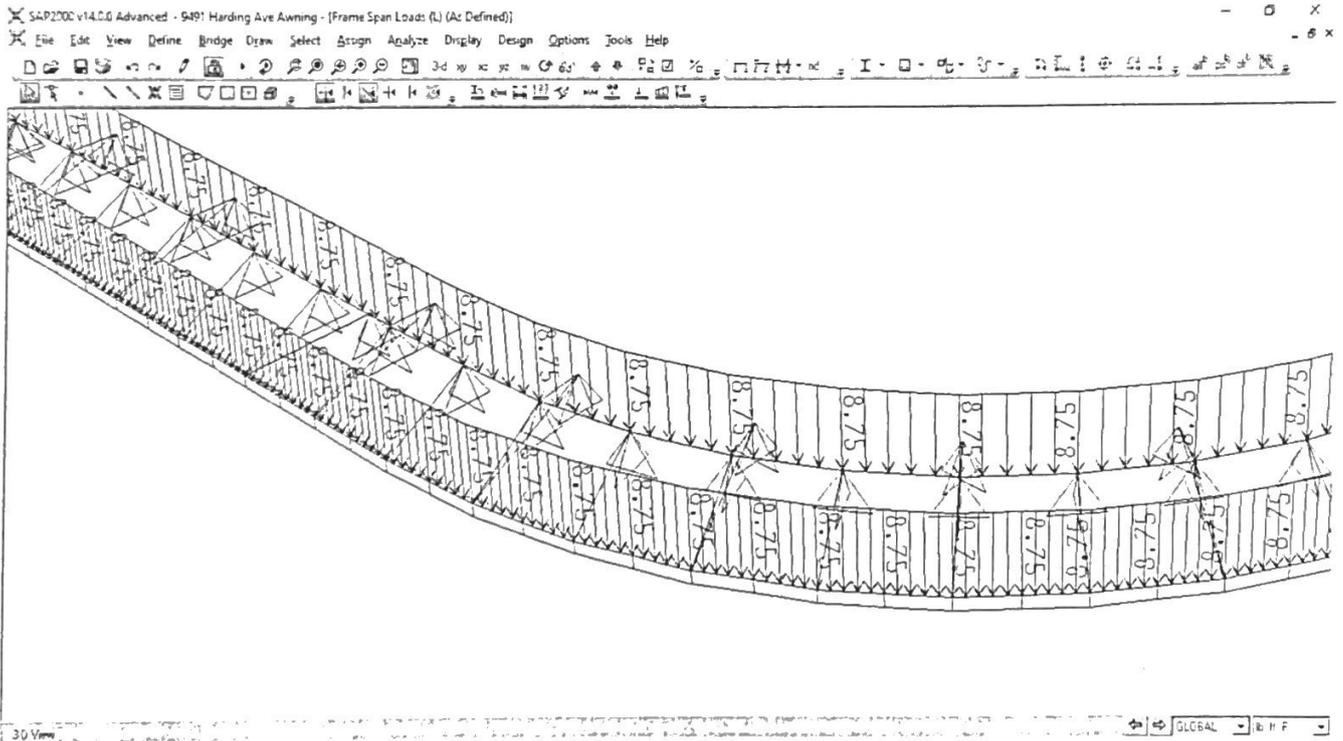
ELEVATION VIEW OF TYPICAL RAFTER TYPE 2 – DESIGN SECTIONS

# STRUCTURAL ANALYSIS REPORT

## 9491 HARDING AVENUE – STEEL CANTILEVER AWNING



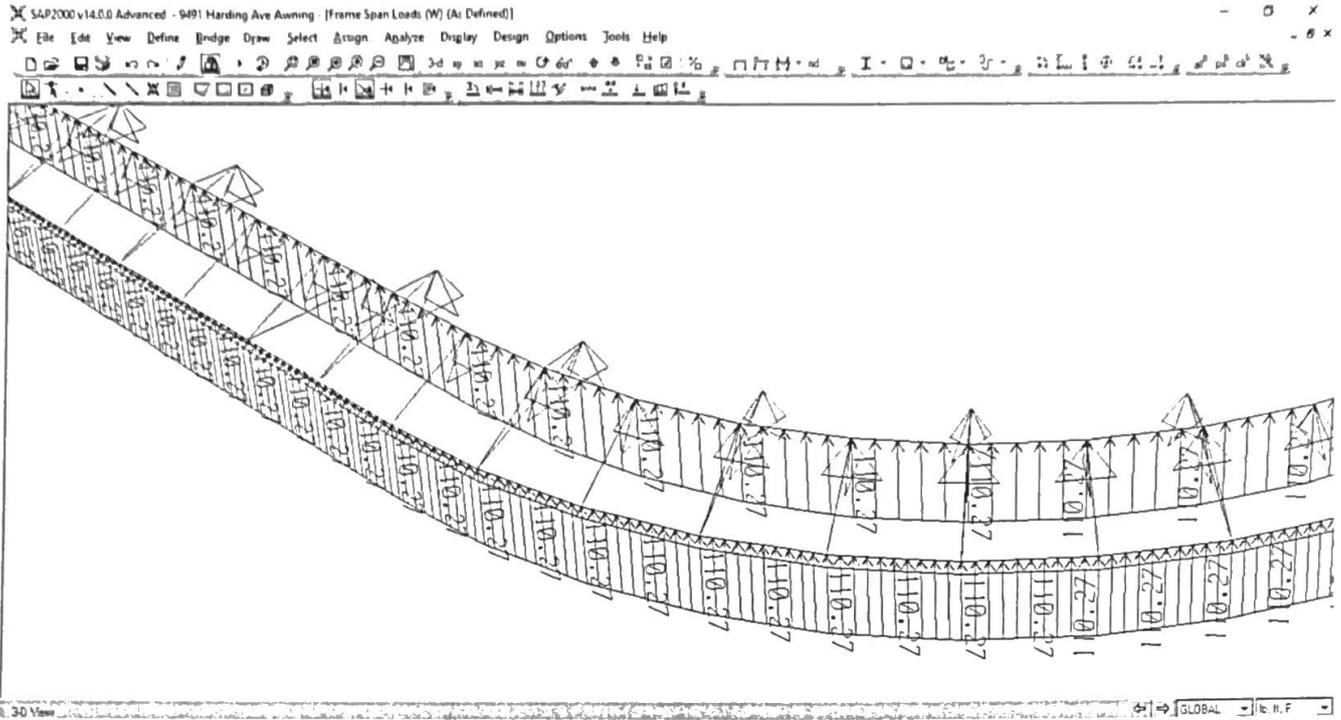
3D VIEW - DEAD LOADS APPLIED (Lb/ft)



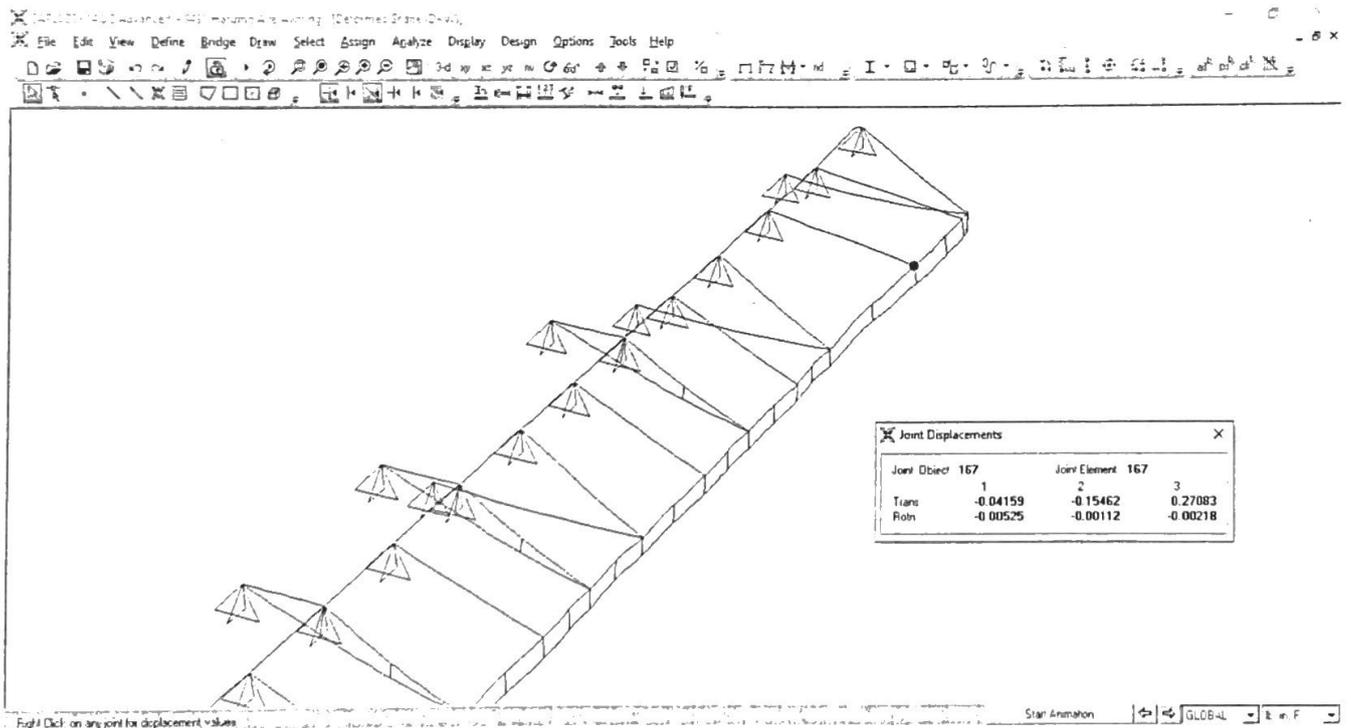
3D VIEW - LIVE LOADS APPLIED (Lb/ft)

# STRUCTURAL ANALYSIS REPORT

## 9491 HARDING AVENUE – STEEL CANTILEVER AWNING



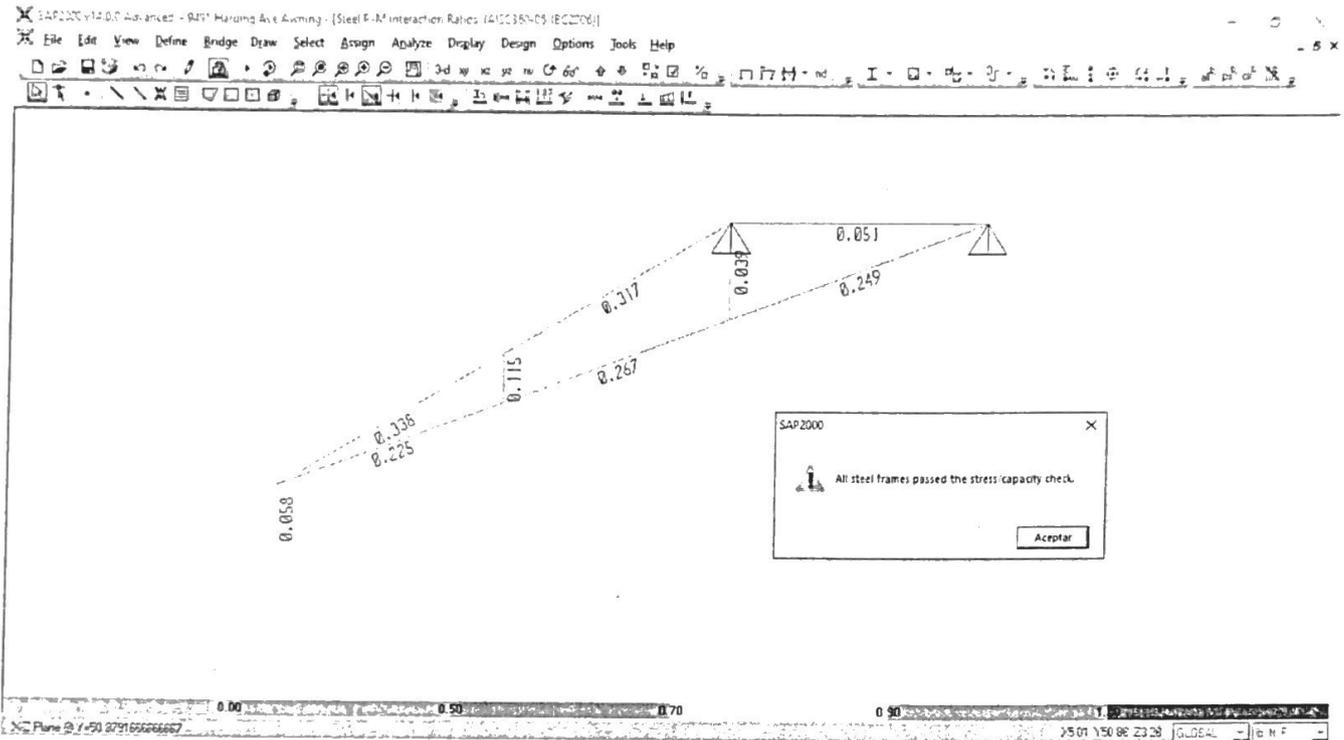
**3D VIEW - WIND LOADS APPLIED (Lb/ft)**



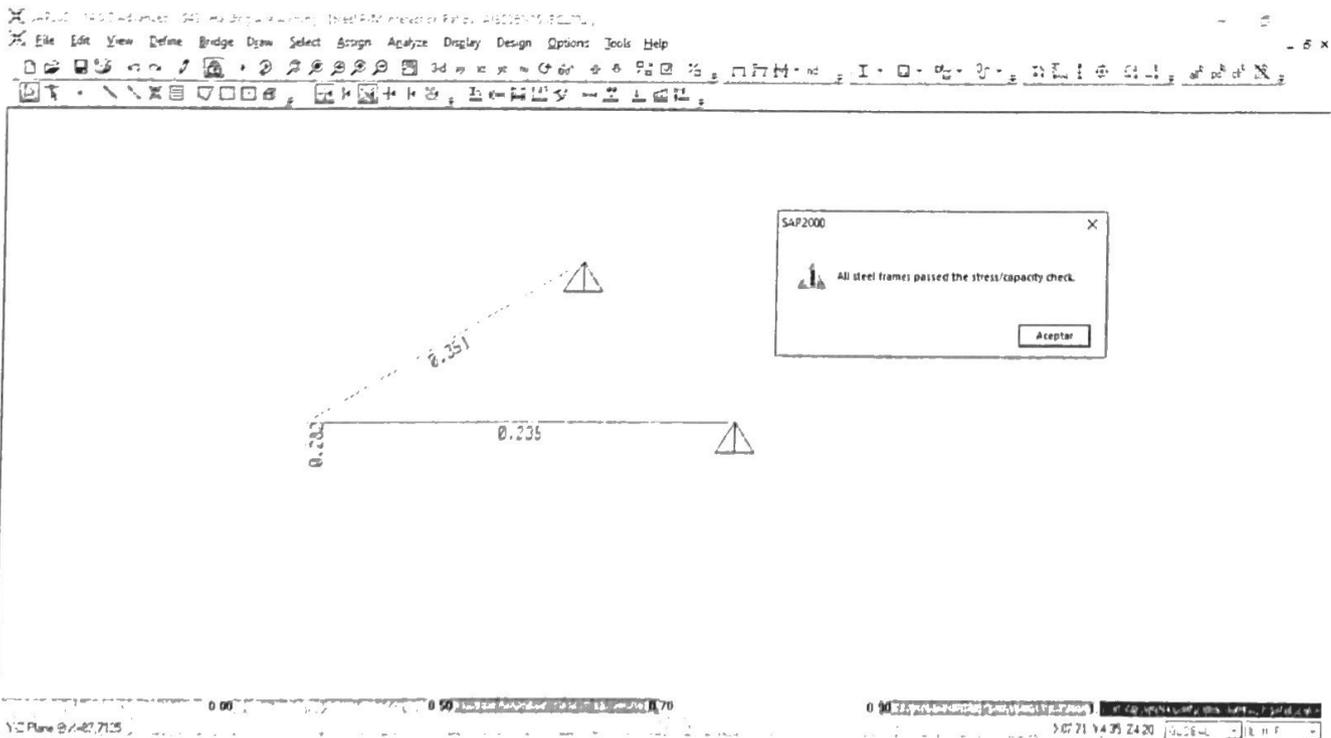
**DEFORMED SHAPES – MAXIMUM DISPLACEMENT BY CRITICAL SERVICE COMBINATION**

# STRUCTURAL ANALYSIS REPORT

## 9491 HARDING AVENUE – STEEL CANTILEVER AWNING



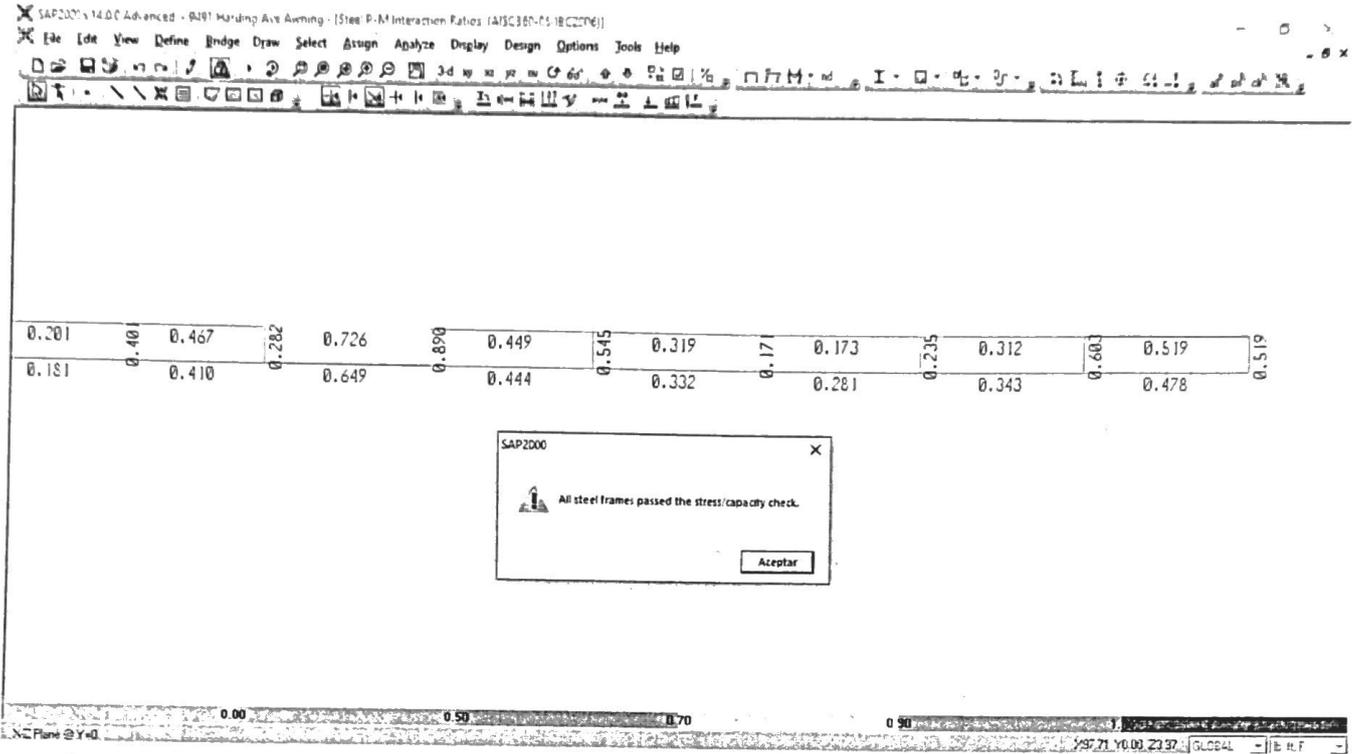
P-M RATIO COLORS AND VALUES – ELEVATION VIEW OF CRITICAL RAFTER TYPE 1 (ALL MEMBERS PASS)



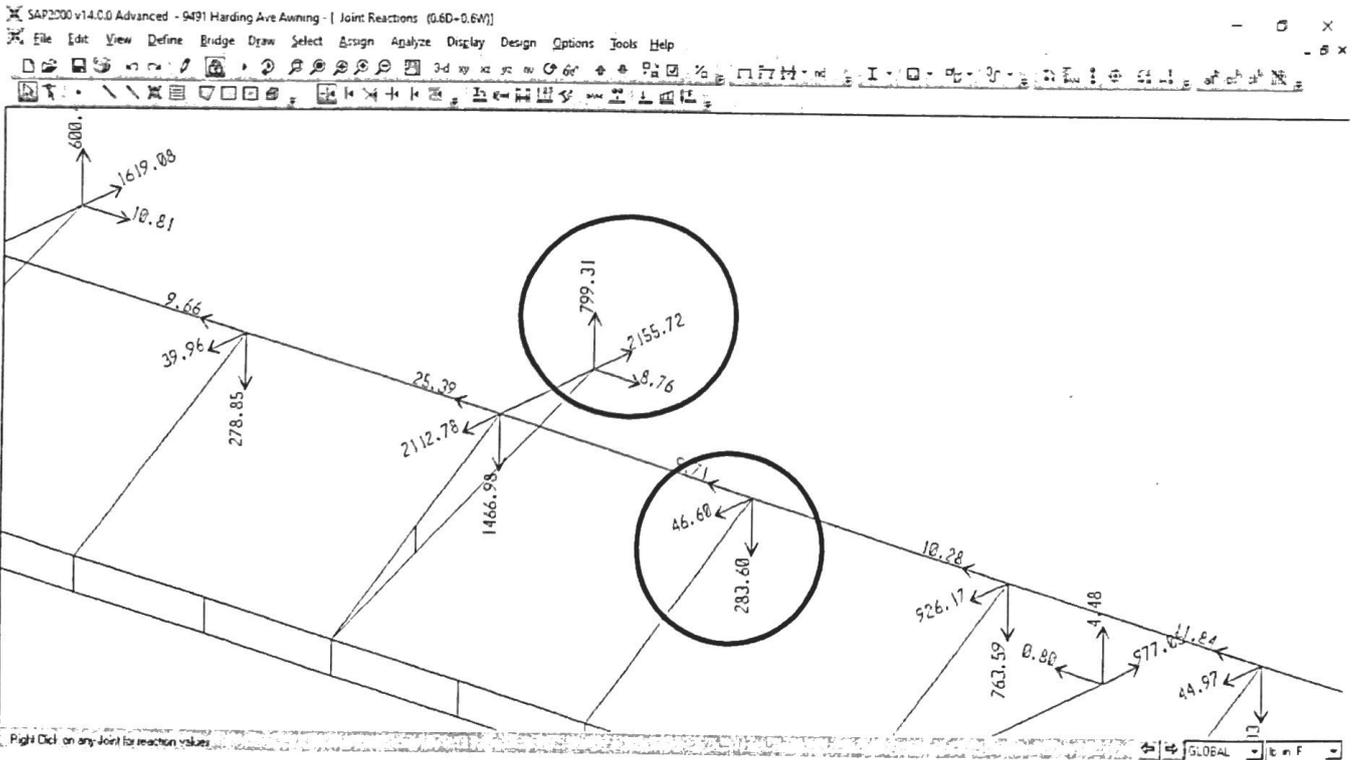
P-M RATIO COLORS AND VALUES – ELEVATION VIEW OF CRITICAL RAFTER TYPE 2 (ALL MEMBERS PASS)

# STRUCTURAL ANALYSIS REPORT

## 9491 HARDING AVENUE – STEEL CANTILEVER AWNING



**P-M RATIO COLORS AND VALUES – ELEVATION VIEW OF CRITICAL FLAT BEAM (ALL MEMBERS PASS)**



**3D VIEW – JOINT SUPPORTS REACTIONS BY CRITICAL COMBINATION (0.6D+0.6W)**

**PRODUCT DESCRIPTION:**

THE WEDGE-BOLT ANCHOR IS A UNIVERSAL HIGH STRENGTH CARRON STEEL ANCHOR DESIGNED FOR USE IN STONE AGGREGATE CONCRETE. IT IS A VERSATILE, HIGH PERFORMANCE ANCHOR THAT IS REMOVABLE. IT IS AVAILABLE WITH A FINISHED HEX WASHER HEAD IN 1/4", 3/8", 1/2", 5/8" AND 3/4" DIAMETERS. THE WEDGE-BOLT ANCHOR IS A ONE-PIECE UNIT FORMED FROM THROUGH HARDENED STEEL WITH A FINISHED HEX HEAD FORMED WITH AN INTEGRAL WASHER, A DUAL LEAD THREAD, AND A CHAMFERED TIP. THE CARRON STEEL VERSION OF THE ANCHOR IS ZINC-PLATED FOR CORROSION RESISTANCE WITH A SUPPLEMENTAL CHROMATE FINISH IN ACCORDANCE WITH ASTM B 633.

**GENERAL NOTES:**

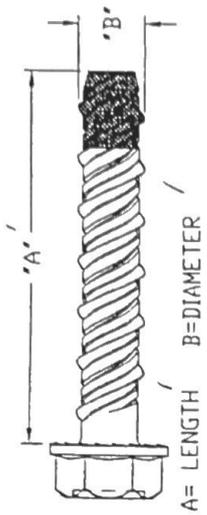
1. THESE APPROVAL DOCUMENTS REPRESENT A POWER WEDGE-BOLT ANCHOR ANALYZED WITH THE PROVISION SET FOR THE ISSUANCE OF A NOTICE OF ACCEPTANCE (NOA) BY MIAMI-DADE COUNTY PRODUCT CONTROL DIVISION FOR THE HIGH VELOCITY HURRICANE ZONE (HVHZ) OF THE FLORIDA BUILDING CODE 2004 WITH 2006 SUPPLEMENT.
2. ANCHOR INSTALLATION SHALL BE MADE IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS AND THIS MIAMI-DADE COUNTY BOCCO NOTICE OF ACCEPTANCE. THE WEDGE-BOLT ANCHOR HOLE MUST BE DRILLED USING A SPECIAL MATCHED TOLERANCE WEDGE-BIT. TO INSTALL THE ANCHOR, PRESS THE CHAMFERED TIP OF THE ANCHOR THROUGH THE FITURE INTO THE HOLE, AND TIGHTEN IT USING A SOCKET WRENCH OR IMPACT WRENCH AS THE ANCHOR IS TIGHTENED. FOR THE HOLE, THE REVERSE PARABOLIC DUAL LEAD THREADS UNDERCUT THE WALL OF THE HOLE. THE DUAL LEAD THREAD IS FORMED AT A HIGH HELIX ANGLE FOR FAST ENTRY AND ADVANCING. A SPECIALLY DESIGNED RELIEF THREAD FORMED IN THE BODY OF THE ANCHOR ALLOWS EASY TIGHTENING. FOR EASE OF IDENTIFICATION AFTER INSTALLATION, THE HEAD OF THE ANCHOR IS STAMPED WITH BOTH THE DIAMETER AND LENGTH. ALLOWABLE TENSION AND SHEAR VALUES ARE NOTED IN TABLE 1.
3. NO INCREASE IN ALLOWABLE STRESS HAS BEEN USED IN THE DESIGN OF THIS PRODUCT.
4. THESE APPROVAL DOCUMENTS ARE GENERIC AND DO NOT INCLUDE INFORMATION FOR SITE SPECIFIC APPLICATION.
5. USE OF THESE APPROVAL DOCUMENTS SHALL COMPLY WITH CHAPTER 61015-23 OF THE FLORIDA ADMINISTRATIVE CODE.
6. ANY MODIFICATIONS OR ADDITIONS TO THESE APPROVAL DOCUMENTS WILL VOID THE APPROVAL DOCUMENTS.

**TABLE No. 1** WEDGE-BOLT ANCHOR - Allowable Loads.

Anchor Size (inches)	Embedment Depth (inches)	2000 psi Concrete		3000 psi Concrete		4000 psi Concrete		5000 psi Concrete		6000 psi Concrete	
		Tension (pounds)	Shear (pounds)								
1/4	1	180	260	260	390	335	520	375	560	415	600
	1-1/2	360	550	450	550	535	550	580	590	620	625
	2	600	550	795	550	985	550	1,115	640	1,245	730
3/8	1-1/2	880	550	1,025	550	1,165	550	1,240	640	1,315	730
	2	475	845	555	1,010	630	1,170	695	1,440	760	1,710
	2-1/2	750	1,110	865	1,190	980	1,270	1,140	1,490	1,300	1,710
1/2	2-1/2	1,025	1,370	1,160	1,370	1,330	1,370	1,585	1,540	1,835	1,710
	3	1,450	1,425	1,695	1,455	1,935	1,480	2,205	1,595	2,475	1,710
	3-1/2	1,875	1,475	2,205	1,535	2,535	1,590	2,825	1,650	3,110	1,710
5/8	2	715	1,430	830	1,570	985	1,705	1,090	1,945	1,195	2,185
	2-1/2	1,025	1,670	1,165	1,775	1,300	1,875	1,460	2,075	1,620	2,270
	3	1,480	1,790	1,715	1,945	1,950	2,095	2,150	2,185	2,345	2,270
3/4	3-1/2	1,515	2,165	1,820	2,220	2,120	2,270	2,550	2,335	2,975	2,400
	4	1,890	2,165	2,525	2,220	3,155	2,270	3,155	2,335	3,155	2,400
	4-1/2	855	1,800	1,020	2,255	1,180	2,705	1,455	3,030	1,725	3,350
3/4	3	1,140	2,325	1,495	2,690	1,845	3,065	2,045	3,305	2,240	3,550
	4	2,060	3,145	2,625	3,420	3,190	3,690	3,385	3,835	3,580	3,980
	5	3,325	3,750	3,940	4,010	4,555	4,270	4,895	4,355	5,215	4,440
3/4	3	1,080	3,005	1,350	3,420	1,620	3,835	1,900	4,265	2,175	4,695
	4	1,780	3,630	2,410	4,590	3,035	5,550	3,270	5,630	3,505	5,705
	5	2,835	4,690	3,295	5,400	3,755	6,110	4,305	6,150	4,850	6,190
3/4	6	3,885	5,745	4,160	6,210	4,475	6,670	5,355	6,670	6,190	6,670

- 1- Allowable Loads are based on Ultimate Load divided by a 4:1 safety factor.
- 2- Spacing and edge distance shall be in accordance with Table No. 2.

**WEDGE-BOLT ANCHOR**



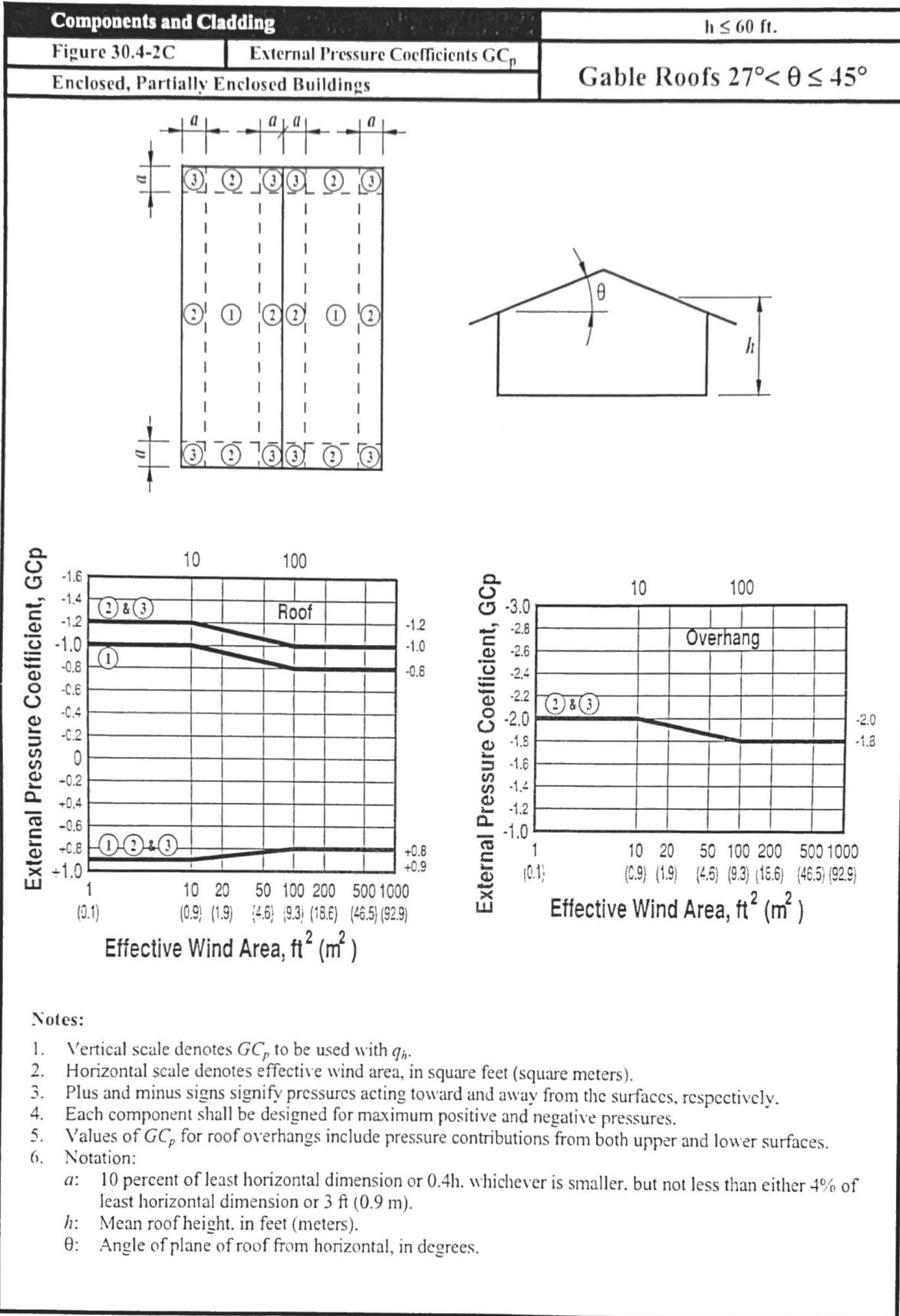
A= LENGTH B=DIAMETER

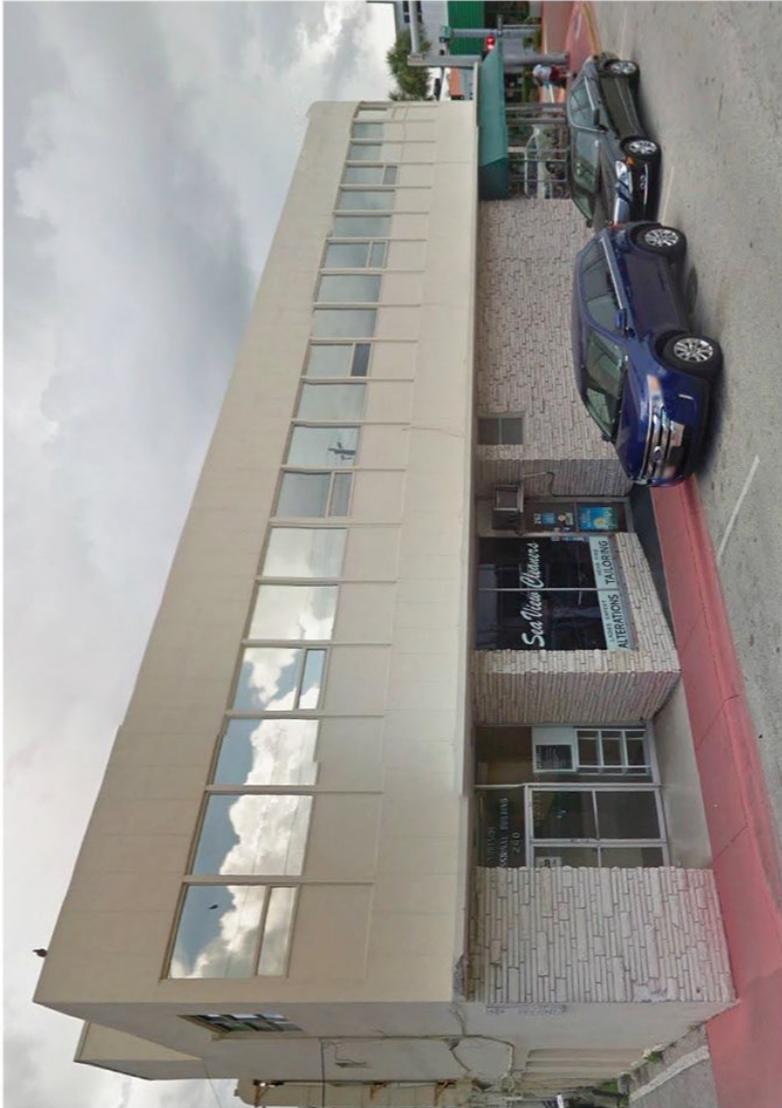
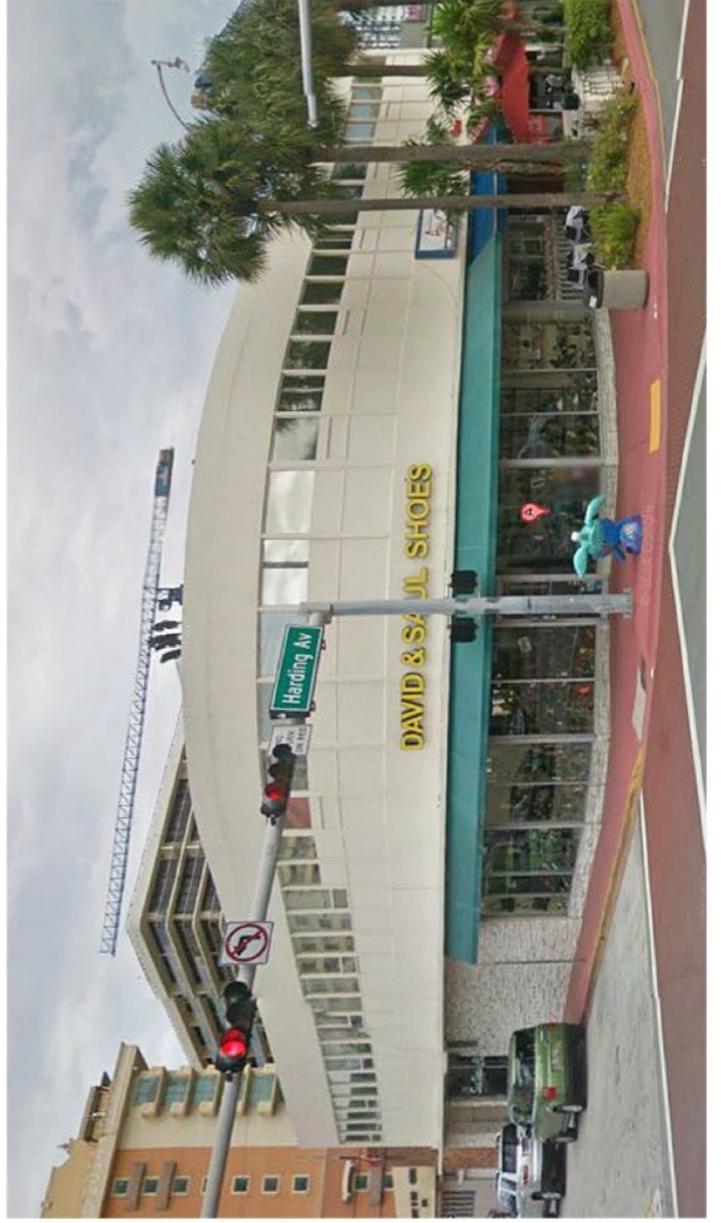
**TABLE No. 2** WEDGE-BOLT ANCHOR - Allowable Spacing and Edge Distance.

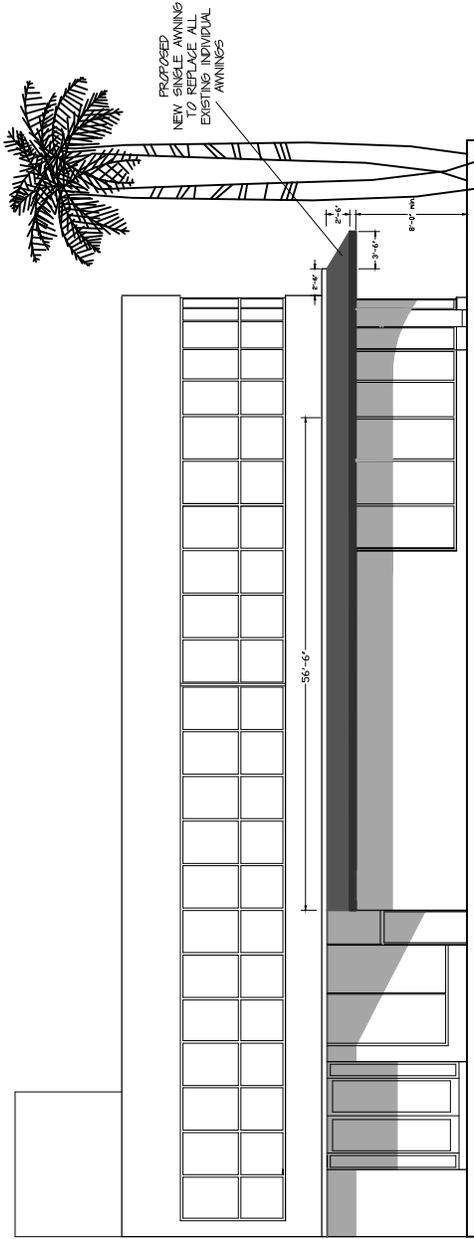
SPACING BETWEEN ANCHORS - TENSION	DISTANCE FOR FULL ANCHOR CAPACITY (Critical Distance)		REDUCTION FACTOR
	12d	4d	
SPACING BETWEEN ANCHORS - SHEAR	12d	4d	0.50
EDGE DISTANCE - TENSION	12d	3d	0.75
EDGE DISTANCE - SHEAR	12d	3d	0.15

- 1- The listed values are the minimum distances required to obtain the load values listed in Table No. 1. 'd' equals Anchor Diameter. When adjacent anchors are different sizes or embedments, use largest value of 'd'.
- 2- The listed values are the minimum distances at which the anchor can be set, when load values are adjusted appropriately.
- 3- Load values in the tables are multiplied by the reduction factor when anchors are installed at the minimum distance listed. Linear interpolation may be used for spacing or edge distances between the critical and minimum distances. Multiple reduction factors for more than one spacing or edge distance shall be calculated separately and multiplied.

PRODUCT REVIEWED  
 as complying with the Florida Building Code  
 Approved by the Building Department  
 Date: 05-07-10  
 By: [Signature]  
 Title: [Title]







NORTH ELEVATION \_nra

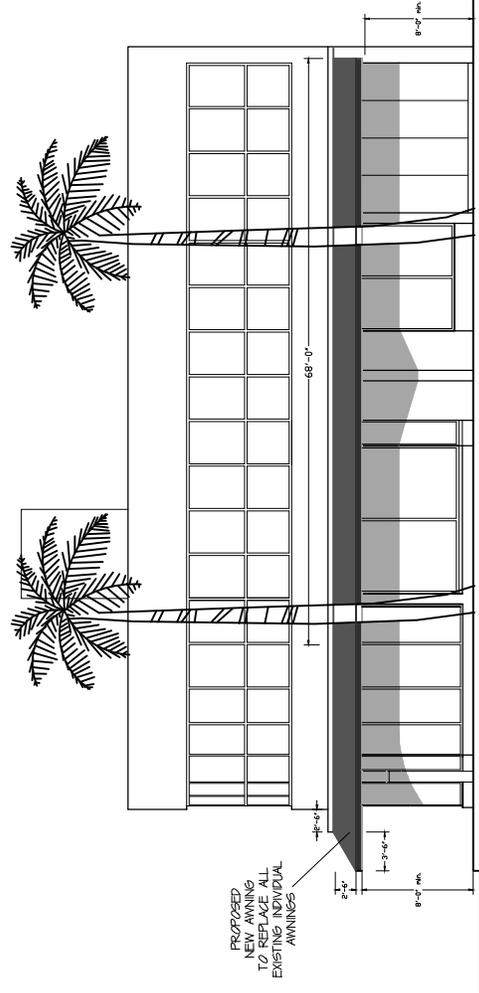
95 STREET

GENERAL NOTES:

(1) CANVAS AWNING ON GALVANIZED FRAME (PAINTED BLACK)

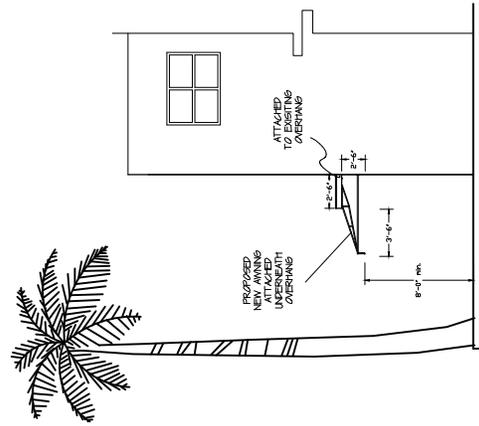
COVER: SUNPRELLA FIRESIT (BLACK)

ATTACHED UNDERNEATH TO EXISTING CONCRETE OVERHANG AND WALL



WEST ELEVATION \_nra

HARDING AVENUE



SIDE VIEW \_nra

9491 HARDING AVENUE  
SURSIDE, FL 33154

# Certificate of Flame Resistance



Registered Fabric  
or Concern Number

F-73101

Issued By:

**GLEN RAVEN MILLS INC**  
1831 NORTH PARK AVENUE

GLEN RAVEN, NC 27217-1100



Date treated or manufactured:

05/06/2019

*This is to certify that the materials described below have been treated with a flame-retardant chemical or are inherently nonflammable.*

FOR: Trivantage, LLC ADDRESS: 1831 North Park Ave.

CITY: Glen Raven STATE: NC 27217

Certification is hereby made that: (Check "a" or "b")

(a) The articles described at the bottom of this Certificate have been treated with a flame-retardant chemical approved and registered by the State Fire Marshal and the application of said chemical was done in conformance with the laws of the State of California and the Rules and Regulations of the State Fire Marshal.

Name of chemical used: \_\_\_\_\_ Chemical Registration #: \_\_\_\_\_

Method of application: \_\_\_\_\_

(b) The articles described at the bottom of this Certificate are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

Trade Name of flame-resistant fabric or material used: FIRESIST Registration #: F-73101

The Flame-Retardant Process Used Will Not Be Removed By Washing

GLEN RAVEN CUSTOM FABRICS

Name of Applicator or Production Superintendent

WENDY MILLER, CUSTOMS COMP. MG

Title

RCNs # 00000000001087121800

CUSTOMER ORDER NO. 05062019

CUSTOMER INVOICE NO. 2279719

YARDS OR QUANTITY 50.00

DESCRIPTION Firesist #82008-0000 60" Black  
(Standard Pack 60 Yards)

ITEM NUMBER

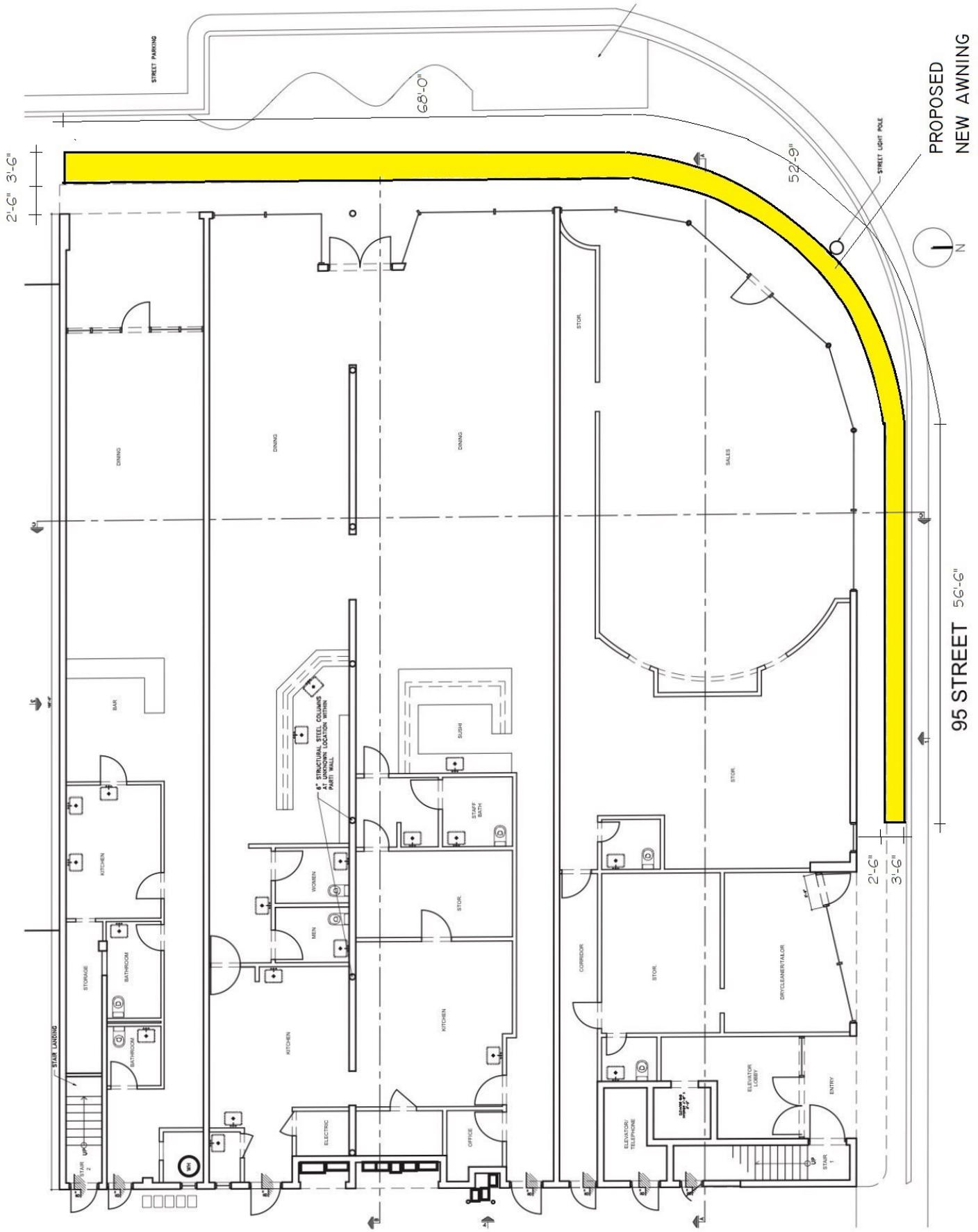
We hereby certify the above to accurately reflect the information contained with Trivantage, LLC from the registrant set forth above. A copy of the original Certificate of Flame Resistance is being provided to Trivantage, LLC and the registration information set forth above is being provided to the registrant.

MAILING ADDRESS

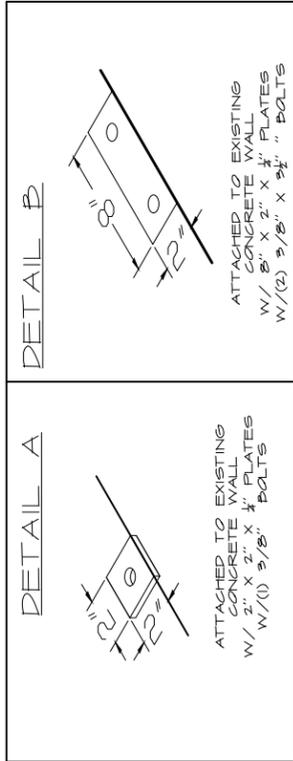
PAGE 124

**BISCAYNE AWNING CORPORATION**  
2333 NW 8TH AVENUE

MIAMI, FL 33127





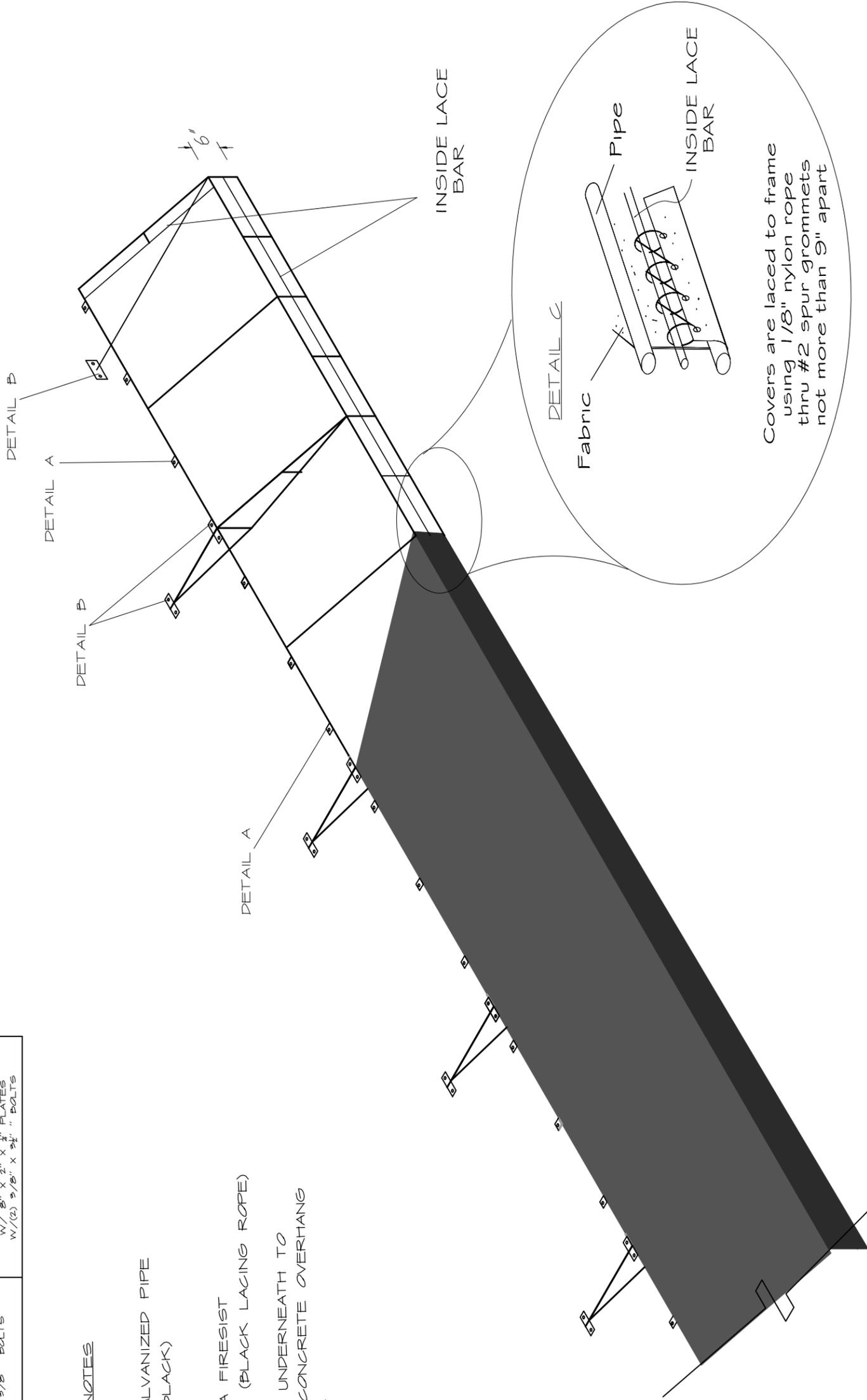


**GENERAL NOTES**

FRAME: GALVANIZED PIPE (PAINTED BLACK)

COVER: SUNBRELLA FIRERESIST (BLACK) - (BLACK LACING ROPE)

ATTACHED UNDERNEATH TO EXISTING CONCRETE OVERHANG AND WALL



DATE: 07/21/2020	BY
REVISIONS	

Cesar I. Castillo P. E.  
 Consulting Engineer - Fl. 68447  
 PHONE - FAX 305-253 9442  
 13380 SW 128th Street, Suite "B",  
 Miami, Fl 33186

BISCAYNE AWNING  
 CROP  
 2331 NW 8TH AVENUE  
 MIAMI, FL. 33127

9491 HARDING AVENUE  
 PROPERTY LOCATED AT  
 SURFSIDE, FL 33154

SHEET DESCRIPTION  
 NOTES/DETAILS  
 ISOMETRIC

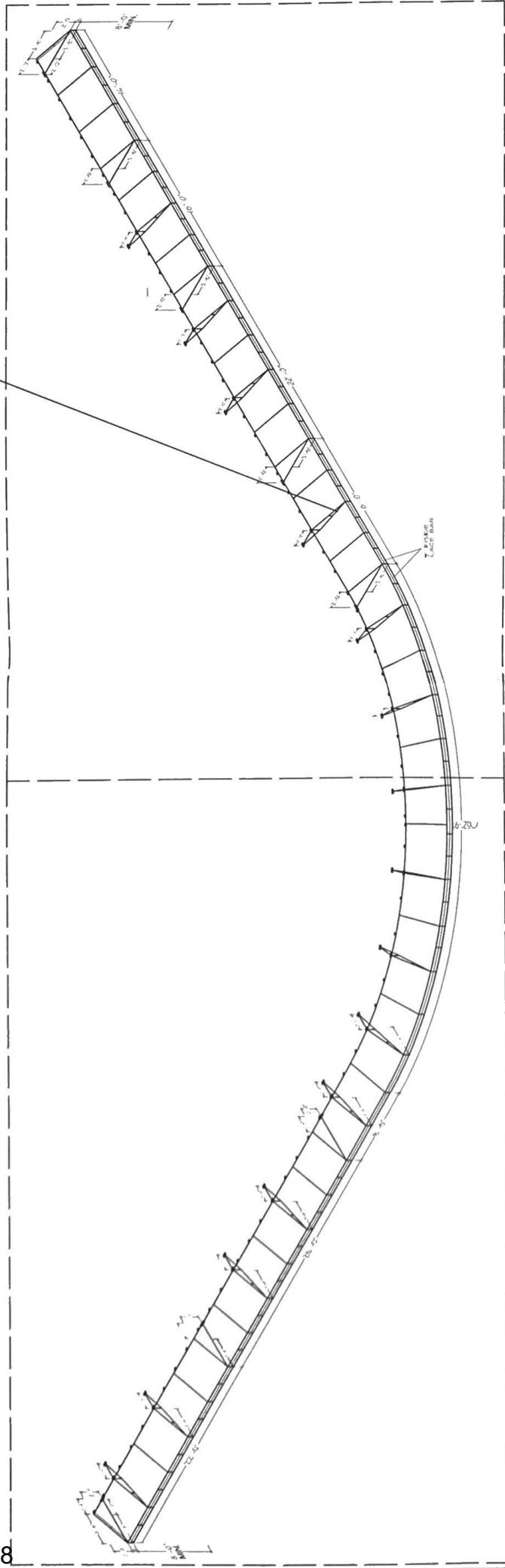
SHEET: 1 of 3

**HEAD PLATE  
 DETAIL A:**

1/2" X 2" X 21"  
 PLATE WELDED  
 TO HEAD PIPE &  
 SECURED W/ (1) 1 1/2" Ø  
 WEDGE BOLT ANCHOR  
 MAX. 3'-0" O.C.  
 (MIN. EMBEDMENT 2 1/2")  
 INTO EXISTING CONCRETE WALL

THIS FABRIC-COVERED STRUCTURE MUST BE DESIGNED WITH  
 A QUICK REMOVAL OR BREAKAWAY FABRIC AT WIND VELOCITIES  
 EQUAL OR GREATER THAN 75 MPH ACCORDING TO FBC 3105.4.2.1  
 PROVIDE PERMANENT LABEL

**NOTE: CONTRACTOR TO FIELD VERIFY ALL  
 DIMENSIONS PRIOR TO FABRICATION.**



**GENERAL ISOMETRIC**

ALL PIPE TO BE 1" Ø SCH 40 U.N.O.

- GENERAL NOTES:**
- ALL STRUCTURAL PIPES TO BE SCH. 40 GALV. STEEL A53-Fy=36 ksi
  - ALL STRUCTURAL STEEL PLATES TO BE STEEL A-36 - Fy= 36 ksi
  - ALL CONNECTIONS TO BE FULLY WELDED  $\frac{3}{16}$ "-E7018
  - ALL WELDS COVERED WITH CORROSION RESISTANCE COATING.
  - V=105 mph - Exposure : "D"
  - ALL STRUCTURES DESIGNED IN ACCORDANCE WITH:  
 F.B.C 2017  
 A.S.C.E 7-10  
 A.I.S.C 14th EDITION
  - NOTIFY ENGINEER OF ANY ERRORS / OMISSIONS FOUND  
 OR IF ANY PART OF THE DRAWINGS IS NOT UNDERSTOOD.
  - CANVAS MUST BE REMOVED WHEN A HURRICANE WARNING  
 IS ISSUED (FBC 3105.4.2.1)

1/2" X 2" X 8" PL.  
 INTO CONCRETE WALL  
 W/(2) 1 1/2" Ø WEDGE ANCHOR  
 BOLTS (3 1/2" MIN. EMBEDMENT)  
 (TYP. OF 38)

**PLATE TYPE B DETAIL**



JUL 21 2020

DATE: 07/21/2020

REVISIONS	BY

CECORA I. CASTILLO P. E.  
 Consulting Engineer - FL 68447  
 PHONE - FAX 305-253 9442  
 13380 SW 128th Street, Suite "B",  
 Miami, FL 33186

BISCAYNE AWNING  
 CROP  
 2331 NW 8TH AVENUE  
 MIAMI, FL. 33127

9491 HARDING AVENUE  
 PROPERTY LOCATED AT  
 SURFSIDE, FL 33154

SHEET DESCRIPTION  
 NOTES/DETAILS  
 ISOMETRIC

SHEET: 2 of 3



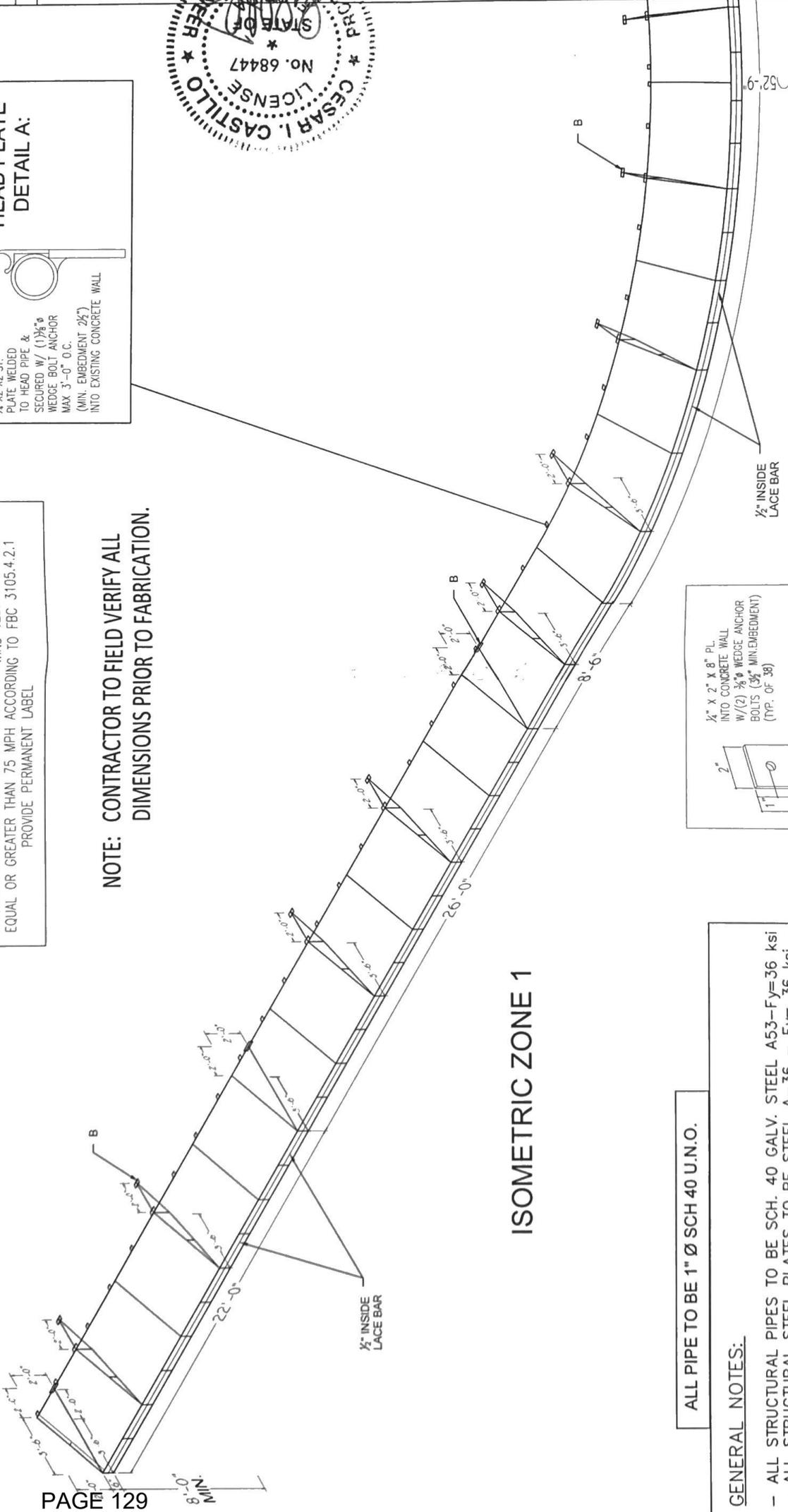
**HEAD PLATE  
 DETAIL A:**



1/4" X 2" X 21"  
 PLATE WELDED  
 TO HEAD PIPE &  
 SECURED W/ (1) 3/8"  
 WEDGE BOLT ANCHOR  
 (MIN. EMBEDMENT 2 1/2")  
 MAX 3'-0" O.C.  
 INTO EXISTING CONCRETE WALL

THIS FABRIC-COVERED STRUCTURE MUST BE DESIGNED WITH  
 A QUICK REMOVAL OR BREAKAWAY FABRIC AT WIND VELOCITIES  
 EQUAL OR GREATER THAN 75 MPH ACCORDING TO FBC 3105.4.2.1  
 PROVIDE PERMANENT LABEL

**NOTE: CONTRACTOR TO FIELD VERIFY ALL  
 DIMENSIONS PRIOR TO FABRICATION.**

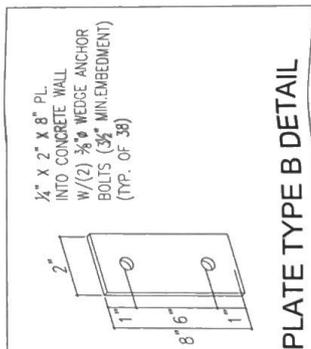


**ISOMETRIC ZONE 1**

ALL PIPE TO BE 1" Ø SCH 40 U.N.O.

**GENERAL NOTES:**

- ALL STRUCTURAL PIPES TO BE SCH. 40 GALV. STEEL A53-Fy=36 ksi
- ALL STRUCTURAL STEEL PLATES TO BE STEEL A-36 - Fy= 36 ksi
- ALL CONNECTIONS TO BE FULLY WELDED 3/16" - E7018
- ALL WELDS COVERED WITH CORROSION RESISTANCE COATING.
- V=105 mph - Exposure : "D"
- ALL STRUCTURES DESIGNED IN ACCORDANCE WITH:  
 F.B.C 2017  
 A.S.C.E 7-10  
 A.I.S.C 14th EDITION
- NOTIFY ENGINEER OF ANY ERRORS / OMISSIONS FOUND  
 OR IF ANY PART OF THE DRAWINGS IS NOT UNDERSTOOD.
- CANVAS MUST BE REMOVED WHEN A HURRICANE WARNING  
 IS ISSUED (FBC 3105.4.2.1)



1/2" X 2" X 8" PL.  
 INTO CONCRETE WALL  
 W/ (2) 3/8" WEDGE ANCHOR  
 BOLTS (3/4" MIN EMBEDMENT)  
 (TYP. OF 38)

**PLATE TYPE B DETAIL**

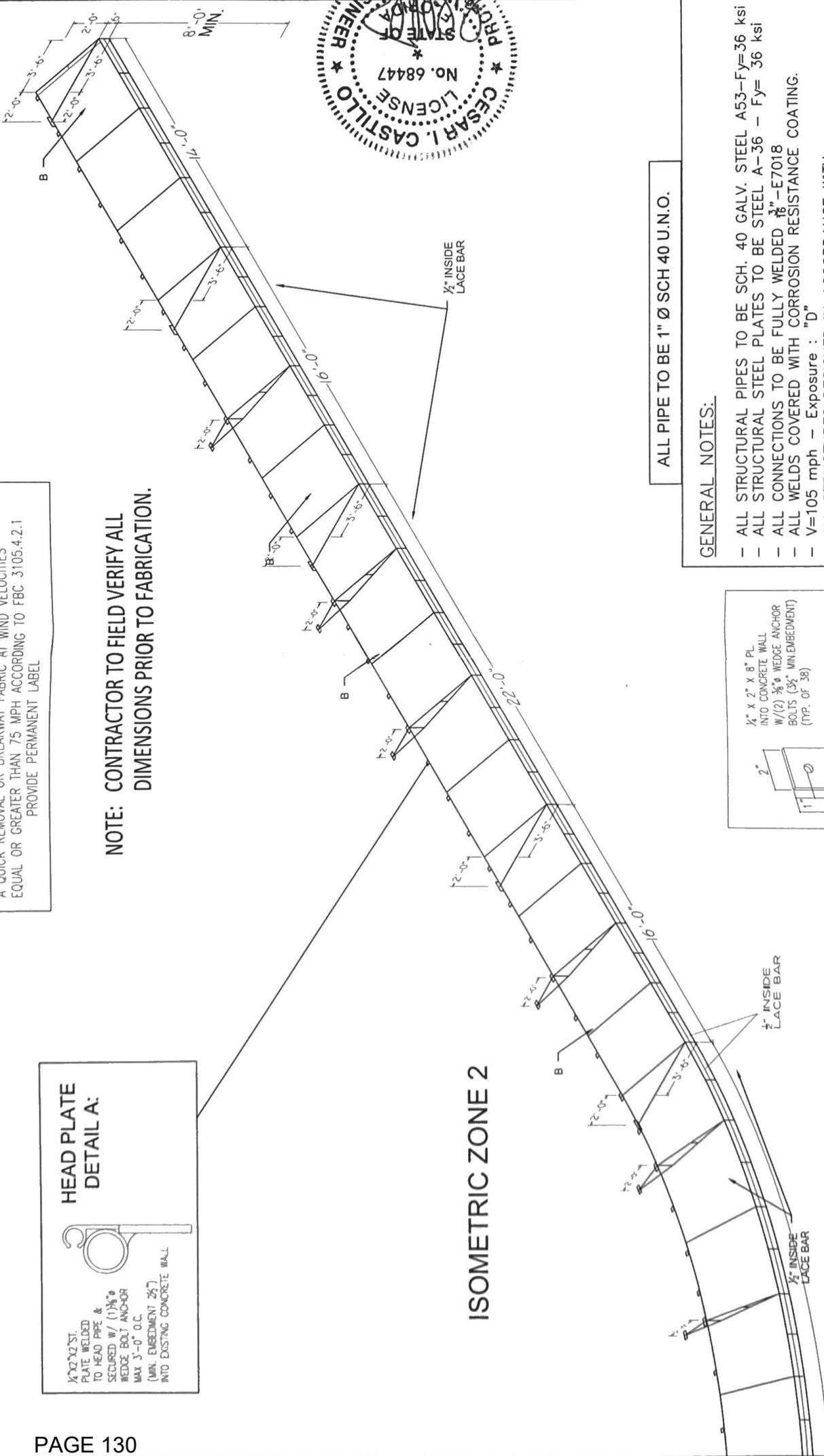
DATE: 07/21/2020	BY
REVISIONS	

Cesar I. Castillo P. E.  
 Consulting Engineer - Fl. 68447  
 PHONE - FAX 305-253 9442  
 13380 SW 128th Street, Suite "B",  
 Miami, FL 33186

BISCAYNE AWNING  
 CROP  
 2331 NW 8TH AVENUE  
 MIAMI, FL. 33127

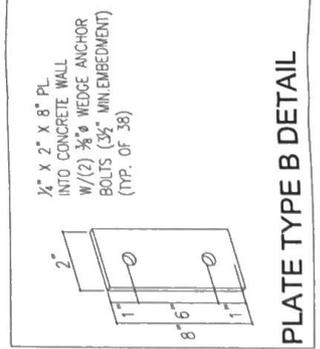
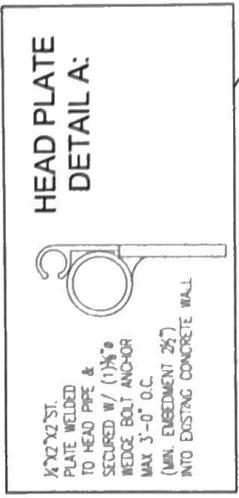
9491 HARDING AVENUE  
 PROPERTY LOCATED AT  
 SURFSIDE, FL 33154

SHEET DESCRIPTION  
 NOTES/DETAILS  
 ISOMETRIC  
 SHEET: 3 of 3



THIS FABRIC-COVERED STRUCTURE MUST BE DESIGNED WITH A QUICK REMOVAL OR BREAKWAY FABRIC AT WIND VELOCITIES EQUAL OR GREATER THAN 75 MPH ACCORDING TO FBC 3105.4.2.1 PROVIDE PERMANENT LABEL

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.



ALL PIPE TO BE 1" Ø SCH 40 U.N.O.

- GENERAL NOTES:**
- ALL STRUCTURAL PIPES TO BE SCH. 40 GALV. STEEL A53-Fy=36 ksi
  - ALL STRUCTURAL STEEL PLATES TO BE STEEL A-36 - Fy= 36 ksi
  - ALL CONNECTIONS TO BE FULLY WELDED 1/8"-E7018
  - ALL WELDS COVERED WITH CORROSION RESISTANCE COATING.
  - V=105 mph - Exposure : "D"
  - ALL STRUCTURES DESIGNED IN ACCORDANCE WITH: F.B.C 2017 A.S.C.E 7-10 A.I.S.C 14th EDITION
  - NOTIFY ENGINEER OF ANY ERRORS / OMISSIONS FOUND OR IF ANY PART OF THE DRAWINGS IS NOT UNDERSTOOD.
  - CANVAS MUST BE REMOVED WHEN A HURRICANE WARNING IS ISSUED (FBC 3105.4.2.1)



## MEMORANDUM

To: Planning and Zoning Board  
Thru: Jason Greene, Interim Town Manager  
From: James Hickey, AICP, Town Planner  
CC: Lillian Arango, Town Attorney  
Date: August 27, 2020  
Re: 9467-9473 Harding Avenue – New Façade and Outdoor Seating

The property is located at 9467-9473 Harding Avenue, within the SD-B40 zoning district. The current businesses include a KosherLand, a realty office, and medical spa. The applicant is proposing façade improvements with new windows, fenestration, a metal awning, as well as outdoor seating to expand the existing market into the three storefronts and rename it the Grove Kosher Market.



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

- Applicable 2020 and 2006 Zoning Codes and the current Zoning in Progress along with the results of the review
- Staff Recommendation

## STANDARDS / RESULTS

### Town of Surfside Zoning Code, Applicable Requirements

#### *2020 Sec. 90-49.1 Entrances, windows and storefronts.*

Permitted	Proposed
a. All building facades, including those facing alleyways, shall be rendered consistently with the overall architectural treatment of the building.	Consistent. Applicant plans to remove the existing red awning along the storefront and utilize the existing concrete overhang which is part of the original structure of the building. The applicant is proposing to add decorative black metal supports to the concrete overhang to add additional decorative design and replace all windows. No lighting is currently proposed for the outdoor seating area.
b. Pedestrian entrances shall be easily recognizable and oriented towards the public right-of-way.	Consistent
c. Divided light window mullions, where provided, shall be through the pane.	Consistent
d. Exterior burglar bars, fixed "shutters" or similar security devices shall be prohibited.	Consistent
e. Window and storefront articulations shall utilize similar proportions as those within the surrounding context and shall be primarily oriented towards the public right-of-way.	Consistent
f. Multiple storefronts within a larger building shall have consistent materials and articulation and shall relate to the detailing of the entire building.	Consistent
g. The bottom edge of windows shall be no less than 24 inches above the fronting finished sidewalk elevation.	Consistent. Applicant is replacing existing floor-to-ceiling windows and proposed to change the north portion of the storefront creating an additional 6' of outdoor space to place outdoor café seating.
h. For non-residential uses, the first vertical ten feet of building elevation shall be composed of 50 percent minimum transparency for street-facing building facades and walls. The bottom of transparent openings shall be no higher than 24 inches above the public right-of-way. Display windows used to satisfy these requirements shall have a minimum vertical dimension of four feet and shall be internally illuminated.	Consistent, No display windows

i. Mirrored, reflective and opaque tinted glass shall be prohibited.	Consistent
j. External street-level entrances shall be recessed and centered a minimum of 36 inches from the building frontage.	Consistent. Building is setback 36" from property line.

**2020 Sec. 18-92 Minimum standards, criteria and conditions of operation of sidewalk cafés**

Permitted	Proposed
(b) Sidewalk cafés shall be located in such a manner that a distance of not less than five feet is maintained at all times as a clear and unobstructed five-foot pedestrian path around public amenities and areas such as, by way of example, fountains, landscaped areas (excluding town planters), and seating/shade structures.	Consistent. Applicant plans to have all seating within property. Will confirm when sidewalk café permit is submitted.
(c) No tables, chairs, umbrellas, or other sidewalk café furniture shall be permitted within ten feet of a bus bench and/or bus shelter. A distance of five feet shall be maintained from taxi stands, fire hydrants, bike racks, directory signage/kiosks, and/or other similar public street furniture and/or fixtures	Consistent. Applicant plans to have all seating within property. Will confirm when sidewalk café permit is submitted.
(d) No tables, chairs, umbrellas or other sidewalk café furniture shall be permitted within five feet of an alley, pedestrian crosswalk, or corner curb cut.	Consistent
(e) No object shall be permitted around the perimeter of an area occupied by tables and chairs which would have the effect of forming a physical or visual barrier discouraging the free use of the tables and chairs	Consistent. Will confirm when sidewalk café permit is submitted.

**RECOMMENDATION**

Staff recommends approval as the proposed development meets the requirements of the 2006 and 2020 Zoning Codes and the current Zoning in Progress. Applicant will need to revise plans or provide the following information:

- 1) When sidewalk café permit is submitted, it must meet the standards and criteria in 2020 Sec. 18-92.
- 2) Any signage for the proposed development will require review and approval by the Planning and Zoning Board.



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.

**PROJECT INFORMATION**

OWNER'S NAME JGF LLC

PHONE / FAX 786 306 5897

AGENT'S NAME JORDY SOPOURN

ADDRESS 11019 NW 19 ST, CORAL SPRINGS FL 33071

PHONE / FAX 954.682.1249

PROPERTY ADDRESS 9467, 9471 & 9473 HARDING AVE

ZONING CATEGORY \_\_\_\_\_

DESCRIPTION OF PROPOSED WORK REWORK STOREFRONT, ADD FENESTRATION  
ADD OUTDOOR SEATING

**INTERNAL USE ONLY**

Date Submitted \_\_\_\_\_ Project Number 20-1024

Report Completed \_\_\_\_\_ Date \_\_\_\_\_

Fee Paid \$ \_\_\_\_\_

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

SIGNATURE OF OWNER \_\_\_\_\_ DATE 08/05/20

SIGNATURE OF AGENT [Signature] DATE 8.5.2020



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

**PLANNING AND ZONING BOARD Rules and Procedures (June 2002)**

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

Plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 21 days prior to the meeting, with the payment of applicable fees (example: \$200.00 for Plan Review for Zoning), at which time they will be considered. Incomplete plans and applications will not be processed.

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

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

JORDY SOPOURN (ROBERT J SOPOURN III) 8.5.2020

NAME OF REPRESENTATIVE

DATE

6 August 2020

Town of Surfside  
Planning and Zoning  
9293 Harding Avenue  
Surfside, Florida 33154

Re: **Grove Kosher Market**  
**9467 Harding Avenue (Including 9471 & 9473 Harding Avenue)**  
**Surfside, Florida 33154**  
**RJS Project No: 19902**  
**Permit No: 20-405**

Dear Town Planner,

Our office has been hired to provide the professional design services to renovate the existing building located at 9467, 9471 & 9473 Harding Avenue. The renovation is to rebrand and expand the existing boutique Kosher food market. The renovation is to keep the building footprint approximately the same and slightly shrink the air-conditioned space to allow for some street side seating area.

The outdoor seating it to add to the charm of the street scape of your ocean side town that is sought after by residents and visitors of our South Florida area. The seating area is approximately a quarter of the overall storefront length.

The storefront glass is to be completely replaced to include impact glass and automatic doors systems. The updates also include flood barriers in the event of a major storm (not shown).

The existing overhang shall remain as-is and our design includes some contemporary updates of decorative metal angled "bracing".

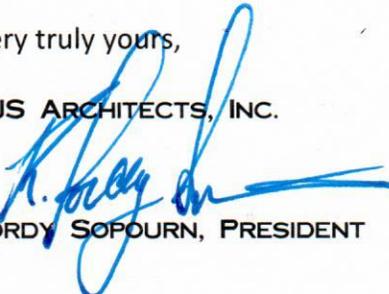
Lastly, the balance of the façade shall remain as-is and receive a new paint scheme for the branding concept of Grove Kosher Market.

The signage shown on the renderings are not to be reviewed for this submittal and shall be submitted separately by the signage company. We provided it to you so you can understand the overall color scheme and branding of the exterior.

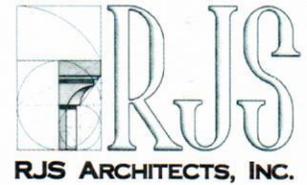
If you have any questions or concerns, please do not hesitate to contact our office.

Very truly yours,

RJS ARCHITECTS, INC.

  
JORDY SOJOURN, PRESIDENT

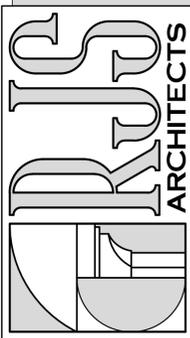
PAGE 136



AIA, NCARB  
AA-26001293

Florida, 2000	AR-17057
Arizona, 2010	49730
Delaware, 2009	S5-0007464
Georgia, 2013	RA013616
Kansas, 2005	5424
Kentucky, 2005	5971
Maryland, 2006	14662
Missouri, 2007	2007007712
New Jersey, 2009	21A101817400
New York, 2010	034489-1
Ohio, 2005	01978
Pennsylvania, 2005	RA403497
Texas, 2010	22289
Virginia, 2010	015338

11019 NW 19<sup>th</sup> Street  
Coral Springs, Florida 33071  
O: 954.753.0018  
E: jordy@rjsarchitects.com



11019 Northwest 19th Street  
Coral Springs, Florida 33071

Corp Lic: AA-26001293 O: 954.753.0018  
Robert Jordan Sorour, III F: 954.346.7723  
Arch Lic: AR-0017057 E: jroy@jrsarchitects.com

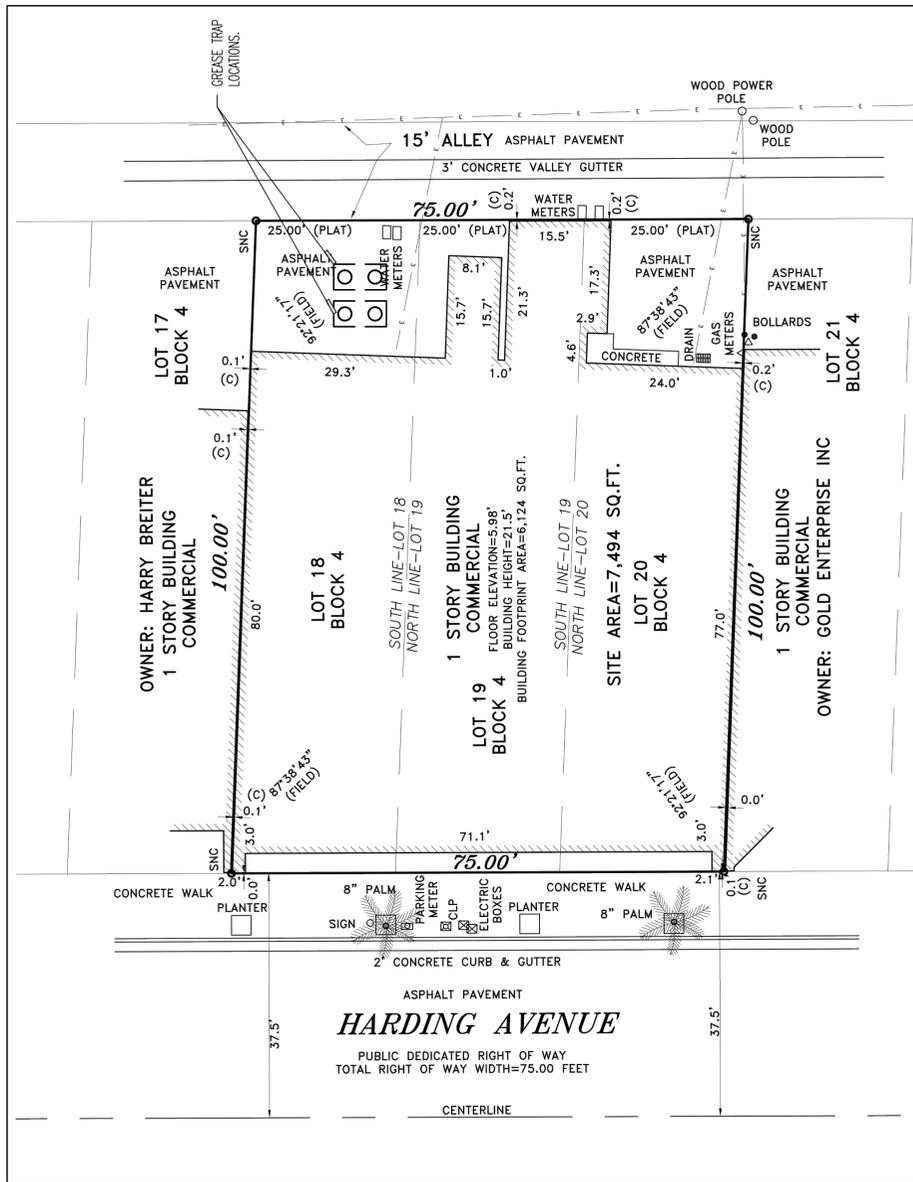
A Renovation and Expansion for:  
**THE grove**  
KOSHER MARKET  
9487 Harding Avenue  
Surfside, Florida 33154

ISSUANCE OF DOCUMENTATION:  
Description: PRELIMINARY DESIGN 9.1.3.2019  
CLIENT APPROVAL 12.16.2019  
LANDLORD APPROVAL 1.23.2020  
BIDDING 1.23.2020  
PERMIT 1.23.2020

REVISIONS:  
Number: Description:  
Date:

Project Number: 19909  
Principal: RJS  
Project Manager: RJS  
Drawn by: RJS

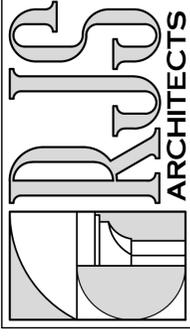
Project: A100.01  
Architecture  
Date: 8/5/2020 2:48:34 PM  
Total Sheets: 6



Site Plan  
Scale: 1" = 10'-0"

SITE PLAN





11019 Northwest 19th Street  
Coral Springs, Florida 33071

Corp Lic: AA-26001293  
Robert Jordan Sorour III  
Arch Lic: AR-0017057

O: 954.753.0018  
F: 954.346.7723  
E: jroy@jrsarchitects.com

A Renovation and Expansion for:  
**THE grove**  
KOSHER MARKET  
9487 Harding Avenue  
Surfside, Florida 33154

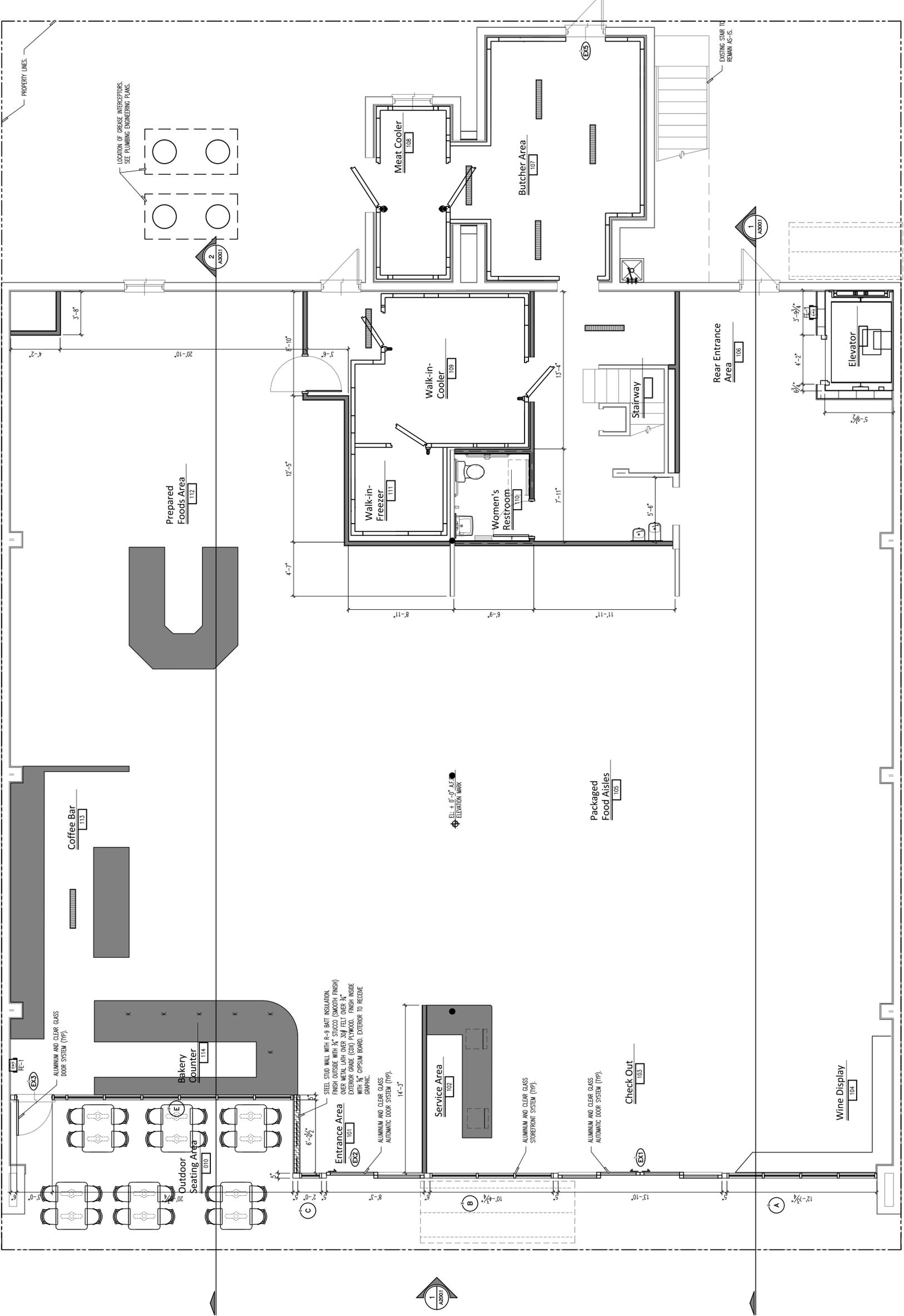
ISSUANCE OF DOCUMENTATION:  
Description: PRELIMINARY DESIGN 9.1.3.2019  
CLIENT APPROVAL 12.16.2019  
LANDLORD APPROVAL 1.23.2020  
BIDDING 1.23.2020  
PERMIT 1.23.2020

REVISIONS:  
Number: 1  
Date: 8/5/2020  
Description: REVISION TO REMAIN AS-IS.

Project Number: 19909  
Principal: RJS  
Project Manager: RJS  
Drawn By: RJS

ARCHITECTS  
ROBERT JORDAN SOROUR III  
REGISTERED ARCHITECT  
STATE OF FLORIDA  
NO. 15077  
EXPIRES 12/31/2025

Date: 8/5/2020 2:48:15 PM  
Total Sheets: 6



Floor Plan - Ground Level  
Scale 1/4" = 1'-0"





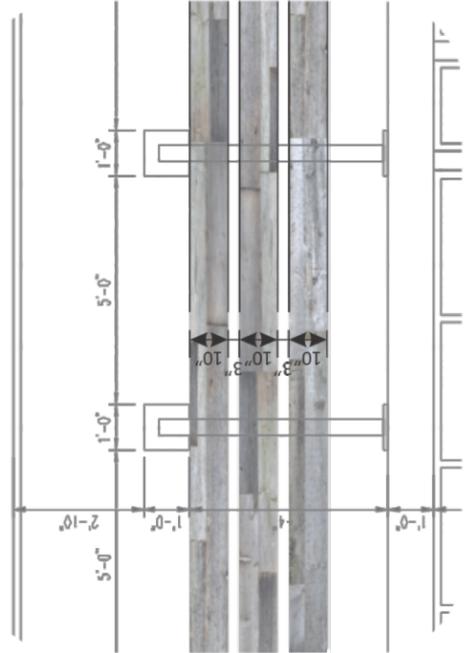
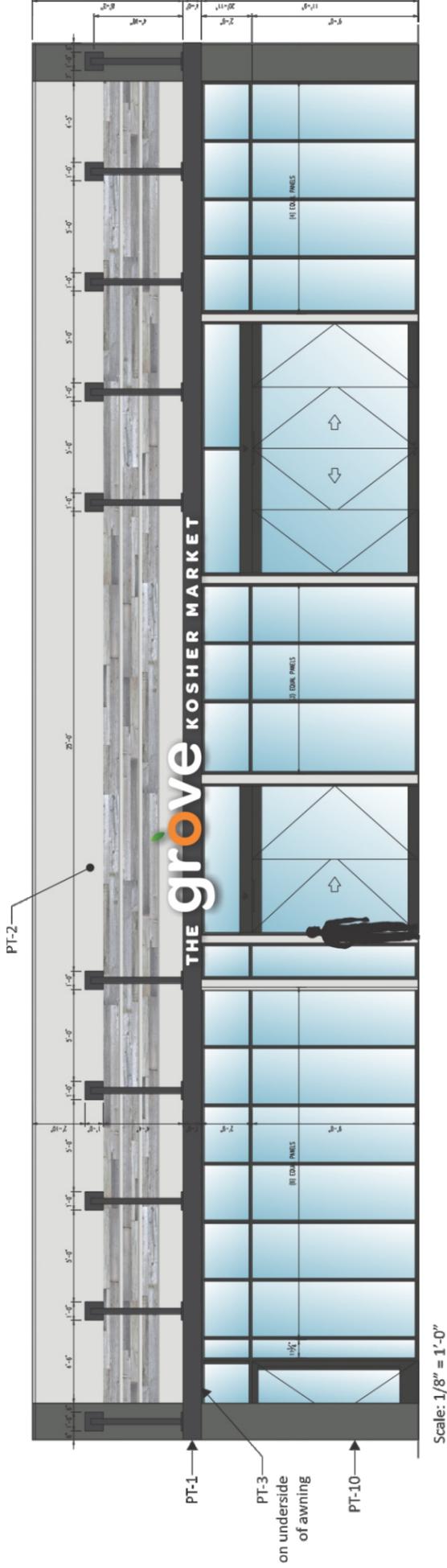






Surfside, FL.  
Exterior Design Plan





	surface	manufacturer	spec
PT-1	Paint	Sherwin Williams	SW7069 Iron Ore (Waterborne Acrylic Dryfall for ceiling)
PT-2	Paint	Sherwin Williams	SW7064 Passive
PT-3	Paint	Sherwin Williams	SW7063 Nebulous White
PT-4	Paint	Sherwin Williams	SW6894 Forceful Orange
PT-5	Paint	Sherwin Williams	SW6901 Daffodil
PT-6	Paint	Sherwin Williams	SW6964 Pulsating Blue
PT-7	Paint	Sherwin Williams	SW6946 Slick Blue
PT-8	Paint	Sherwin Williams	SW6285 Grape Harvest
PT-9	Paint	Sherwin Williams	SW6948 Blue Bauble
PT-10	Paint	Sherwin Williams	Grizzle Gray
PT-11	Paint	Sherwin Williams	SW6718 Overt Green
PT-12	Wallcovering Primer	Rustoleum	Zinsser-Shieldz Universal Pre-Wallcovering Primer

All Exterior Signage and Graphics provided and installed by GC, including but not limited to wood slats and dimensional letters.



	surface	manufacturer	spec
<b>CF-1</b>	Ceiling Fan	Lightology	Roto XL Indoor / Outdoor Ceiling Fan, Finish: Coal, Size: 62"W
<b>CH-1</b>	Dining Chair	All Modern	Hot Mesh Patio Dining Chair in Green
<b>TB-1</b>	Cafe Table	Superior Seating	30" x 30" Aluminum Restaurant Table in Gunmetal Grey TAL-GM
<b>TB-2</b>	Cafe Table	Superior Seating	30" x 60" Aluminum Restaurant Table in Gunmetal Grey TAL-GM





## 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: 9309 Abbott Avenue – Addition

---

The property is located at 9309 Carlyle Avenue, within the H30B zoning district. The applicant is requesting to build a new addition on an existing 2-story home. The plans new square footage on the first and second story and includes an extension of the first floor to the rear of the property and a 19-foot high second story addition behind the existing 2-story structure. No external changes to the property are proposed..



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 and 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**

<b>Residential</b>	<b>Lowest Floor 2020</b>	<b>Lowest Floor 2006</b>	<b>Proposed</b>
Single-Family Residential RS-2	N/A	N/A	5.7' NGVD based on FFE of existing structure

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

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

<b>Height</b>	<b>Required Maximum 2020</b>	<b>Required Maximum 2006</b>	<b>Proposed</b>
H30B RS-2	30 feet	30 feet	30 feet (to be verified with final survey)

**2020 Sec. 90-45. Setbacks**

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

<b>H30A AND H30B UPPER STORY FLOOR AREA IS 65% to 80% OF FIRST STORY FLOOR AREA (Only 2020)</b>	<b>Required 2020 H30A AND H30B</b>	<b>Required 2006 RS-2</b>	<b>Proposed</b>
<i>Maximum Lot Coverage</i>	40%	40%	39.2% (2,204/5,625=0.392)
<b>FIRST STORY (UP TO 15 FT IN HEIGHT)</b>			
Primary frontage	Minimum 20 FT	Minimum 20 FT	20'
Interior side (Lots less than 50 feet in width)	5 feet	5 feet	5' / 10' (north side)
Rear	Minimum 20 FT	Minimum 20 FT	> 20' (no rear dimension provided)
<b>UPPER STORY OR WALL PLANES GREATER THAN 15 FT IN HEIGHT</b>			
Primary frontage	Minimum 20 FT / Average 30 FT	Minimum 20 FT	Average 20' (existing structure)

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'  North side > 10' South Side > cannot determine
Rear	Minimum 20 FT / Average n/a	Minimum 20 FT	> 20' (no rear dimension provided)

**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%	39.2% (2,204/5,625=0.392)
Pervious area	35% (minimum)	N/A	35% Cannot determine (no plans for 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) Home is existing at street front. Addition creates more mass on sides (b) Second story addition 10' higher than existing second story of home. (c) Façade materials are consistent (d) Front façade is existing (e) Windows are consistent. Door on south side of second floor with no balcony/porch proposed.

			(f) Roof style and pitch of addition not consistent with existing structure
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	Shown as black flat roof (no additional information given)

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

	Required 2020	Required 2006	Proposed
<b>Accessory buildings</b>	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) N/A (b) N/A (c) N/A

**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**

<b>Paving Yards</b>	<b>Required 2020</b>	<b>Required 2006</b>	<b>Proposed</b>
Front setback permeability	50% minimum	50% minimum	<50% (No calculation provided)
Front yard landscaped	30% minimum	50% minimum	<50% (No calculation provided)
Rear yard landscaped	20% minimum	40% minimum	>40% (no graphic provided)
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	Two curb cuts, each curb cut shall not be more than 12 feet in width, and there shall be at least 12 feet between curb cuts	Two curb cuts, each curb cut shall not be more than 12 feet in width, and there shall be at least 12 feet between curb cuts	Existing driveway (no information supplied)
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**

<b>Required</b>	<b>Minimum Space Requirements 2020</b>	<b>Minimum Space Requirements 2006</b>	<b>Proposed</b>
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	None currently provided

**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	No landscape plans provided.

**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.	Rendering showing existing home and adjacent homes not provided. Adjacent homes are Mediterranean style bungalows and existing home form is consistent with neighboring homes.

***Decorative Features***

Required	Proposed
Decorative features should be stylistically consistent throughout the entire building.	Windows are consistent. Style of addition is not consistent with existing home.

***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.	Second story addition not consistent with existing home. Second story addition is much higher 10' than existing and is not in keeping with the current character of the home.

**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.	Wall materials are consistent.

**Roof Materials, Types, and Slopes**

Required	Proposed
Roof types and slopes should be generally the same over all parts of a single building.	Existing barrel tile roof with a proposed flat roof for the addition which are not consistent
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.	Existing barrel tile roof. Proposed black flat tile.

**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

**Zoning in Progress (ZIP) Conditions [As of August 9<sup>th</sup>, 2020]**

Required	Proposed
Maximum 40% lot coverage provided however that the following shall not be included in determining the lot coverage: (1) Uncovered steps and exterior balconies (2) Uncovered terraces, patios, breezeways, or porches which are open on two (2) sides; and (3) Covered terraces, patios, breezeways, or porches which are open on two (2) sides. In no instance may the exemptions listed here exceed 15% of the total footprint of all principle and accessory buildings and structures.	40% (2,204/5,625=0.392)  Existing shed shown on the aerial (no survey provided)

In the H30A and H30B districts, second story lot coverage is limited to 32% of the lot area, or 80% of the first-floor area, whichever is less	80% of the first floor (1,716/2,204) (78%) 32% of the total lot area (1,716/5,625) (31%)
Existing setback requirements set forth in the Current Zoning Code will continue to apply, unless there is a greater restriction in the 2006 zoning code, except that only the following projections/encroachments shall be permitted:  (1) In the H30A, H30B and H30C districts west of Harding Avenue, eaves of sloped roofs may project up to 8" into any required yard. All other ornamental or screening features (in H30A/H30B) including cornices, sills, frames, and fins, may project no more than 6" into any required yard.  (2) In the H30A/H30B districts, lots greater than 112.5 feet in depth will be required to provide front and rear yards that combine to equal at least 36% of the lots depth.	Setbacks conform  (1) Roof eaves project more than 6" into the required yard. Access steps encroach into side yard setback (no dimensions provided)  (2) Less than 112.5 feet in depth
In the H30A/H30B districts, each lot must provide: (1) 35% of each lot must be pervious (2) 50% of the front yards and 40% of the rear yards must be landscaped (3) 20% of all landscaping must be Florida Friendly	(1) >35% (3.421/5,625=.699) (does not include any existing accessory structures) (2) Information not provided for front yard; Rear yard >40% (3) TBD
The current zoning codes definition of building height will continue to apply to single family districts	Need to verify with survey that proposed addition will conform to height requirements.
Roof decks shall not be permitted in any residential zoning district.	No roof deck proposed

### RECOMMENDATION

Staff finds there is not sufficient information to determine if application meets both the 2020 and 2006 Zoning Codes

- 1) Need to provide existing survey that shows the Finished Floor Elevation of the existing structure to determine height. Verification of height of crown of road is required to ensure that addition is allowed per the Town's 30' height maximum.
- 2) Site plan is required to determine existing and proposed setbacks. From the information supplied, staff cannot determine if the proposed setbacks are being met on the south side as well as the rear setback. Site plan should also include the proposed living areas of the structure.

- 3) No calculations and graphics are provided to show how the 35% pervious is being met. There are existing accessory structures onsite which are not included within the calculations.
- 4) Graphics showing front and rear permeability and Landscape areas not provided.
- 5) There proposed addition is not consistent with the existing structure. The proposed second story addition is 10' higher than the existing structure and is modern in design with a flat black roof while the existing home is more Mediterranean in style with a sloped roof and barrel tile. The existing style of the home is more consistent with its neighboring homes.
- 6) Update plan to show how the door on the south side of the second story addition will safely function and meet zoning and building codes.
- 7) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, eaves of sloped roofs may only project up to 8" into any required yard and other ornamental or screening features (in H30A/H30B) including cornices, sills, frames, and fins, may project no more than 6" into any required yard. Approval is subject to removal or relocation of these features from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature(s). In such case, the feature(s), as may be modified to meet the requirements for such feature(s) imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature(s) materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.
- 8) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, the stairs located within the north and south setback areas depicted on the plans are not permitted. Approval is subject to removal or relocation of these features from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature(s). In such case, the feature(s), as may be modified to meet the requirements for such feature(s) imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature(s) materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.
- 9) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code in no instance may the exemptions listed here exceed 15% of the total footprint of all principal and accessory buildings and structures. Approval is subject to removal or relocation of these features from the plans prior to building permit, except

in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature(s). In such case, the feature(s), as may be modified to meet the requirements for such feature(s) imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature(s) materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.





**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:**

Abraham Fried  
NAME OF REPRESENTATIVE

6/3/2020  
DATE

# Affidavit of Ownership

State of Florida, County of Miami-Dade

I, Abraham Fried residing at 9309 Abbott Avenue Surfside, FL 33154 (Folio #14-2235-006-1050) being of legal age, depose and say that:

**(Description Property)** I am presently the owner of real property situated at 9309 Abbott Avenue Surfside, FL 33154 and legally described as: Lot 23, Block 6, Altos Del Mar No 5

**(Ownership)** I acquired ownership of the above property by deed dated on the 26<sup>th</sup> of December 2017, recorded in the Miami-Dade County Clerk's Office on the 9<sup>th</sup> day of January 2018, in Book 30821 of Deeds at Page 1377.

**(Possession)** I personally took possession of the property from the date of purchase and I have remained in continuous open, peaceful and notorious possession of the Property since that date. I have no knowledge of any facts which would indicate that my title or possession of the subject real property would be called into question or dispute. To my knowledge, my title to the subject premises has never been disputed, rejected or questioned.

**(Lien and Encumbrances)** No claim or action has been brought to my attention which questions my title or right to possession of the property and, to my knowledge, no actions are pending against me in any court. There are no judgments against me which are unpaid in any court of Florida or of the U.S., and the subject premises are free from all liens and encumbrances. No Proceedings in bankruptcy have been brought by or against me in any court, nor have I made an assignment for the benefit of creditors, nor have I made any other type of creditor arrangements.

**(Purpose)** This affidavit is being made for the purpose of both affirming ownership to the Town of Surfside with my site plan application, as well as to affirm that I, Abraham Fried affirm that no changes have occurred since the date of the survey I am submitting with my application.

**(Oath or Affirmation)** I certify under penalty of perjury under Florida law that I know the contents of this Affidavit signed by me and that the statements are true and correct.

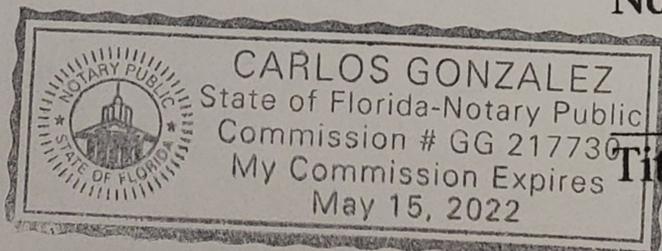
Abraham Fried

6/3/2020 (Date)

STATE OF FLORIDA, COUNTY OF MIAMI-DADE, ss. On this 3rd day of June, 2020, before me, CARLOS GONZALEZ, personally appeared Abraham Fried, known to me (satisfactorily proven) to be the persons whose names are subscribed to the within Affidavit, And, being first duly sworn on oath according to law, deposes and says that he has read the foregoing Affidavit subscribed by him, and that the matters stated herein are true to the best of his information, knowledge and belief. FDL

In witness whereof I hereunto set my hand and official seal.

Carlos Gonzalez  
Notary Public



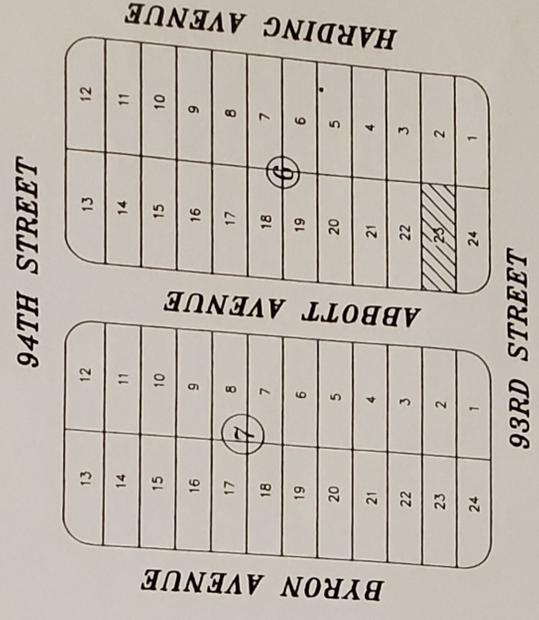
Title (and Rank)

My commission expires

**BOUNDARY SURVEY**

SCALE 1" = 20'

**LOCATION MAP**  
N.T.S.



**LEGAL DESCRIPTION:**

Lot 23 Block 6, ALTOS DEL MAR NO. 5, according to the Plat thereof as recorded in Plat Book 8, at Page 92, of the Public Records of Dade County, Florida.

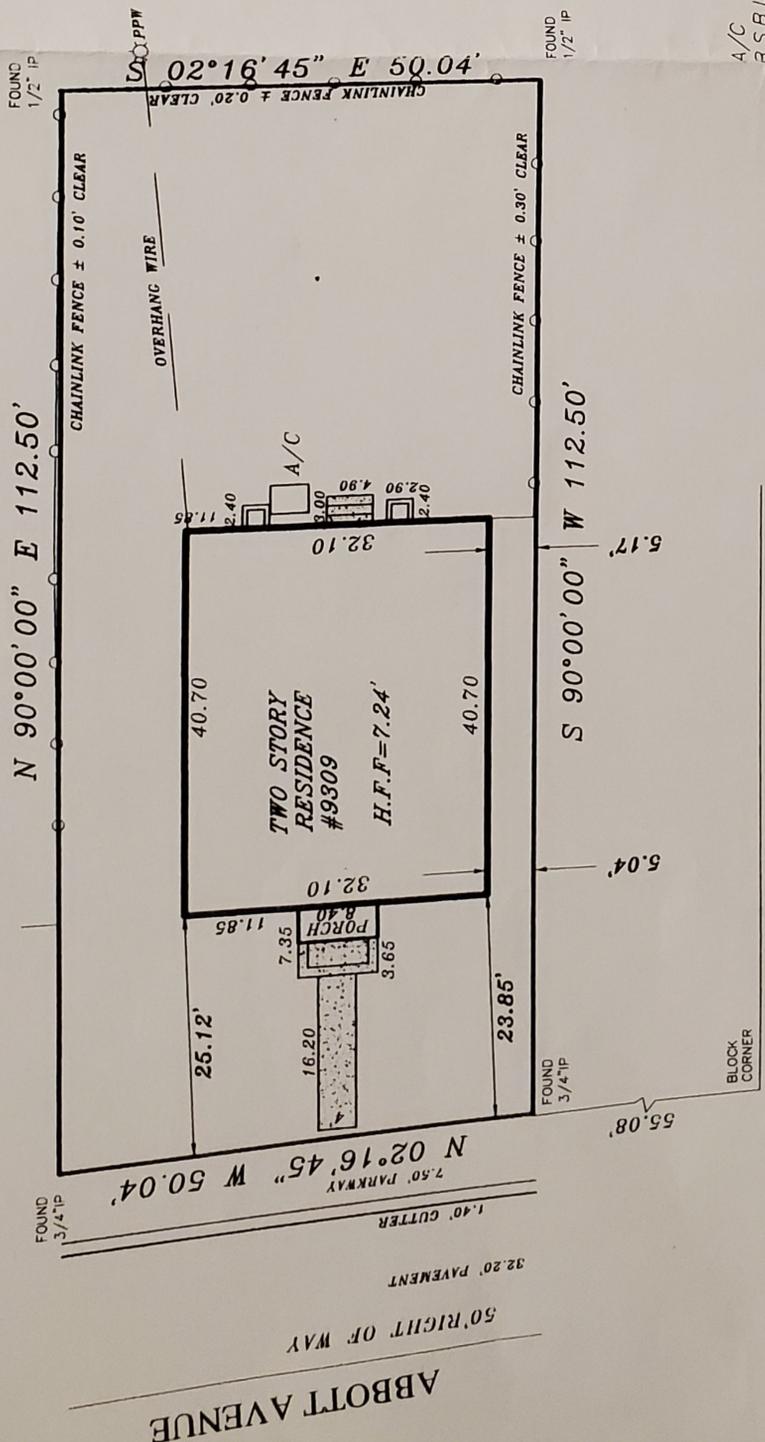
**CERTIFIED TO:**  
1--Jorge U. Hernandez.

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS RECENTLY SURVEYED UNDER MY DIRECTION. IT IS ALSO MY PROFESSIONAL OPINION THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61 G-17-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472-027 OF THE FLORIDA STATUTES.

*[Signature]*  
CARLOS SILVA  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 3630  
STATE OF FLORIDA

9/11/2007

THE SURVEY SHOWN HEREON IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



**LEGEND:**

- A/C = AIR CONDITIONER PAD
- B.S.B.L. = BUILDING SET BACK LINE
- C.L.F. = CHAIN LINK FENCE
- CONC. = CONCRETE
- F.I.P. = FOUND IRON PIPE
- F.F.E. = FINISH FLOOR ELEVATION
- L.P. = LIGHT POLE
- N/D = NAIL & DISC
- N.T.S. = NOT TO SCALE
- PL. = PLANTER
- P.P.W. = POWER POLE WOOD
- (R) = RECORDED DISTANCE
- S.I.P. = SET IRON PIPE LB.# 3630
- W.M. = WATER METER

- [Symbol] = CATCH BASIN
- [Symbol] = UTILITY POLE
- [Symbol] = WOOD FENCE
- [Symbol] = FIRE HYDRANT
- [Symbol] = TILE
- [Symbol] = CONCRETE
- [Symbol] = WOODFENCE

**PROPERTY ADDRESS:**  
9309 Abbott Avenue  
MIAMI BEACH, FLORIDA. 33140

<b>CARLOS SILVA P.S.M.</b>	
P.S.M. #3630	JOB: 1-091107-P
11010 SW 140TH AVE MIAMI FLA 33186	
PH: (305) 388-4098	
FAX: (305) 388-4098	

- SURVEYORS NOTES:**
- 1-OWNERSHIP IS SUBJECT TO OPINION OF TITLE
  - 2-EXAMINATION OF THE ABSTRACT OF TITLE WILL BE MADE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY
  - 3-NO UNDERGROUND IMPROVEMENTS WERE LOCATED
  - 4-ELEVATIONS ARE REFERRED N.G.V.D. VERTICAL DATUM.
  - 5-THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THIS SURVEY THAT MAY BE FOUND IN PUBLIC RECORDS OF MIAMI-DADE COUNTY
  - 6-LEGAL DESCRIPTION PROVIDED BY CLIENT
  - 7-UNLESS OTHERWISE NOTED RECORDED AND MEASURED DATA ARE IN SUBSTANTIAL AGREEMENT.
  - 8-BEFORE ANY CONSTRUCTION THE SET BACKS MUST BE CHECKED
  - 9-FLOOD ZONE: AE
  - BASE ELEV. = 8.18
  - 10-LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY
  - 11-THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, EXCLUSIVELY FOR THE USE BY THOSE TO WHOM IT IS CERTIFIED.
  - 12-BEARING ARE REFERENCED UPON AN ASSUMED AND BASED ON THE CENTERLINE OF 93RD STREET (PER PLAT)
  - 13-SOURCE OF ELEVATIONS MIAMI-DADE COUNTY. BENCHMARK # 7313 (9.59')
  - 14- DATE OF FIELD WORK 11/06/06

THE SURVEY DESPICED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

# 00 - PROJECT:

ABRAHAM & SARAH FRIED  
9309 ABBOT AVE

ADDITION OF: DINING/LIVING,  
FAMILY/PLAYROOM

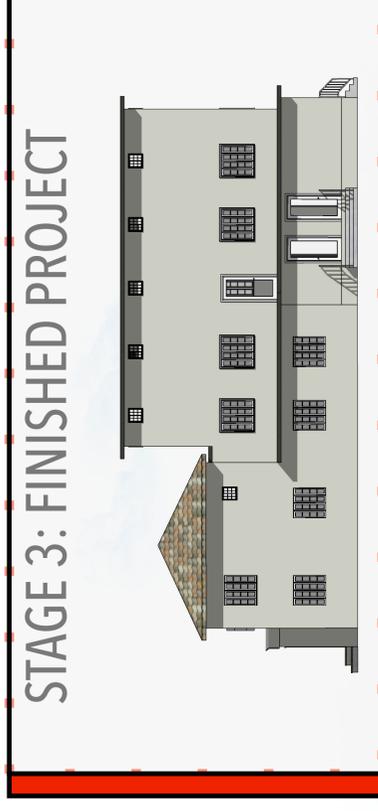
STAGE 1: EXISTING HOME



STAGE 2: NEW ADDITION



STAGE 3: FINISHED PROJECT



# 3D

JAM ASSOCIATES ARCHITECTS & ENGINEERS 9205  
SW 154TH AVE MIAMI FLORIDA 33196  
ABRAHAM & SARAH FRIED ADDITION OF: DINING/  
LIVING, FAMILY/PLAYROOM  
9309 ABBOT AVE



00 - PROJECT:

Document  
Number:

# 01

**3ddropbox**  
3D Documents on AutoPilot

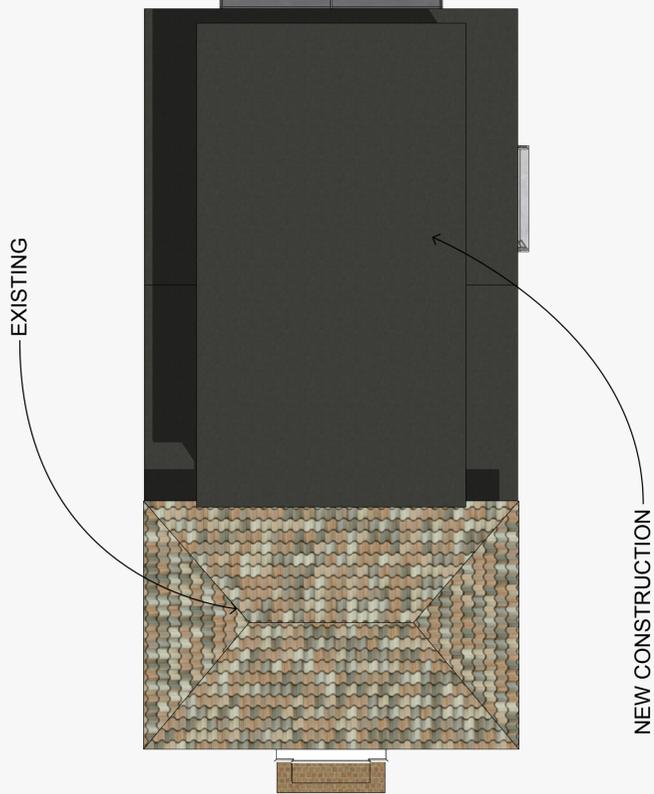


# A0.1 - FINISHED - COMPLEXITY OF WORK

**3D**

T1

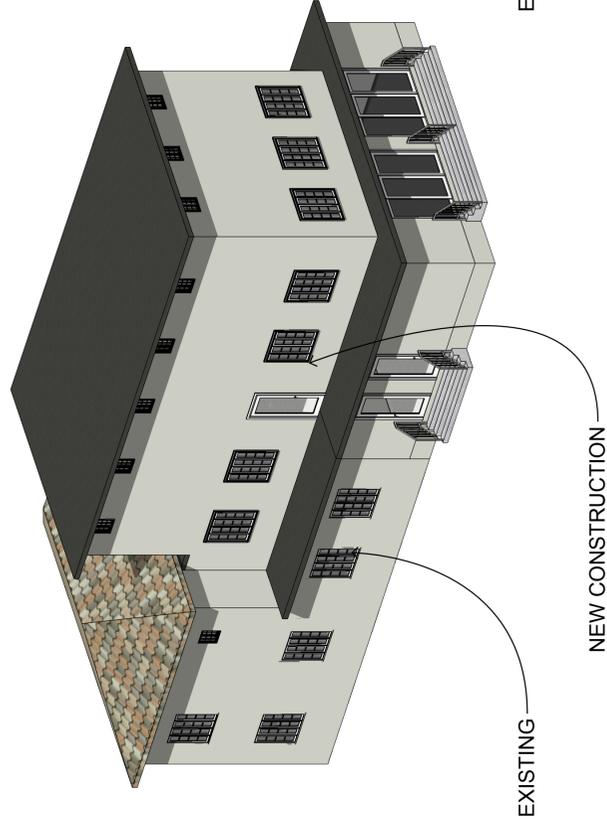
FINISHED EXTERIOR ALL



SCALE: 1/8" = 1'

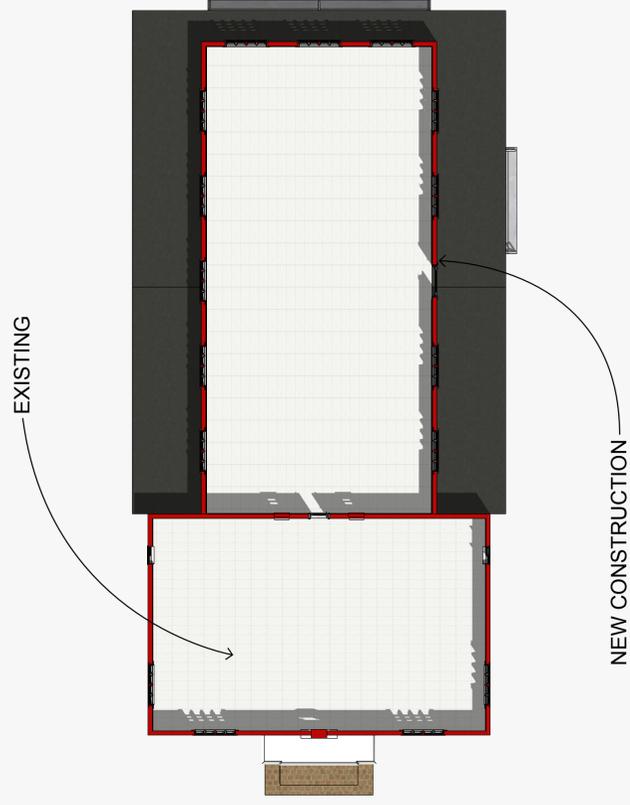
COM2

FINISHED EXTERIOR ALL



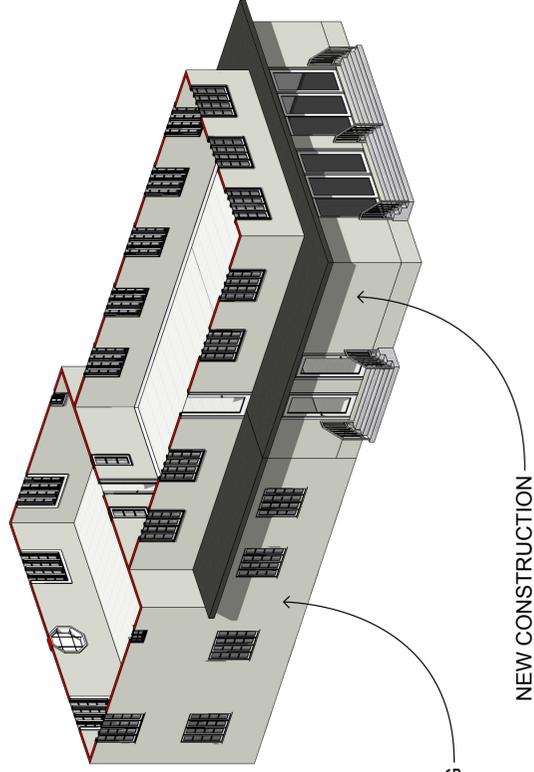
T2

FINISHED SECOND FLOOR PLAN



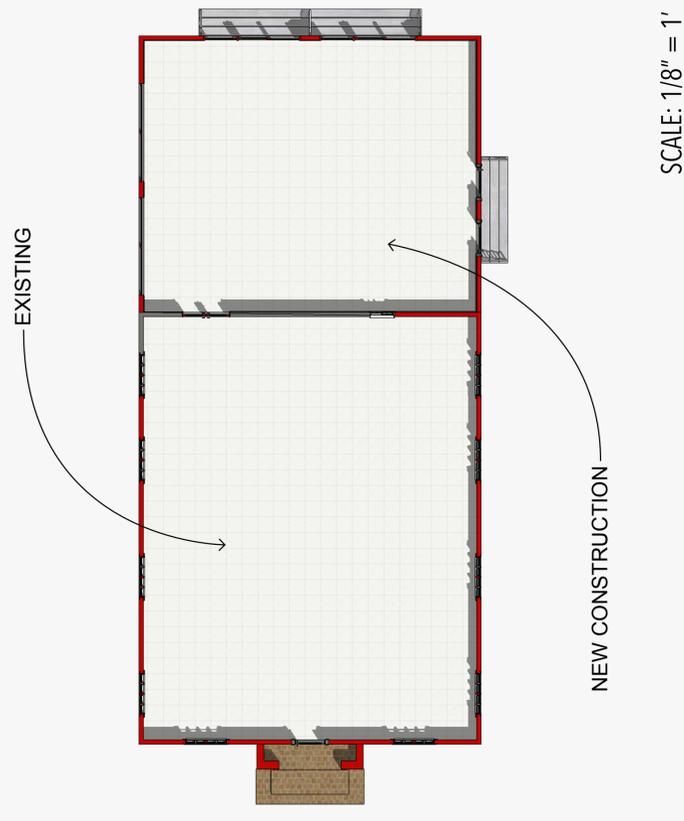
SCALE: 1/8" = 1'

FINISHED SECOND FLOOR PLAN



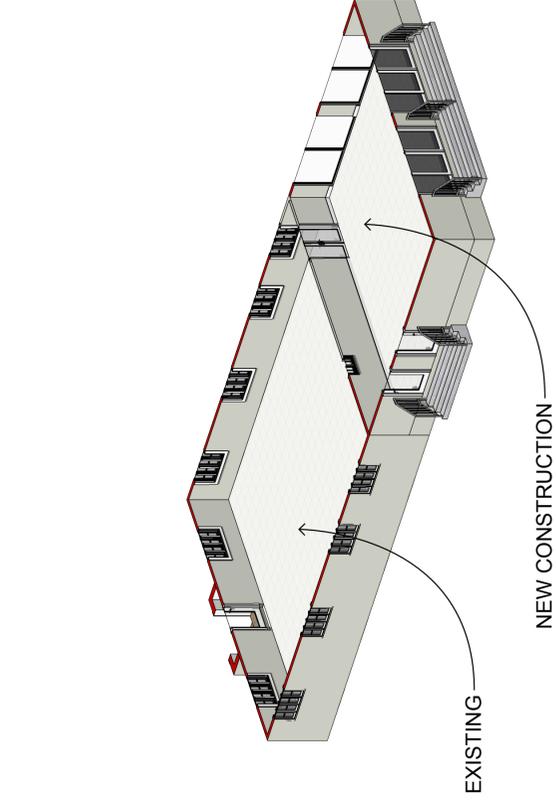
T3

FINISHED FIRST FLOOR PLAN



SCALE: 1/8" = 1'

FINISHED FIRST FLOOR PLAN



SCALE: 1/8" = 1"

JAM ASSOCIATES ARCHITECTS & ENGINEERS 9205  
 SW 154TH AVE MIAMI FLORIDA 33196  
 ABRAHAM & SARAH FRIED  
 ADDITION OF: DINING/  
 LIVING, FAMILY/PLAYROOM  
 9309 ABBOT AVE



A0.1 - FINISHED -  
 COMPLEXITY OF  
 WORK

Document  
 Number:

**02**

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 3D Documents on AutoPlot

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# A1.1 - SITE PLAN

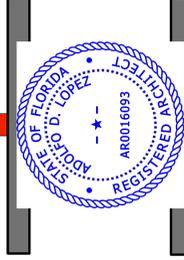
T1 SITE PLAN

T1



**3D**

JAM ASSOCIATES ARCHITECTS & ENGINEERS 9205 SW 154TH AVE MIAMI FLORIDA 33196  
 ABRAHAM & SARAH FRIED ADDITION OF: DINING/ LIVING, FAMILY/PLAYROOM  
 9309 ABBOT AVE



A1.1 - SITE PLAN

Document Number: **03**

**3ddropbox**  
 3D Documents on AutoPilot

PROPOSED SITE PLAN  
 SCALE: 3/16" = 1"

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# A1.2 - AREA CALCULATIONS

# 3D

## SITE PLAN

T1

### 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	23'-8"
SOUTH SET BACK	5'-0"
NORTH SET BACK	12'-9"
REAR SET BACK	20'-0"

FIRST FLOOR LOT COVERAGE

2,250 SQ.FT.

2,204 SQ.FT.

MAX. HEIGHT FROM CROWN OF ROAD

2 STORIES 30'-0"

2 STORIES 30'-0"

MIN. REAR PERVIOUS AREA (40% OF 5,625 SQ. FT.)

400 SQ.FT.

400 PLUS SQ.FT.

### SECOND STORY SETBACK

REQUIRED	PROPOSED	PLUS
FRONT	30'-0"	20'-0"
REAR	20'-0"	10'-0"
SOUTH	10'-0"	17'-9"
NORTH	10'-0"	

### UPPER FLOOR AREA:

1,716 SQ.FT. (77% OF FIRST FLOOR)



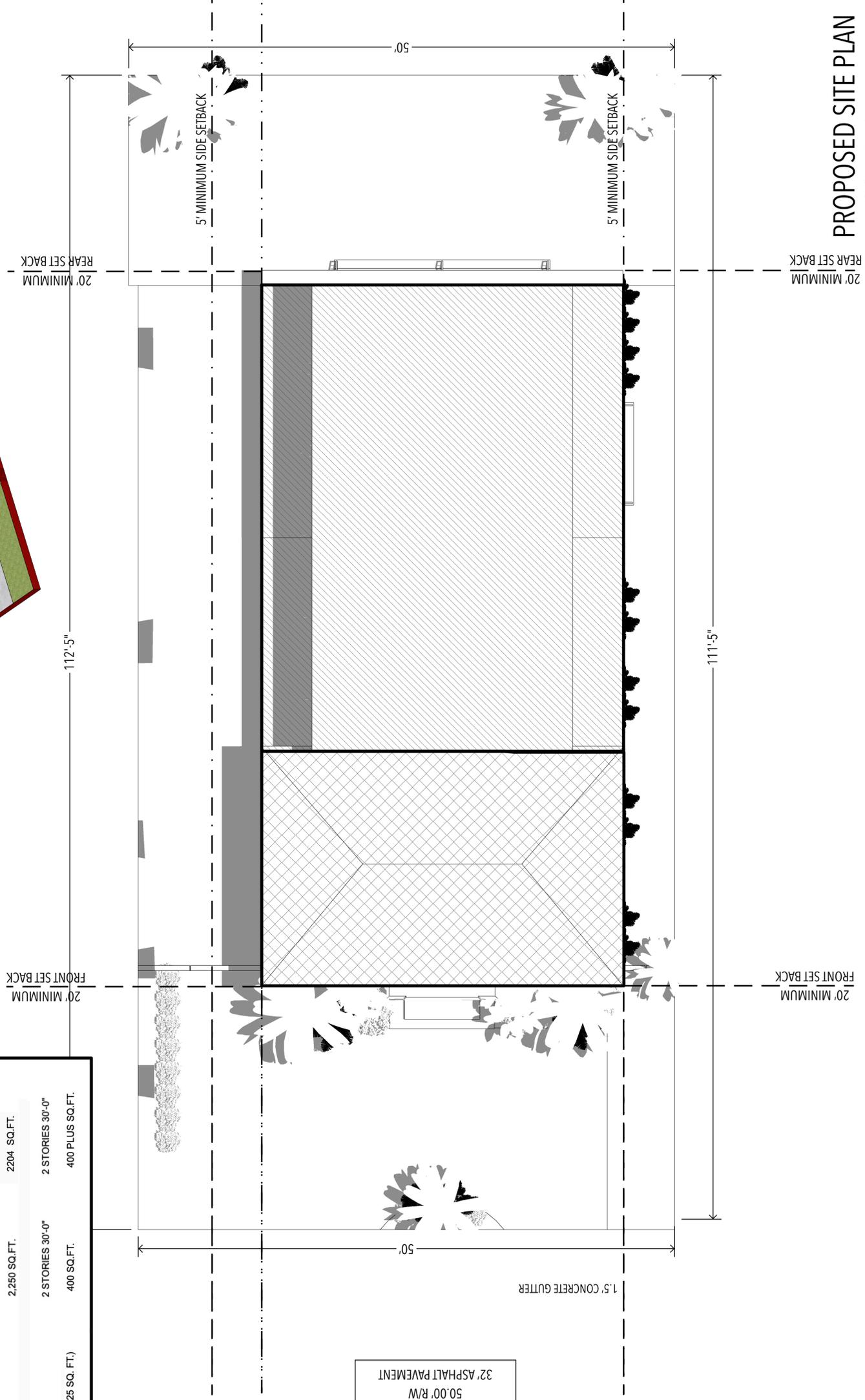
JAM ASSOCIATES ARCHITECTS & ENGINEERS 9205 SW 154TH AVE MIAMI FLORIDA 33196  
 ABRAHAM & SARAH FRIED ADDITION OF: DINING/ LIVING, FAMILY/PLAYROOM  
 9309 ABBOT AVE



A1.2 - AREA CALCULATIONS

Document Number: **04**

**3ddropbox**  
 3D Documents on AutoPilot



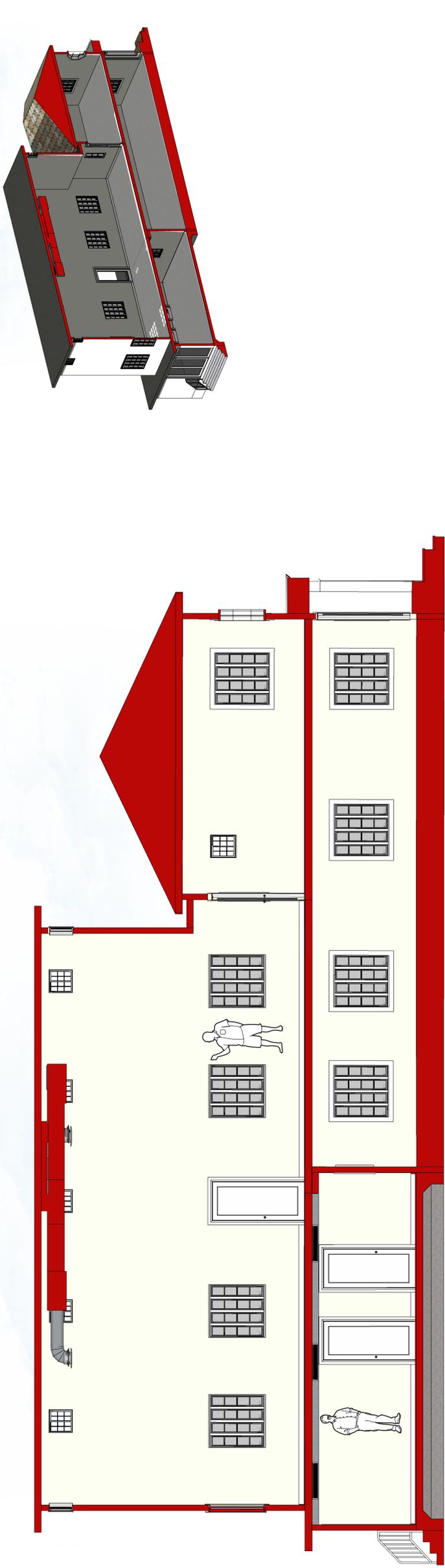
PROPOSED SITE PLAN  
 SCALE: 3/16" = 1"

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# A2.1 - FIRST FLOOR FINISHED PLAN

**3D**

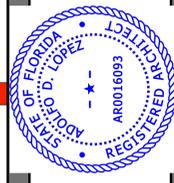
FLOOR PLAN - ALL



SCALE: 1/4" = 1'

T1

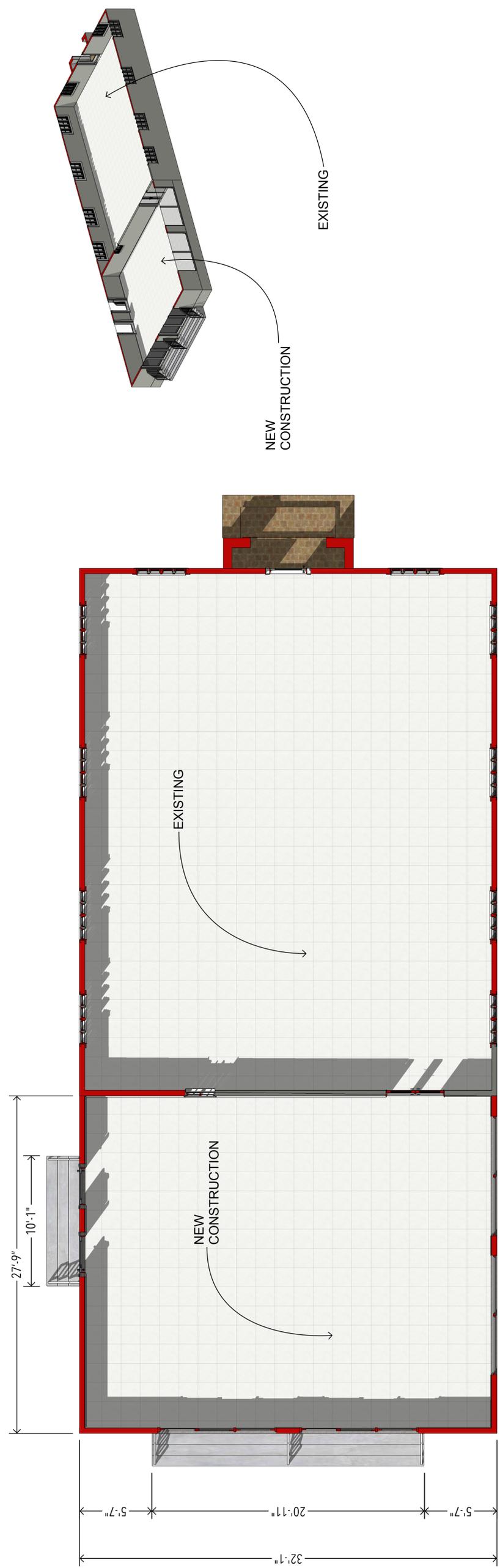
JAM ASSOCIATES ARCHITECTS & ENGINEERS 9205 SW 154TH AVE MIAMI FLORIDA 33196  
 ABRAHAM & SARAH FRIED ADDITION OF: DINING/ LIVING, FAMILY/PLAYROOM  
 9309 ABBOT AVE



A2.1 - FIRST FLOOR FINISHED PLAN

Document Number: **05**

**3ddropbox**  
 3D Documents on AutoPlot



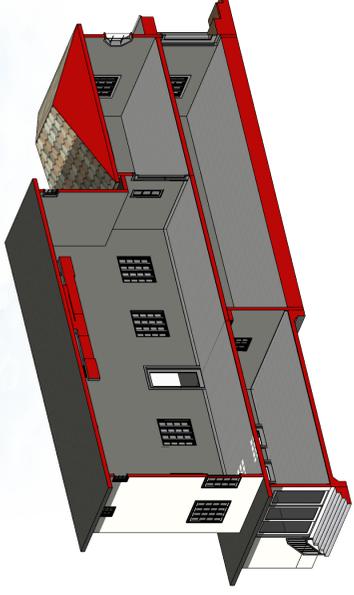
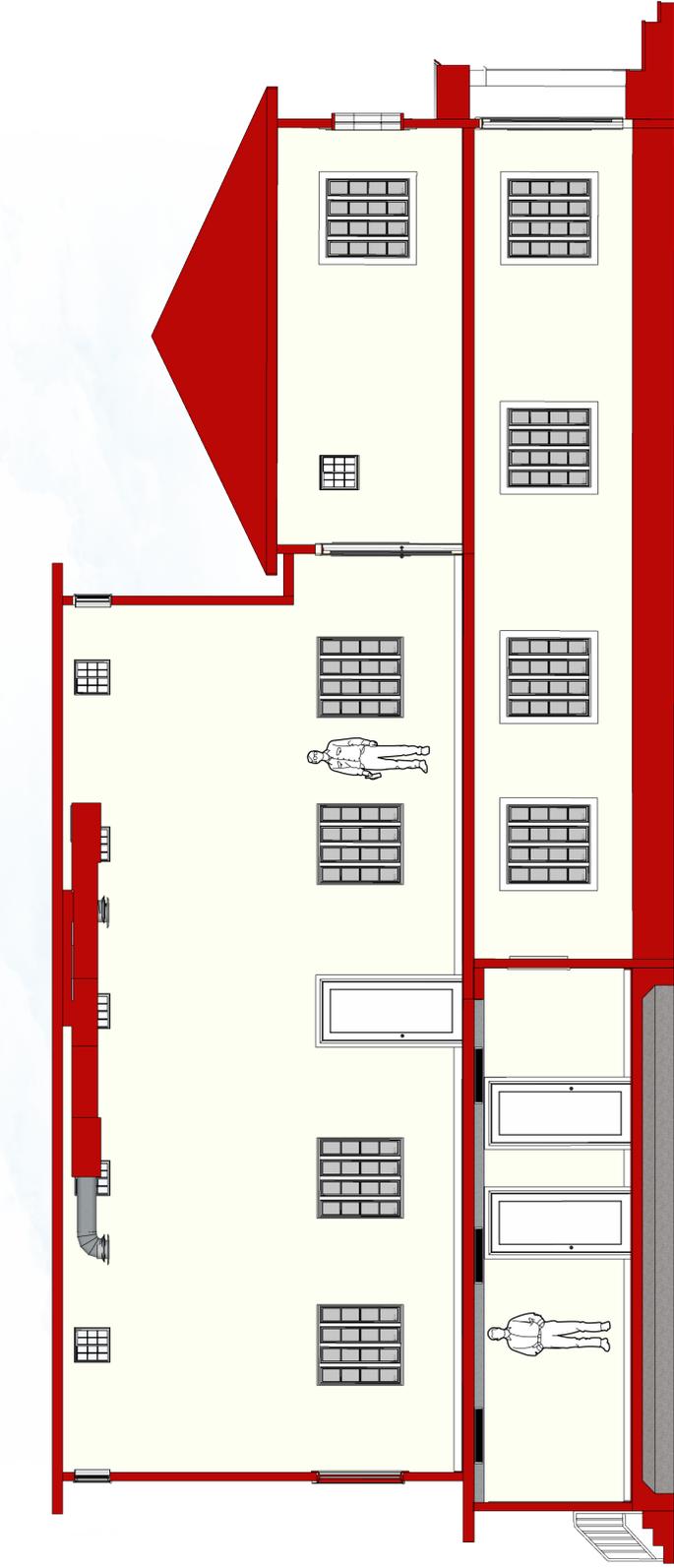
SCALE: 1/4" = 1'

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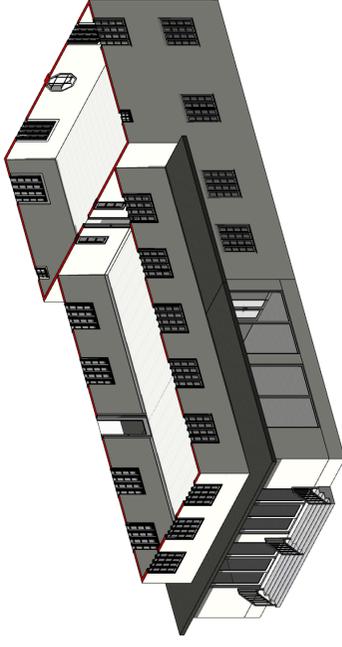
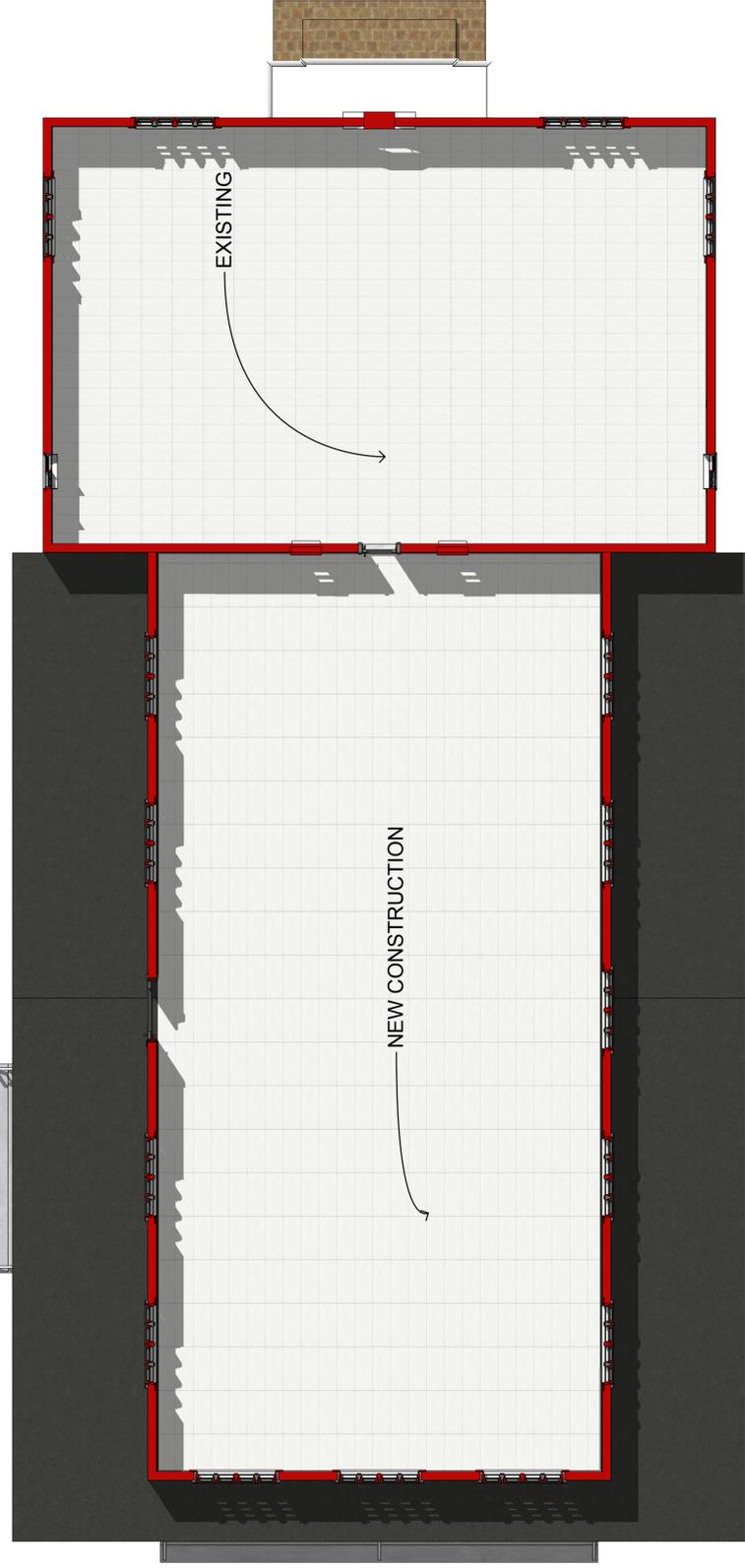
# A2.2 - SECOND FLOOR FINISHED PLAN

**3D**

T1 FLOOR PLAN - ALL



SCALE: 1/4" = 1'



SCALE: 1/4" = 1'

JAM ASSOCIATES ARCHITECTS & ENGINEERS 9205  
 SW 154TH AVE MIAMI FLORIDA 33196  
 ABRAHAM & SARAH FRIED ADDITION OF: DINING/  
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 9309 ABBOT AVE



A2.2 - SECOND  
 FLOOR FINISHED  
 PLAN

Document  
 Number:

**06**

**3ddropbox**  
 3D Documents on AutoPlot

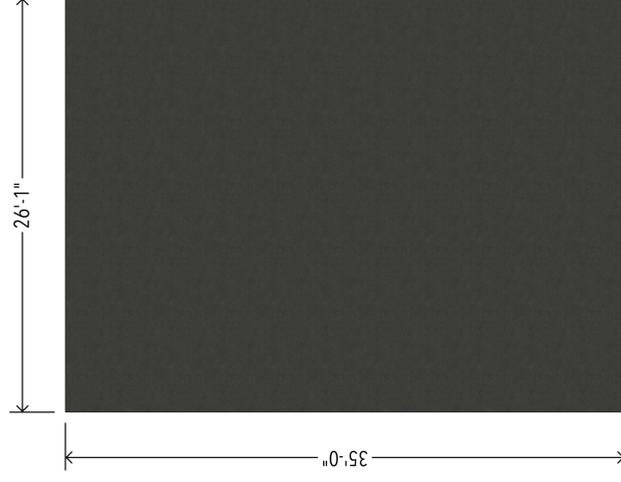
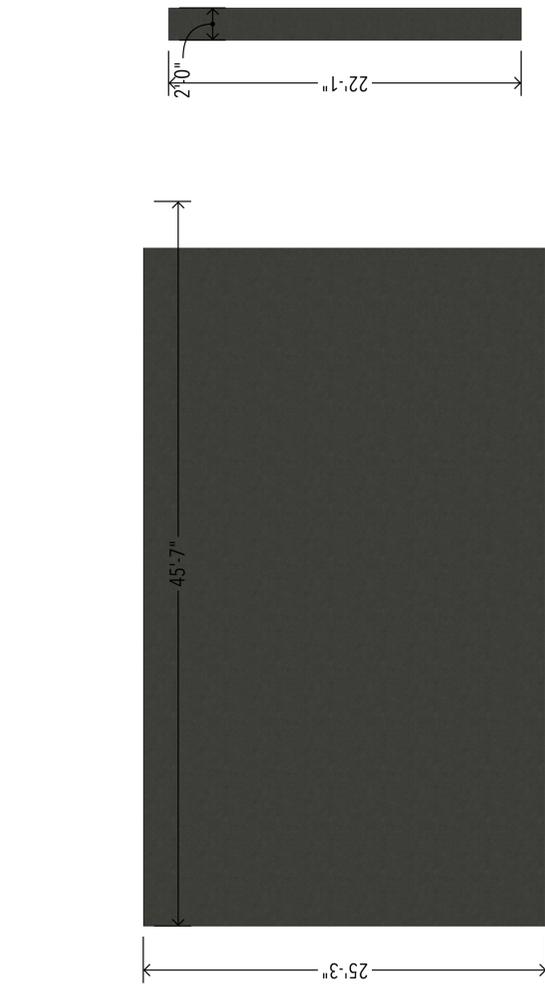
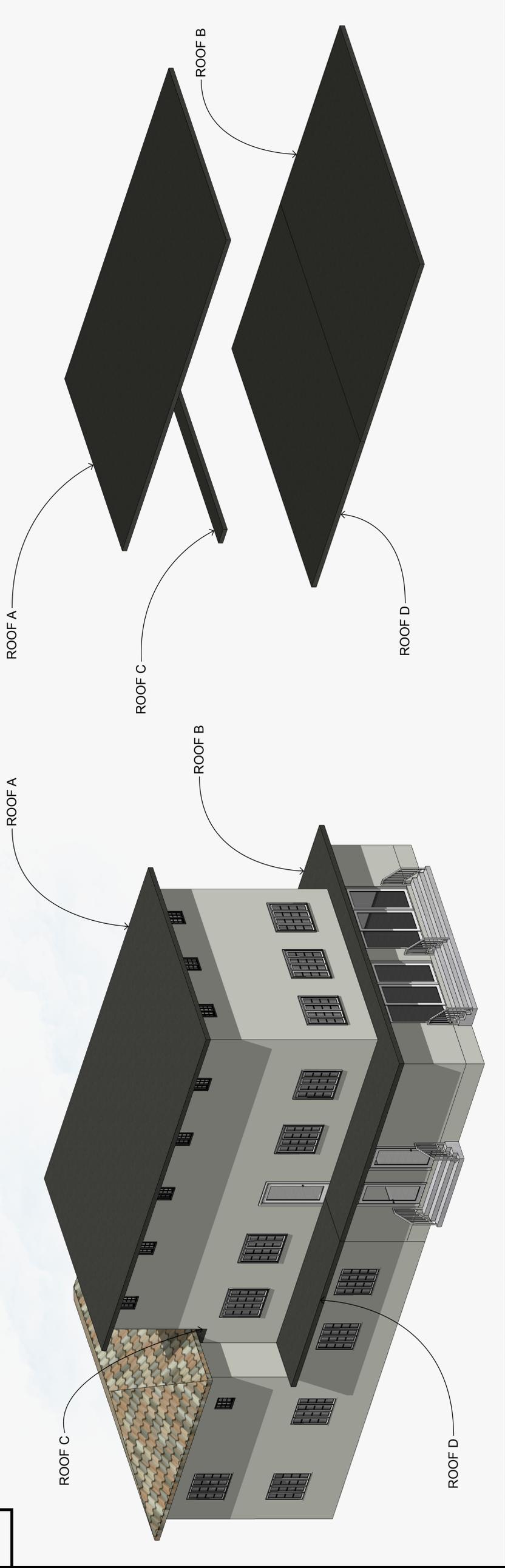
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# A2.3 - ROOF PLAN

**3D**

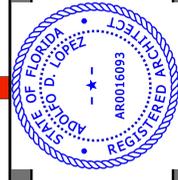
ROOF PLANS

T1



SCALE: 3/16" = 1'

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 SW 154TH AVE MIAMI FLORIDA 33196  
 ABRAHAM & SARAH FRIED ADDITION OF: DINING/  
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A2.3 - ROOF PLAN

Document  
 Number: **07**

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 3D Documents on AutoPlot

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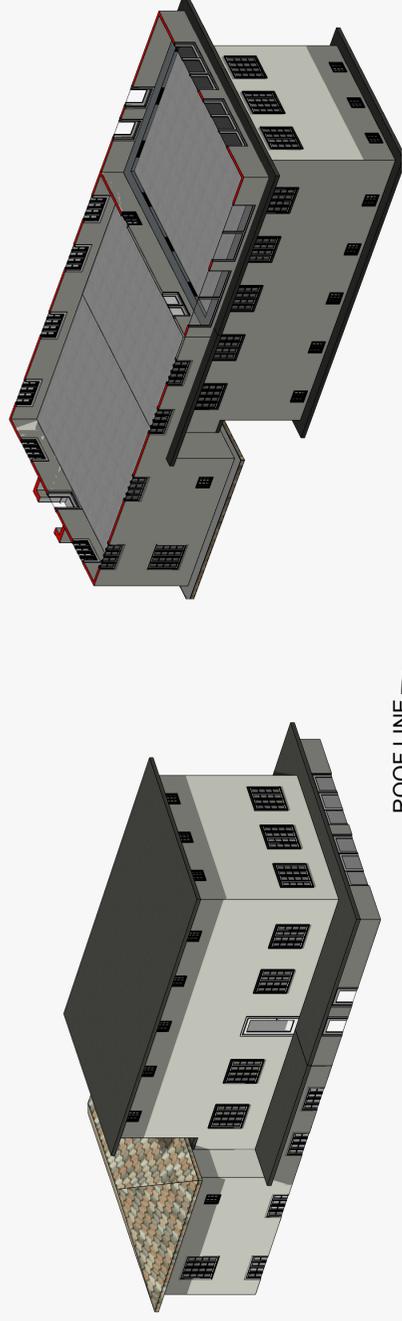
# A2.4 - FIRST FLOOR - FINISHED REFLECTED CEILING

T1

## REFLECTED CEILING PLAN

### REFLECTED CEILING PLAN GENERAL NOTES

1. ALL GYP. BD. CEILINGS SHALL BE MINIMUM 5/8" THICK
2. ALL CEILINGS IN USABLE SPACE BENEATH STAIRS SHALL BE 5/8" TYPE "X" GYP. BD.
3. CEILINGS IN GARAGE AREAS ADJOINING LIVING AREAS SHALL BE 5/8" TYPE "X" GYP. BD.
4. CEILINGS SHALL ALL BE PAINTED A DIFFERENT COLOR THAN ADJOINING WALLS - GENERAL LIGHTER IN TONE.
5. ALL EXPOSED EXTERIOR SOFFITS AND EAVES SHALL BE WUI COMPLIANT AND SHALL HAVE ASSEMBLIES EITHER LISTED BY THE STATE FIRE MARSHALL, LISTED BY CHAPTER 7 OF THE CBC OR ACCEPTED BY THE LOCAL GOVERNING AUTHORITY AS COMPLIANT.
6. ALL EXPOSED TIMBERS ARE A MINIMUM NOMINAL WIDTH OF 6" AND A MINIMUM NOMINAL DEPTH OF 8". REFER TO STRUCTURAL DRAWINGS FOR ACTUAL SIZE.
7. ALL OUTSIDE CORNER DRYWALL BEADS SHALL BE SQUARE
8. ALL EXPOSED DRYWALL SHALL BE FINISHED SEMI-PERFECT.
9. EXPOSED GLU-LAM AND STEEL BEAMS SHALL BE WRAPPED WITH FINISHED WOOD TO APPEAR AS A SINGLE ELEMENT UNLESS OTHERWISE SPECIFIED.
10. FIRE SPRINKLER HEADS SHALL ALL BE FLUSH W/ DECORATIVE ESCUTCHEON TO MATCH ADJACENT FINISHES.



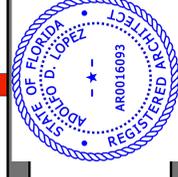
ROOF LINE



SCALE: 3/4" = 1'

3D

JAM ASSOCIATES ARCHITECTS & ENGINEERS 9205  
 SW 154TH AVE MIAMI FLORIDA 33196  
 ABRAHAM & SARAH FRIED ADDITION OF: DINING/  
 LIVING, FAMILY/PLAYROOM  
 9309 ABBOT AVE



A2.4 - FIRST FLOOR -  
 FINISHED  
 REFLECTED CEILING

Document  
 Number:

08

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 3D Documents on AutoPilot

# A2.5 - SECOND FLOOR - FINISHED REFLECTED REFLECTED CEILING

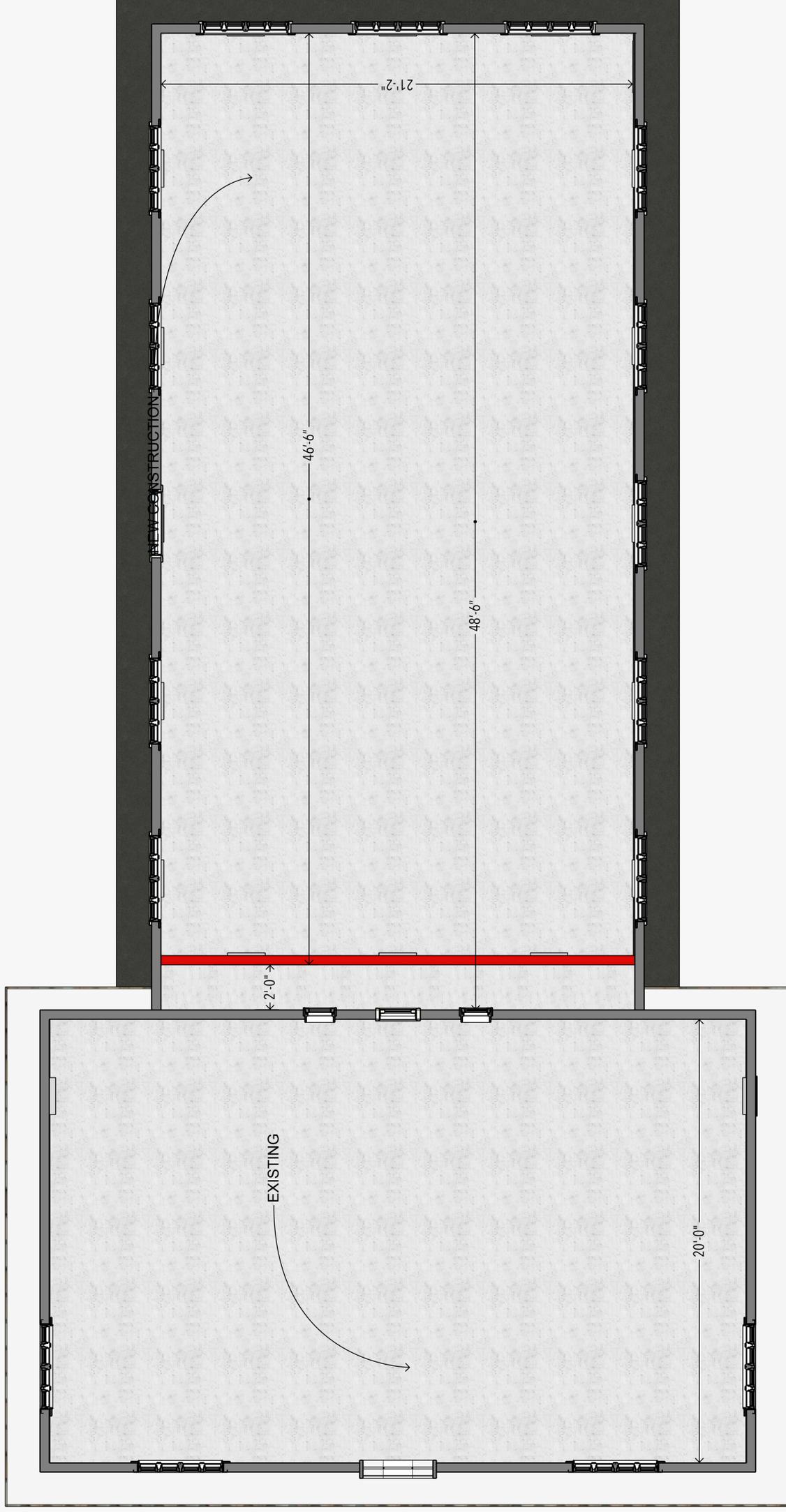
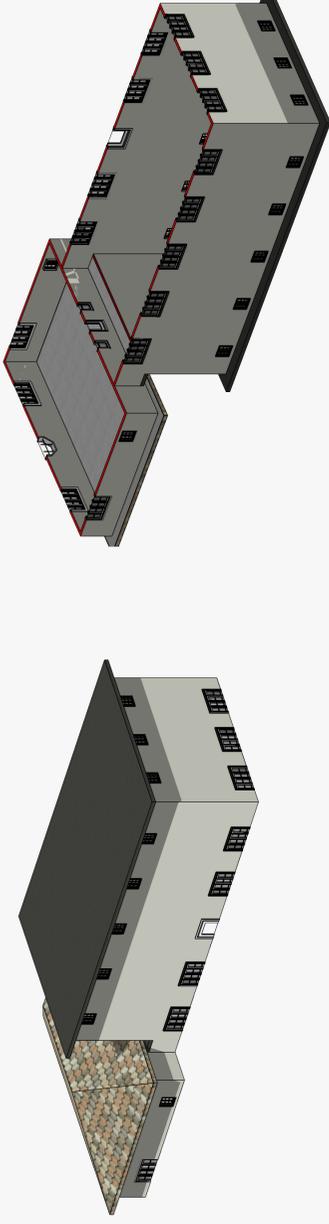
**3D**

T1

## REFLECTED CEILING PLAN

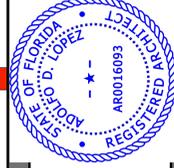
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SCALE: 3/4" = 1'

JAM ASSOCIATES ARCHITECTS & ENGINEERS 9205  
 SW 154TH AVE MIAMI FLORIDA 33196  
 ABRAHAM & SARAH FRIED ADDITION OF: DINING/  
 LIVING, FAMILY/PLAYROOM  
 9309 ABBOT AVE



A2.5 - SECOND  
 FLOOR - FINISHED  
 REFLECTED CEILING

Document  
 Number: **09**

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# A3.1 - EXTERIOR ELEVATIONS - EXISTING

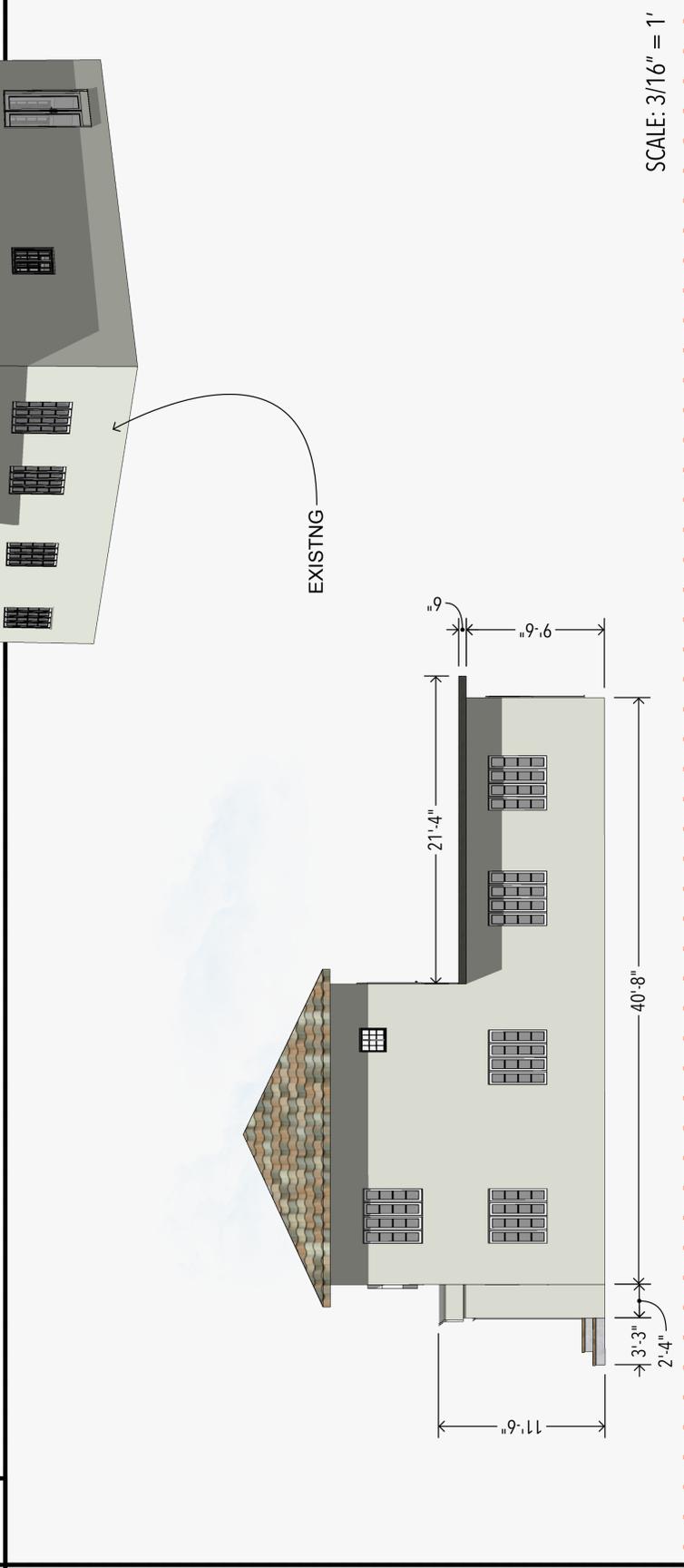
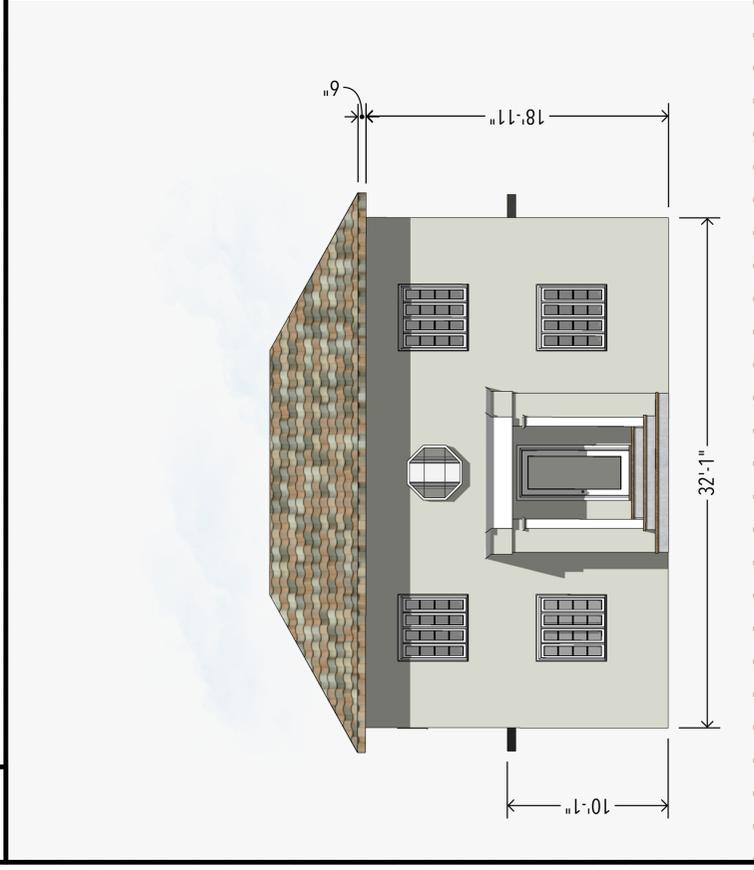
**3D**

ELEVATION EXISTING EAST

NE1

ELEVATION EXISTING NORTH

NE2

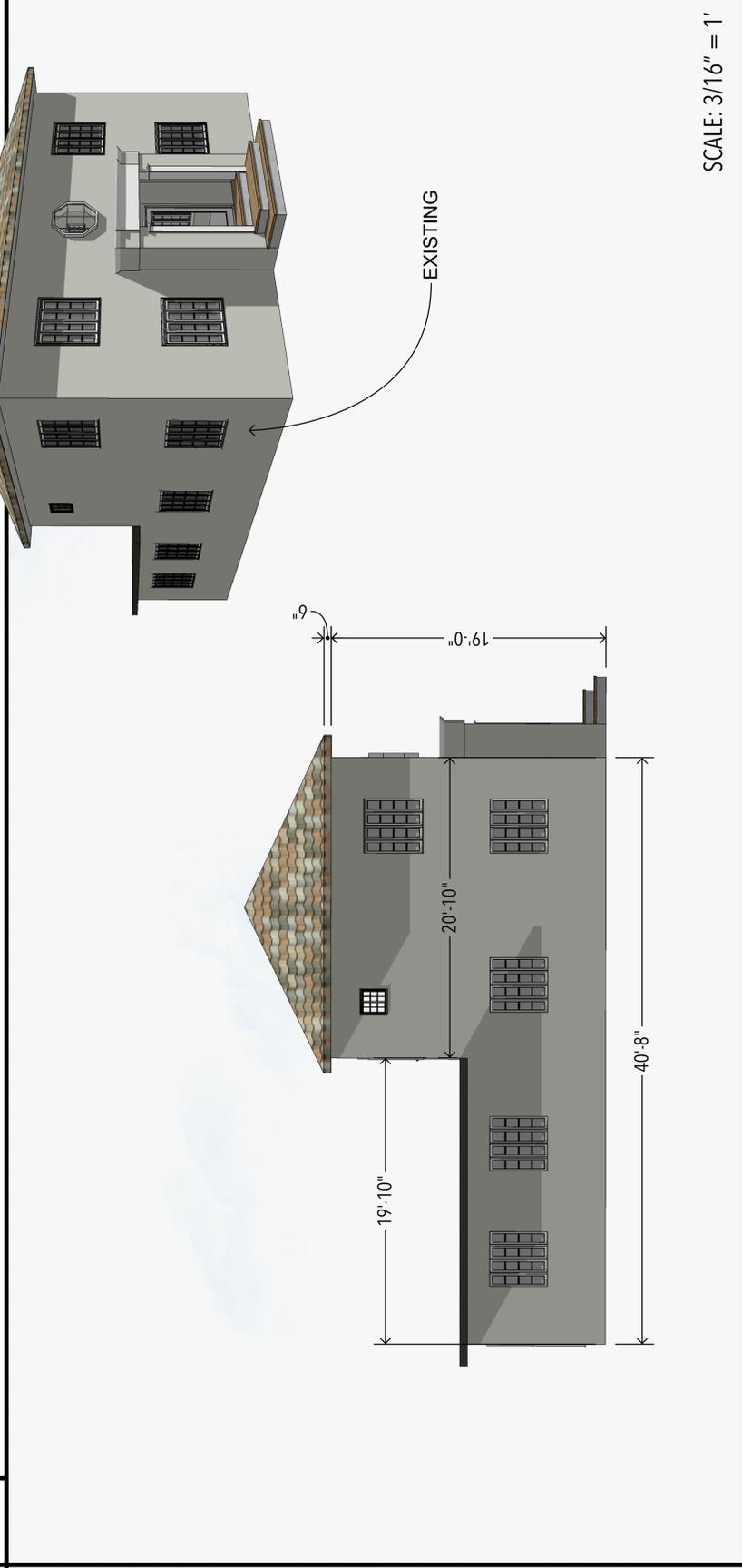
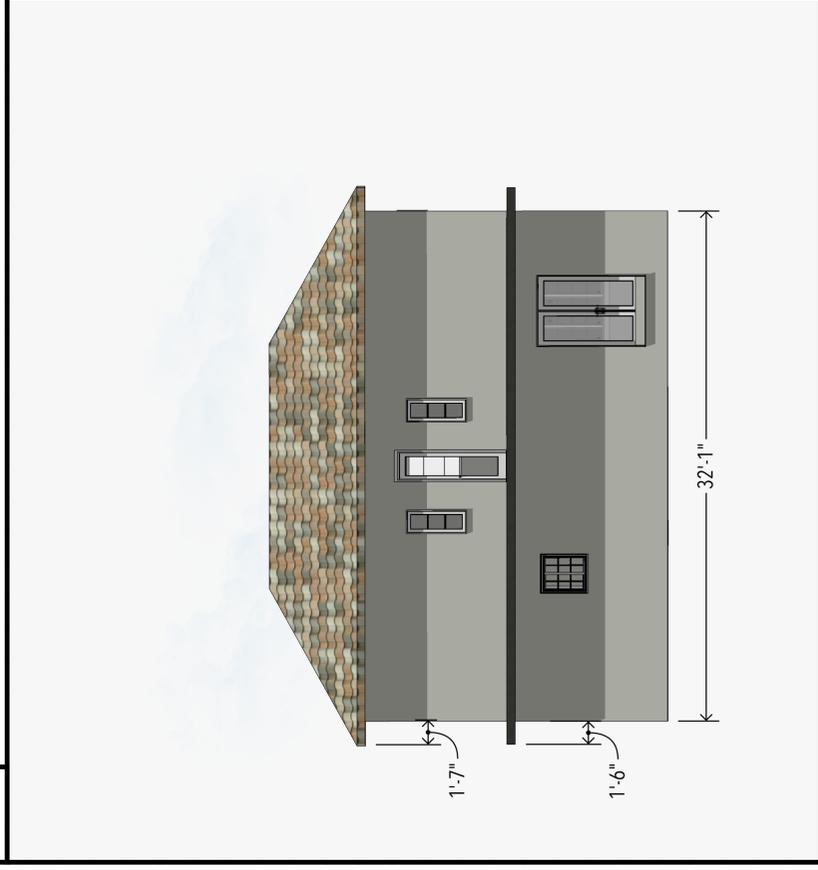


ELEVATION EXISTING WEST

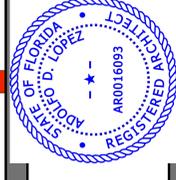
NE1

ELEVATION EXISTING SOUTH

NE2



JAM ASSOCIATES ARCHITECTS & ENGINEERS 9205  
 SW 154TH AVE MIAMI FLORIDA 33196  
 ABRAHAM & SARAH FRIED ADDITION OF: DINING/  
 LIVING, FAMILY/PLAYROOM  
 9309 ABBOT AVE



A3.1 - EXTERIOR  
 ELEVATIONS -  
 EXISTING

Document  
 Number:

**10**

SCALE: 3/16" = 1'

**3ddropbox**  
 3D Documents on AutoPilot

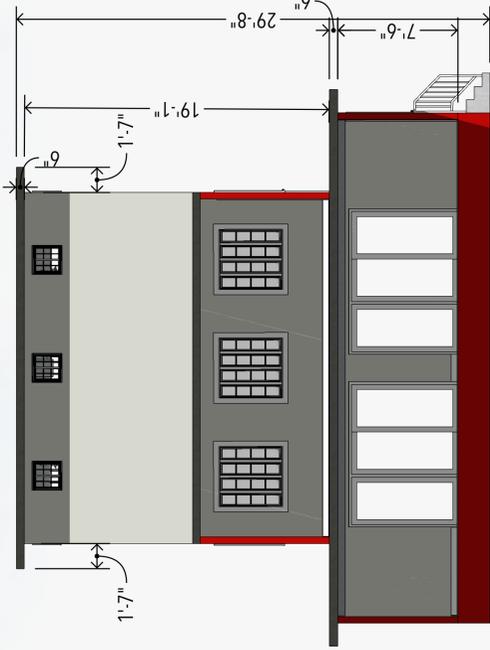
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# A3.2 - EXTERIOR ELEVATIONS - NEW CONSTRUCTION

**3D**

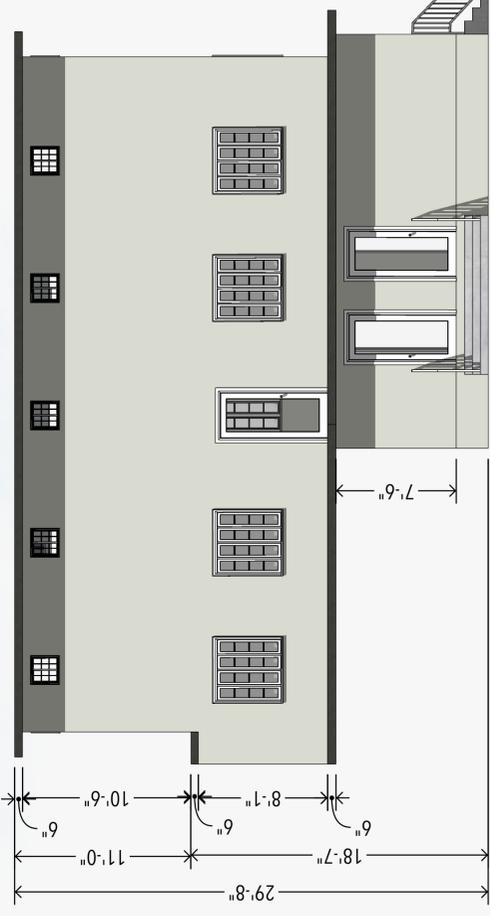
ELEVATION NEW CONSTRUCTION WEST

NE1



ELEVATION NEW CONSTRUCTION SOUTH

NE2



35'-7" N.G.V.D.

15'-8" N.G.V.D.

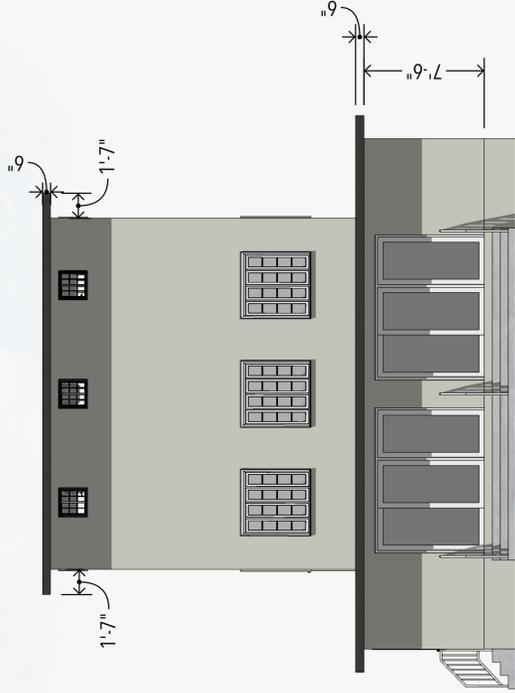
5'-7" N.G.V.D. CROWN OR ROAD

SCALE: 3/16" = 1'



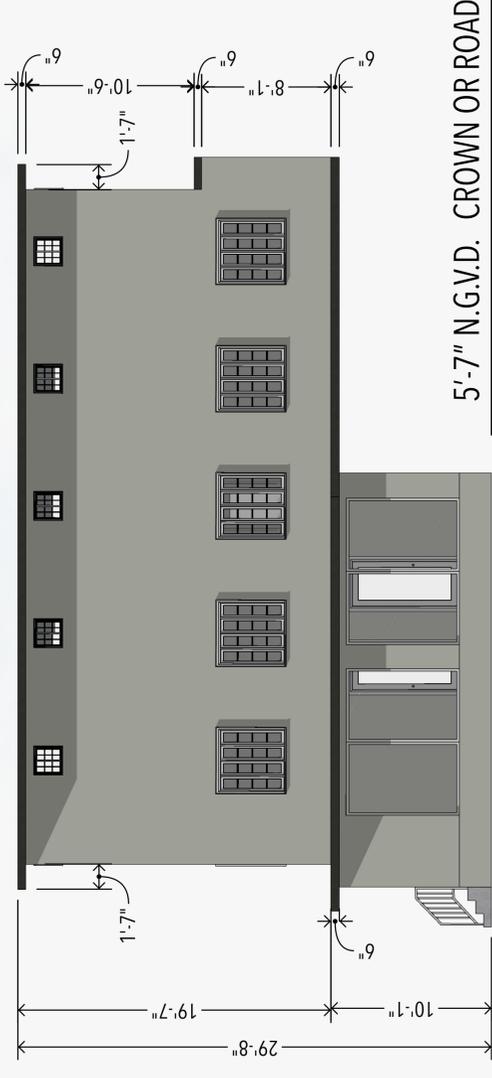
ELEVATION NEW CONSTRUCTION EAST

NE1

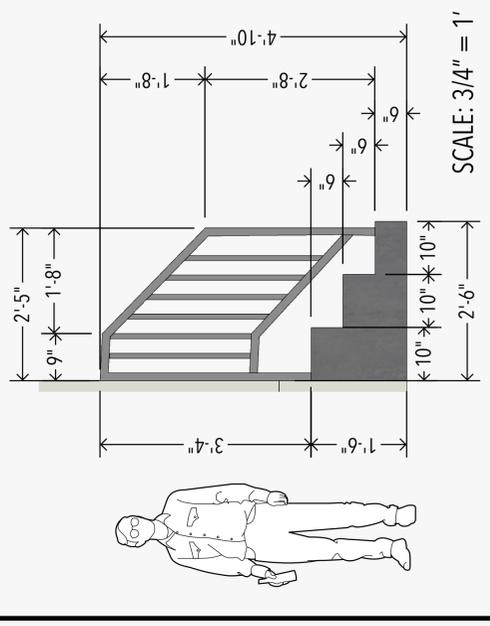
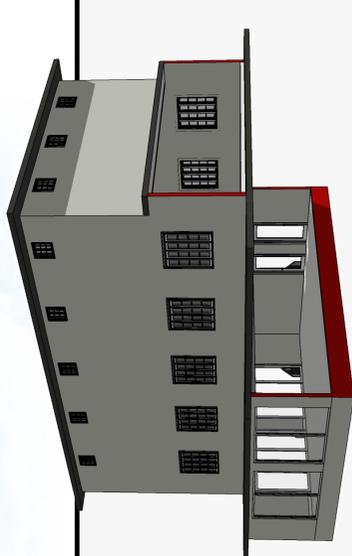


ELEVATION NEW CONSTRUCTION NORTH

NE2



5'-7" N.G.V.D. CROWN OR ROAD



SCALE: 3/4" = 1'

JAM ASSOCIATES ARCHITECTS & ENGINEERS 9205 SW 154TH AVE MIAMI FLORIDA 33196  
 ABRAHAM & SARAH FRIED ADDITION OF: DINING/ LIVING, FAMILY/PLAYROOM  
 9309 ABBOT AVE



A3.2 - EXTERIOR ELEVATIONS - NEW CONSTRUCTION

Document Number: **11**

**3ddropbox**  
 3D Documents on AutoPlot

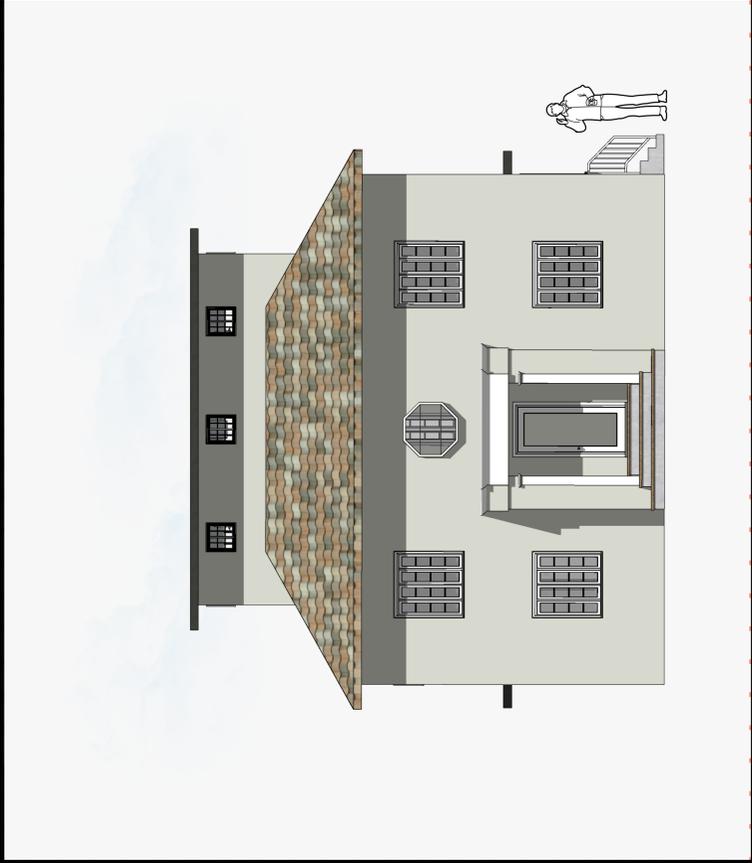
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# A3.3 - EXTERIOR ELEVATIONS - FINISHED

# 3D

NE1

ELEVATION NEW CONSTRUCTION WEST



ELEVATION NEW CONSTRUCTION SOUTH



SCALE: 3/16" = 1'

NE2

NE1

ELEVATION NEW CONSTRUCTION EAST



ELEVATION NEW CONSTRUCTION NORTH



SCALE: 3/16" = 1'

JAM ASSOCIATES ARCHITECTS & ENGINEERS 9205  
SW 154TH AVE MIAMI FLORIDA 33196  
ABRAHAM & SARAH FRIED ADDITION OF: DINING/  
LIVING, FAMILY/PLAYROOM  
9309 ABBOT AVE



A3.3 - EXTERIOR  
ELEVATIONS -  
FINISHED

Document  
Number:

# 12

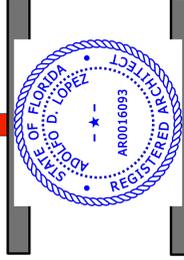
**3d**dropbox  
3D Documents on AutoPlot

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# A3.4 - EXTERIOR ELEVATIONS - BUILD SPECS

**3D**

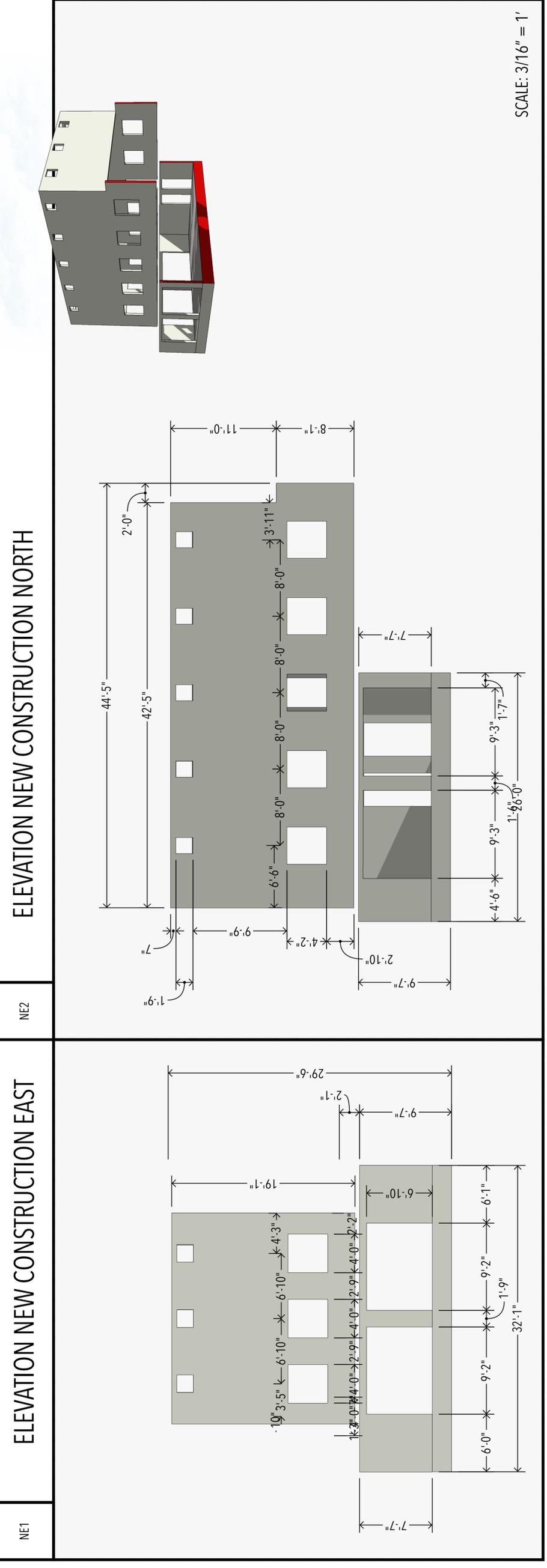
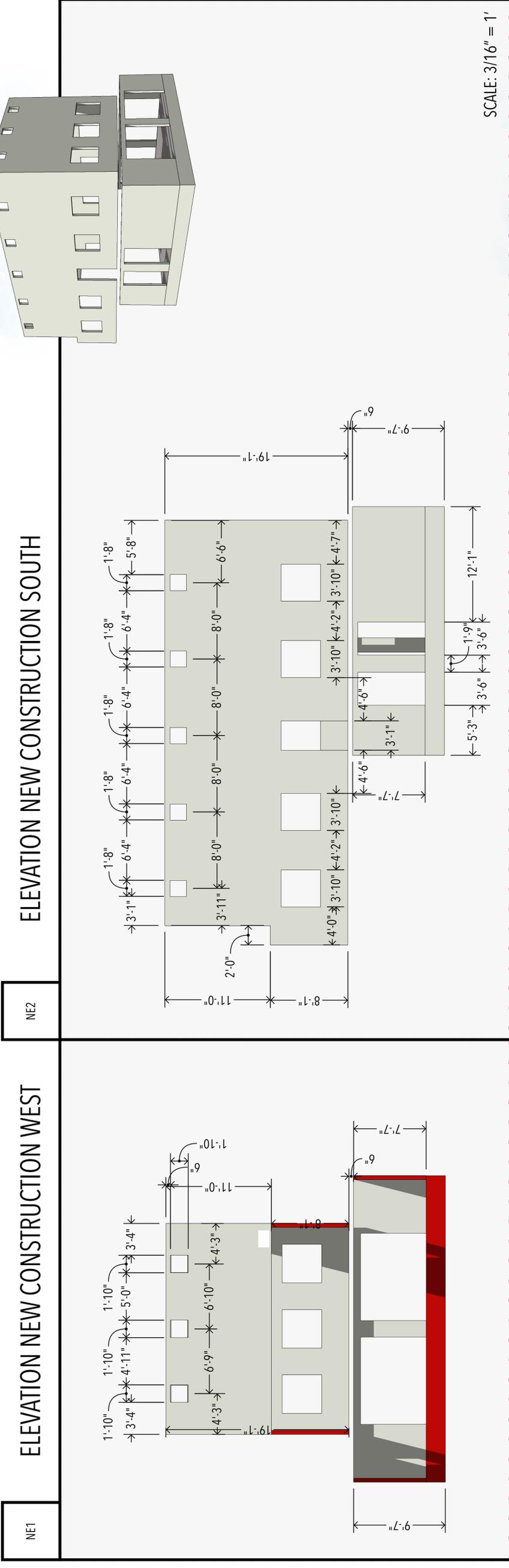
JAM ASSOCIATES ARCHITECTS & ENGINEERS 9205 SW 154TH AVE MIAMI FLORIDA 33196  
 ABRAHAM & SARAH FRIED ADDITION OF: DINING/ LIVING, FAMILY/PLAYROOM 9309 ABBOT AVE



**A3.4 - EXTERIOR ELEVATIONS - BUILD SPECS**

Document Number: **13**

**3ddropbox**  
 3D Documents on AutoPlot



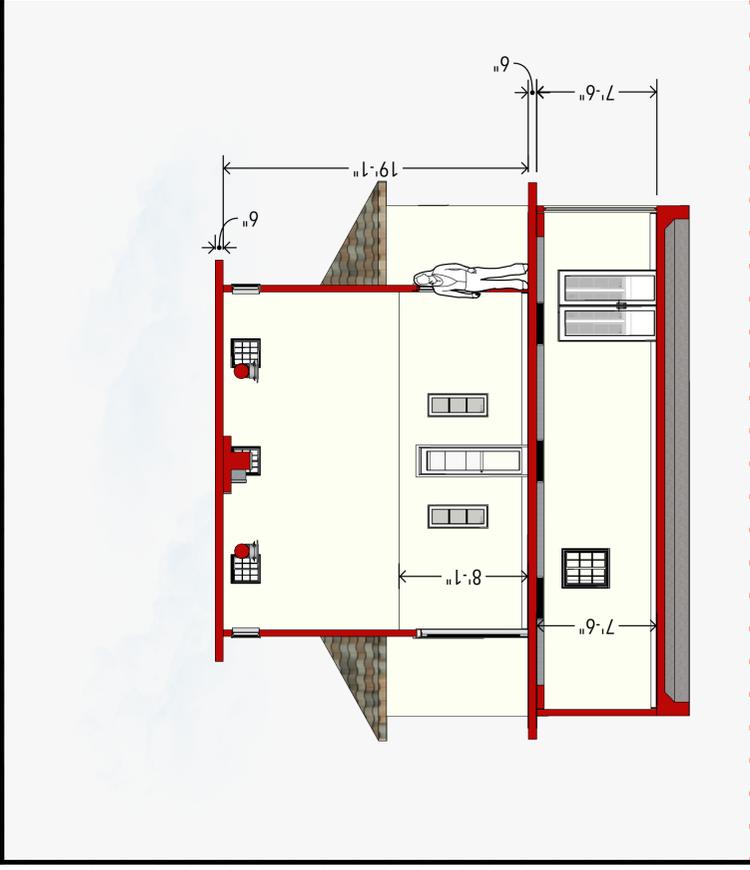
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# A3.5 - INTERIOR ELEVATIONS - FINISHED

# 3D

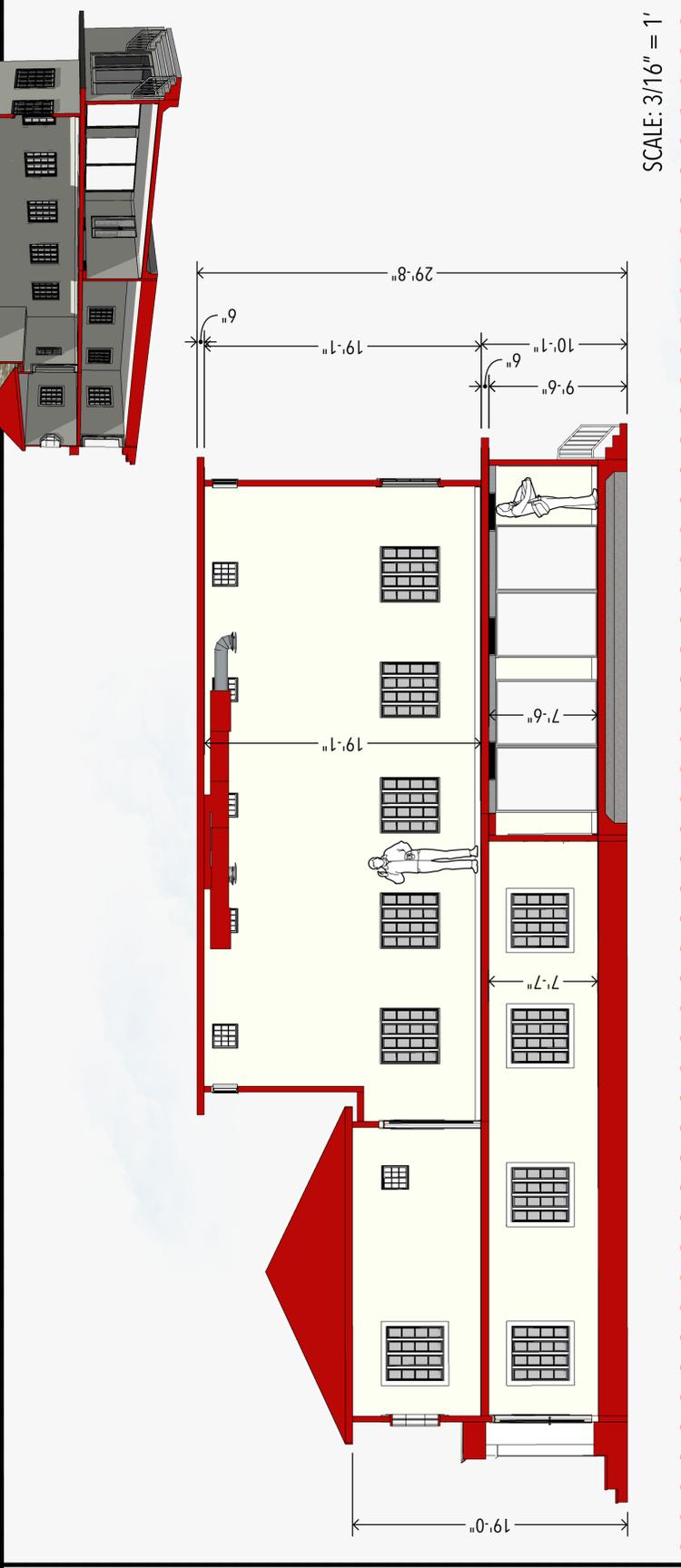
ELEVATION NEW CONSTRUCTION WEST

NE1



ELEVATION NEW CONSTRUCTION SOUTH

NE2



JAM ASSOCIATES ARCHITECTS & ENGINEERS 9205  
SW 154TH AVE MIAMI FLORIDA 33196  
ABRAHAM & SARAH FRIED ADDITION OF: DINING/  
LIVING, FAMILY/PLAYROOM  
9309 ABBOT AVE



A3.5 - INTERIOR  
ELEVATIONS -  
FINISHED

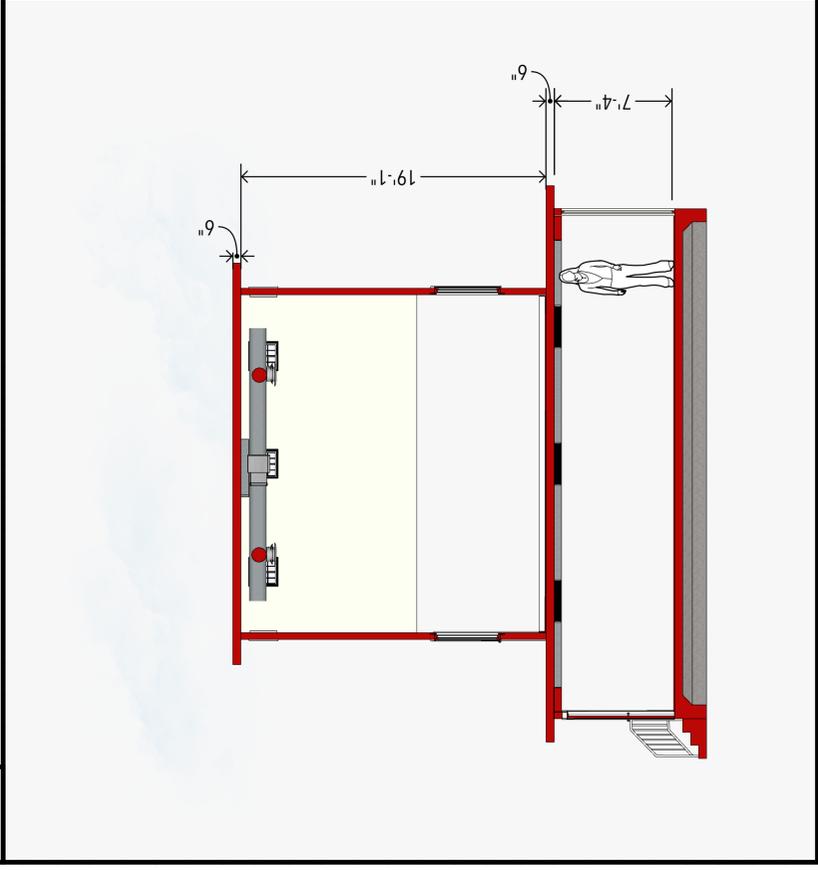
Document  
Number:

# 14

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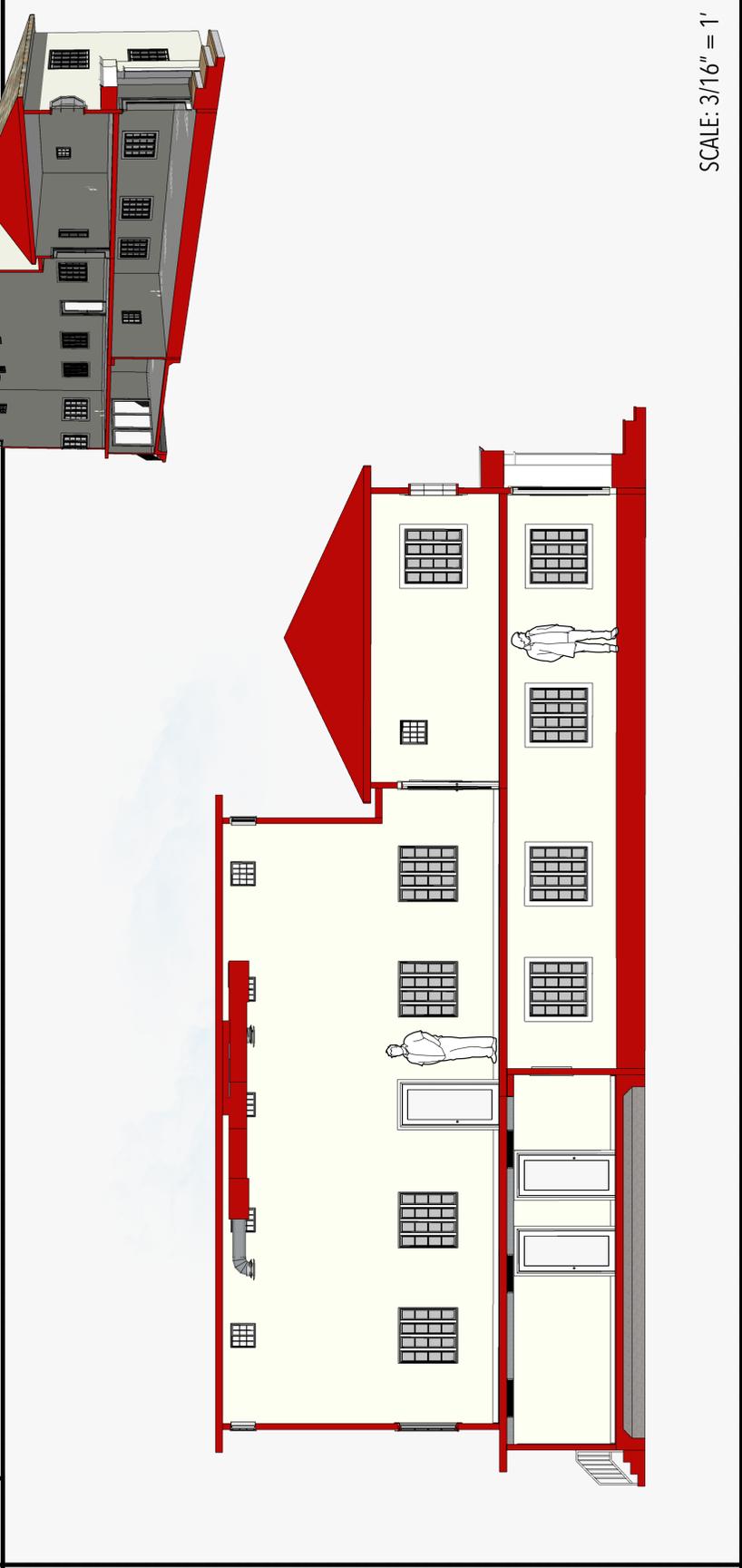
ELEVATION NEW CONSTRUCTION EAST

NE1



ELEVATION NEW CONSTRUCTION NORTH

NE2

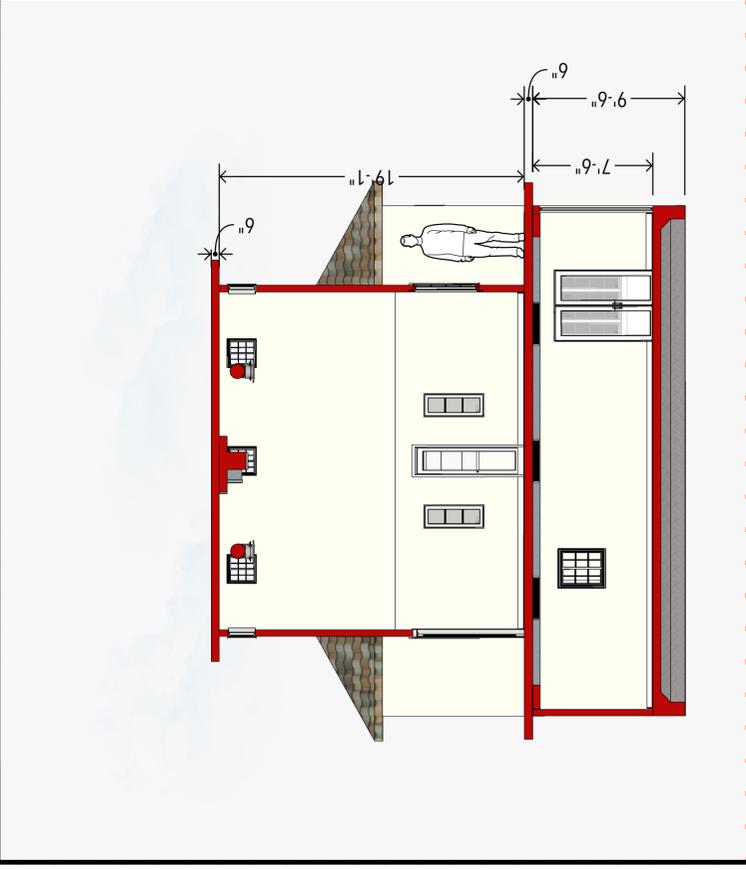


# A3.6 - INTERIOR ELEVATIONS - NEW CONSTRUCTION

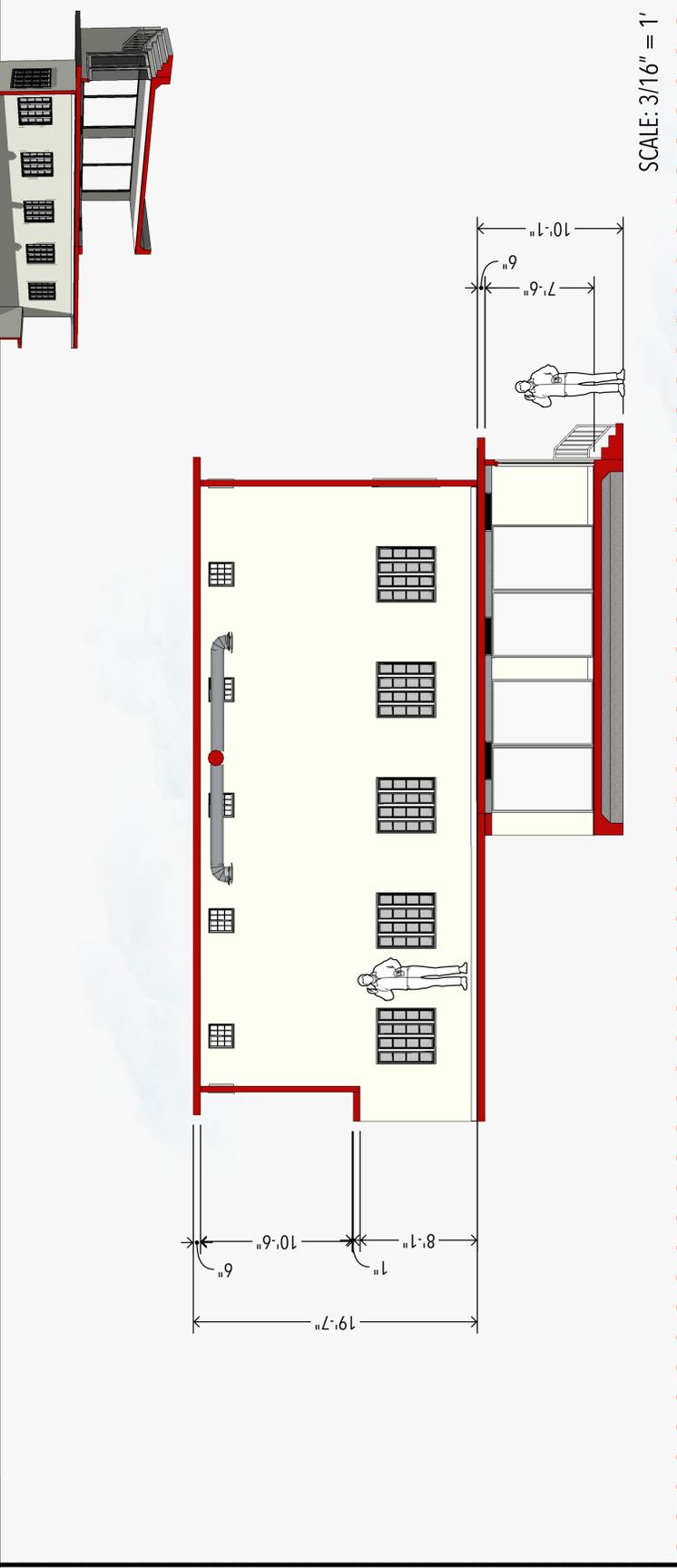
**3D**

NE1

ELEVATION NEW CONSTRUCTION WEST



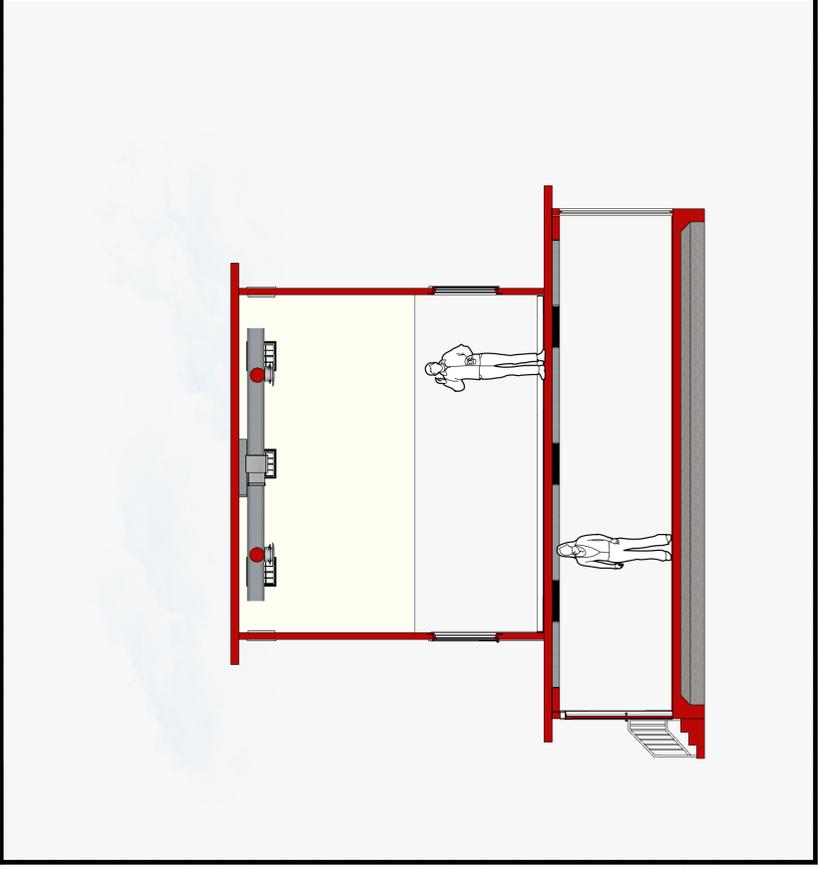
ELEVATION NEW CONSTRUCTION SOUTH



NE2

NE1

ELEVATION NEW CONSTRUCTION EAST



NE2

ELEVATION NEW CONSTRUCTION NORTH

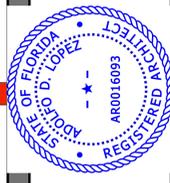


SCALE: 3/16" = 1'

JAM ASSOCIATES ARCHITECTS & ENGINEERS 9205  
SW 154TH AVE MIAMI FLORIDA 33196

ABRAHAM & SARAH FRIED ADDITION OF: DINING/  
LIVING, FAMILY/PLAYROOM

9309 ABBOT AVE



A3.6 - INTERIOR  
ELEVATIONS - NEW  
CONSTRUCTION

Document  
Number:

**15**

**3ddropbox**  
3D Documents on AutoPlot

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## MEMORANDUM

To: Planning and Zoning Board  
Thru: Jason Greene, Interim Town Manager  
From: James Hickey, AICP, Town Planner  
CC: Lillian Arango, Town Attorney  
Date: August 27, 2020  
Re: 8712 Byron Avenue, Lot A – New 2-Story Home

---

The property is located at 8712 Byron Avenue, within the H30A zoning district. The applicant is requesting to build a new 3,014-foot two-story home. The plans include a new driveway, walkways, pool, deck, 2-car garages, covered patio and roof deck on an existing vacant lot.



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**

<b>Residential</b>	<b>Lowest Floor 2020</b>	<b>Lowest Floor 2006</b>	<b>Proposed</b>
Single-Family Residential RS-1	Base Flood +2	Base Flood	10 NGVD

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

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

<b>Height</b>	<b>Required Maximum 2020</b>	<b>Required Maximum 2006</b>	<b>Proposed</b>
H30A RS-1	30 feet	30 feet	30'

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

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

<b>Height</b>	<b>Required Maximum 2020</b>	<b>Required Maximum 2006</b>	<b>Proposed</b>
H30A RS-1	3 feet	1% of height (3 feet)	Less than 3'

**2020 Sec. 90-45. Setbacks**

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

<b>H30A AND H30B UPPER STORY FLOOR AREA IS LESS THAN 50% OF FIRST STORY FLOOR AREA</b>	<b>Required 2020 H30A AND H30B</b>	<b>Required 2006 RS-2</b>	<b>Proposed</b>
<i>Maximum Lot Coverage</i>	40%	40%	36% (2.027/5,577=.36)
<b>FIRST STORY (UP TO 15 FT IN HEIGHT)</b>			
Primary frontage	Minimum 20 FT	Minimum 20 FT	20'
Interior side (Lots less than 50 feet in width)	5 feet	5 feet	5' / 5'

Secondary frontage (Corner side)	10 feet	10 feet	12'6"
Rear	Minimum 20 FT	Minimum 20 FT	25' 9"
UPPER STORY OR WALL PLANES GREATER THAN 15 FT IN HEIGHT			
Primary frontage	Minimum 20 FT / Average 22.5 FT	Minimum 20 FT	Average: 30'
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	Minimum: 10% of the frontage	Minimum: 5'
Secondary frontage (corner)	Minimum 10 ft Average 12'6"	Minimum 10% of the frontage	Minimum: 12'6"
Rear	Minimum 20 FT / Average n/a	Minimum 20 FT	43'5"

**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	10" roof overhang (See Zoning in Progress Analysis)
Air conditioning equipment, pool pump or other mechanical equipment may be located in a required rear setback, provided;	<ul style="list-style-type: none"> <li>a. such equipment is at least 15 feet from any other single-family or two-family residence</li> <li>b. shall maintain at least a five-foot setback from the rear and side yards</li> <li>c. is not visible from any street or waterway</li> </ul>	<ul style="list-style-type: none"> <li>a. such equipment is at least 15 feet from any other single-family or two-family residence</li> <li>b. is not visible for any street or roadway</li> </ul>	<ul style="list-style-type: none"> <li>a. &gt;15'</li> <li>b. Maintains 5' setback</li> <li>c. Not visible from any street (screened by landscaping)</li> </ul>

**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	50 feet
Minimum lot area	5,600 sq. ft.	5,600 sq. ft.	5,600 sq. ft.
Maximum lot coverage	40%	40%	36% (2,027/5,577=.36)
Pervious area	35% (minimum)	N/A	45% (2,530/5,577=.45)

**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 was created from the other homes proposed adjacent to this property. (a) Length, width and massing of the structure assisted with façade materials (b) 2-story structure proposed (c) Façade materials include stone and wood-like enhancements (d) Articulation provided on front façade (e) Number and location of doors and windows are consistent with design guidelines (f) Roof style and pitch flat roof proposed
Wall openings	10% for all elevations	N/A	The second story on the north and

			south elevation must provide a minimum of 10% wall openings.
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

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

	Required 2020	Required 2006	Proposed
<b>Accessory buildings</b>	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) 5'0" (b) 6'4" (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**

<b>Paving Yards</b>	<b>Required 2020</b>	<b>Required 2006</b>	<b>Proposed</b>
Front setback permeability	50% minimum	50% minimum	44% - Does not conform
Front yard landscaped	30% minimum	50% minimum	44% - Does not conform
Rear yard landscaped	20% minimum	40% minimum	48%
Number of Curb Cuts	One minimum	One minimum	2
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	Not provided

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

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

<b>Required</b>	<b>Minimum Space Requirements 2020</b>	<b>Minimum Space Requirements 2006</b>	<b>Proposed</b>
Single-family	2 spaces	2 spaces	2 spaces

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

**2006 No Pertinent Section from Code**

	<b>Required</b>	<b>Required 2006</b>	<b>Proposed</b>
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 right-of-ways in all zoning districts.	2 trees	N/A	Not provided

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

	<b>2020 Required</b>	<b>2006 Required</b>	<b>Proposed</b>
A minimum of five trees of two different species and 25 shrubs shall be planted per lot.	5 trees, 25 shrubs	N/A	Not provided

**2020 Town of Surfside Adopted Residential Design Guidelines  
2006 No Pertinent Section from Code**

***Building Massing***

<b>Required</b>	<b>Proposed</b>
Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.	Consistent. Revised rendering provides additional architectural features.

***Decorative Features***

<b>Required</b>	<b>Proposed</b>
Decorative features should be stylistically consistent throughout the entire building.	Consistent. Front façade has additional architectural features. Other sides and rear are white stucco.

***Overall Architectural Style***

<b>Required</b>	<b>Proposed</b>
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***

<b>Required</b>	<b>Proposed</b>
The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.	Consistent. Providing additional materials on the front façade to create additional interest and delineate this property from the other two proposed homes.

***Roof Materials, Types, and Slopes***

<b>Required</b>	<b>Proposed</b>
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:	Flat roof

<p>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.</p>	
---	--

**Windows and Trims**

<b>Required</b>	<b>Proposed</b>
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

**Zoning in Progress (ZIP) Conditions [As of August 9<sup>th</sup>, 2020]**

<b>Required</b>	<b>Proposed</b>
<p>Maximum 40% lot coverage provided however that the following shall not be included in determining the lot coverage:</p> <ul style="list-style-type: none"> <li>(1) Uncovered steps and exterior balconies</li> <li>(2) Uncovered terraces, patios, breezeways, or porches which are open on two (2) sides; and</li> <li>(3) Covered terraces, patios, breezeways, or porches which are open on two (2) sides.</li> </ul> <p>In no instance may the exemptions listed here exceed 15% of the total footprint of all principle and accessory buildings and structures.</p>	<p>Consistent  36% lot coverage (2.027/5,577=.36)</p> <p>Not able to determine if Consistent  Pool and Deck = 484 SF 23% of lot coverage  Need to determine SF of pool to determine whether meets 15% requirement</p>
<p>In the H30A and H30B districts, second story lot coverage is limited to 32% of the lot area, or 80% of the first-floor area, whichever is less</p>	<p>Consistent  17% of lot area (975/5,625=.17)  48% of first-floor area (917/2,027=.48)</p>
<p>Existing setback requirements set forth in the Current Zoning Code will continue to apply, unless there is a greater restriction in the 2006 zoning code, except that only the following projections/encroachments shall be permitted:</p> <ul style="list-style-type: none"> <li>(1) In the H30A, H30B and H30C districts west of Harding Avenue, eaves of sloped roofs may project up to 8" into any required yard. All other ornamental or screening features (in H30A/H30B)</li> </ul>	<p>Not Consistent  10" roof overhang does not conform to Zoning in Progress</p>

including cornices, sills, frames, and fins, may project no more than 6” into any required yard. (2) In the H30A/H30B districts, lots greater than 112.5 feet in depth will be required to provide front and rear yards that combine to equal at least 36% of the lots depth.	
In the H30A/H30B districts, each lot must provide: (1) 35% of each lot must be pervious (2) 50% of the front yards and 40% of the rear yards must be landscaped (3) 20% of all landscaping must be Florida Friendly	(1) 45% pervious (2) 44% of the front yard (not consistent) and 48% of the rear yard (3) TBD
The current zoning codes definition of building height will continue to apply to single family districts	Consistent
Roof decks shall not be permitted in any residential zoning district.	N/A

**RECOMMENDATION**

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

- (1) The second story on the north and south elevation must provide a minimum of 10% wall openings
- (2) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, eaves of sloped roofs may project up to 8” into any required yard. All other ornamental or screening features (in H30A/H30B) including cornices, sills, frames, and fins, may project no more than 6” into any required yard. As proposed, the roof overhangs exceed the allowable projection distance.
- (3) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, the front yard must be at minimum 50% pervious.
- (4) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, 20% of all landscaping must be Florida Friendly.



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

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

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

<b>PROJECT INFORMATION</b>	
OWNER'S NAME	8712 BYRON AVE CORP
PHONE / FAX	786-218-3072
AGENT'S NAME	ANDREA HOME BUILDER
ADDRESS	1025 92ND STREET #701 BAY HARBOR
PHONE / FAX	786-218-3072
PROPERTY ADDRESS	<del>██████████</del> BYRON AVE LOT B <sup>14-2235-005-4140</sup>
ZONING CATEGORY	SINGLE FAMILY H30B LOT A
DESCRIPTION OF PROPOSED WORK	NEW SINGLE FAMILY

<b>INTERNAL USE ONLY</b>			
Date Submitted	6.10.20	Project Number	20-772
Report Completed		Date	
Fee Paid	\$ 200.00		

<b>ZONING STANDARDS</b>	Required	Provided
Plot Size	5600 SF	5600 SF
Setbacks (F/R/S)	20'   20'   10'	20'   25'6"   10'
Lot Coverage	40%	38.8%
Height	30'	24'7"
Pervious Area		


06/09/2020
DATE

06/09/2020
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.

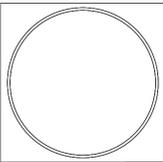
Please advise the name of the Representative who will attend the hearing on behalf of this application:

Yvonne Audren  
NAME OF REPRESENTATIVE

06/09/2020  
DATE



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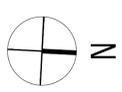
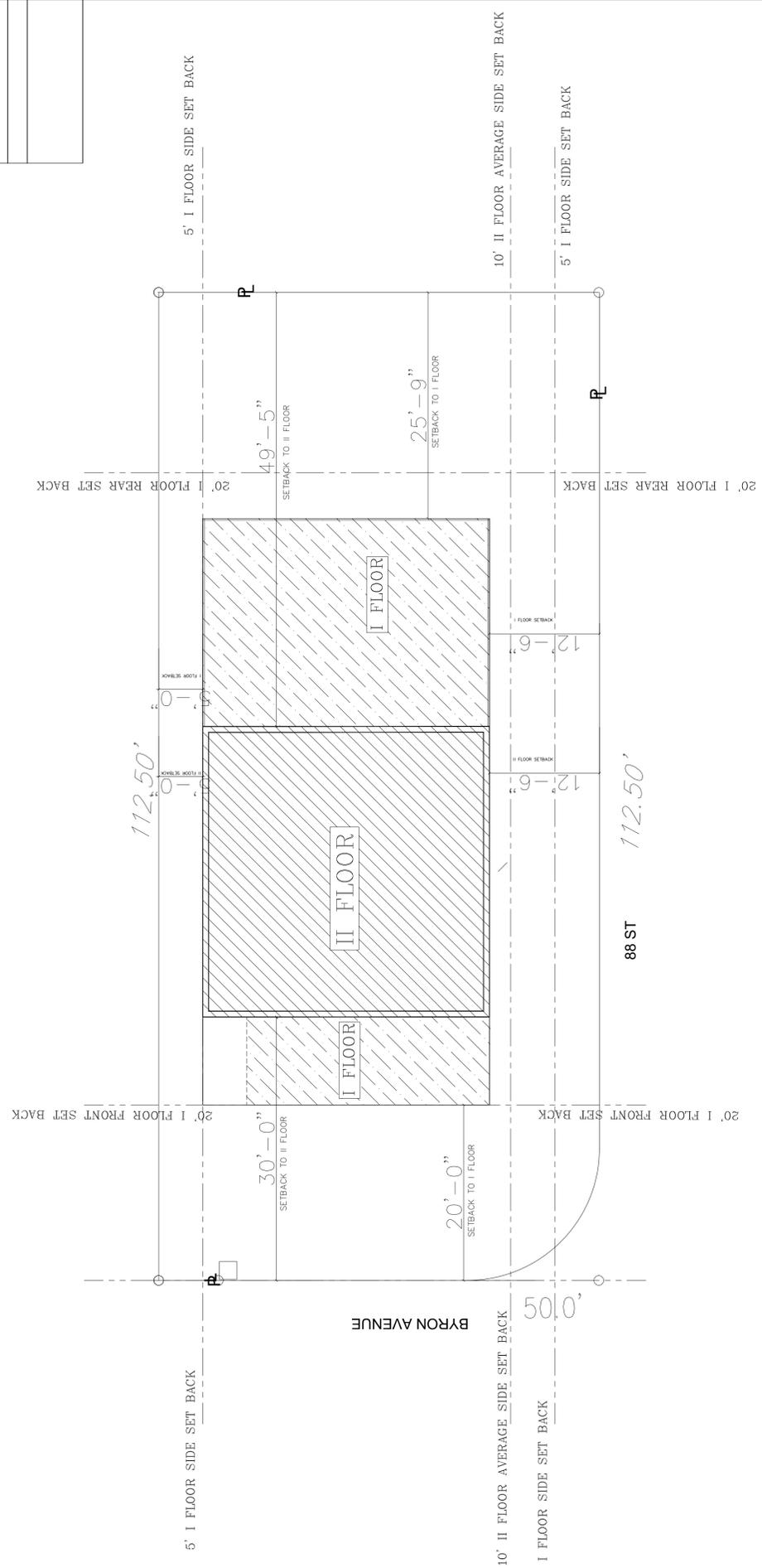


Res. For : ANDREU HOMEBUILDER  
 LOT C BYRON AVE  
 LOT FOLIO # 14-2235-005-4120  
 SURFSIDE, FLORIDA

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

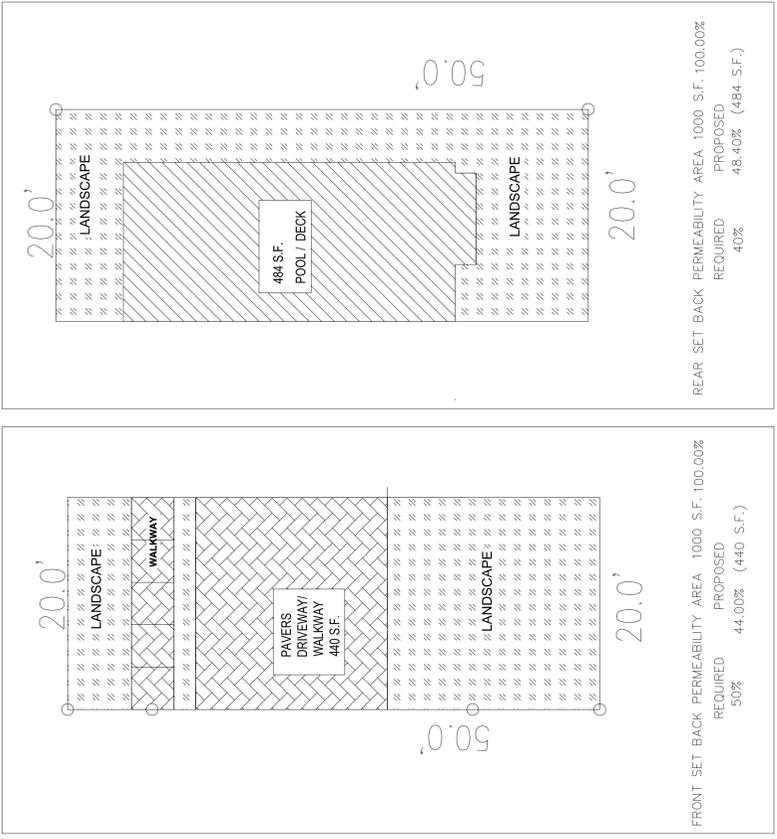
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 2 Of: 7



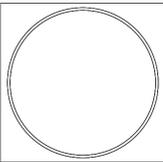
SECOND FLOOR SETBACK TO PROPERTY LINE  
 SCALE: 1/8"=1'-0"

TOTAL S.F. I FLOOR 2027 S.F. 100%  
 TOTAL S.F. II FLOOR 987 S.F. 48.67% IS LESS OF 50%



2011 CODE	2006 CODE
ZONING REQUIREMENTS :H30B	
SITE AREA REQUIRED 5,600 SQ.FT. PROPOSED 5,576.66 SQ.FT. (PLATTED 5,625 SQ.FT.)	
MAX LOT COVERAGE 40% (2250) =PROPOSED =(2027 SQ.FT.) 36.03%	REQUIRED 40% PROPOSED 36.03%
FIRST FLOOR BUILDING SET BACKS	
REQUIRED	PROPOSED
FRONT 20'	20'
SOUTH 5'	5'
NORTH 10'	12'-6"
REAR 20'	23'-9"
FIRST FLOOR LOT COVERAGE 2250 SQ.FT. 2027 SQ.FT.	2250 SQ.FT. 2027 SQ.FT.
FIRST FLOOR AREA + TERRACE N/A	N/A
SECOND FLOOR BUILDING SET BACKS	
REQUIRED	PROPOSED
FRONT 30'	30'
SOUTH 10'	12'-6"
NORTH 5'	5'
REAR 20'	43'-5"
UPPER FLOOR AREA UNDER AC PROPOSED 987 SQ.FT. (48.69% OF FIRST FLOOR)	987 SQ.FT. (48.69% OF FIRST FLOOR)
UPPER FLOOR AREA 987 + TERRACE 769 SQ.FT. =1756 S.F.	769 SQ.FT. =1756 S.F.
REQUIRED	PROPOSED
MAX HEIGHT FROM CROWN OF ROAD 2 STORES 30'-0"	2 STORES 30'-0"
POOL/DECK/DRIVEWAY/WALKWAY/STR. = 3095 S.F. =55.02%	REQUIRED PROPOSED 55.02%
MIN. LOT PERVIOUS(35% OF 5,625 SQ FT) 1968.75 S.F	35% 55.02%
REAR SET BACK PERMEABILITY AREA 1000 S.F.100.00%	40% 48.40% (484 S.F.)
FRONT SET BACK PERMEABILITY AREA 1000 S.F. 100.00%	50% 52.00% (520 S.F.)
LANDSCAPING REQUIREMENTS :H30B	REQUIRED PROPOSED
STREET TREES 2	2
LOT TREES 5	5
SHRUBS 25	25

REVISIONS	BY



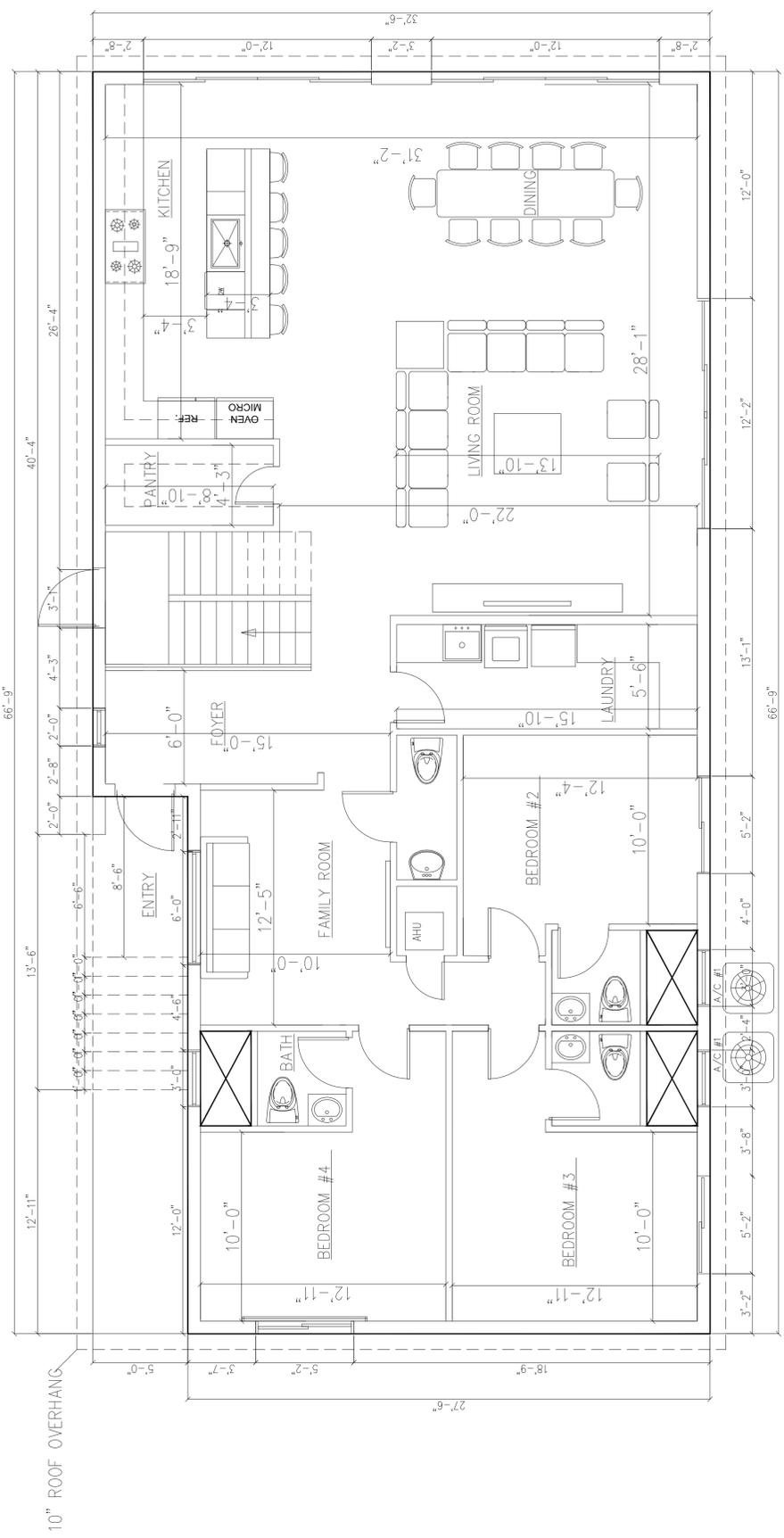
Res. For : ANDREU HOMEBUILDER  
 LOT A BYRON AVE  
 LOT FOLIO # 14-2235-005-4140  
 SURFSIDE, FLORIDA

**DESIGN ODYSSEY Inc.**  
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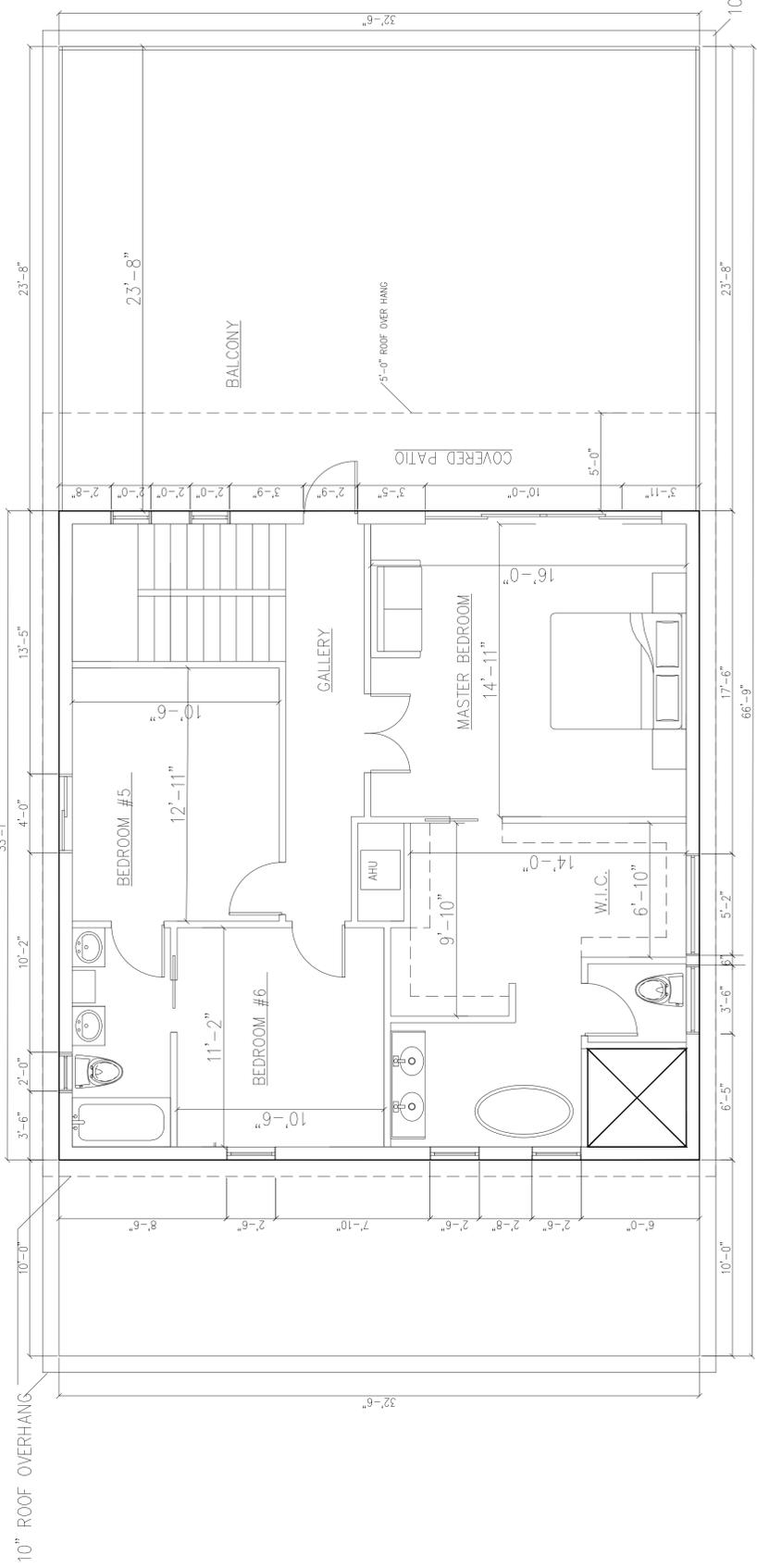
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FIRST FLOOR PLAN 2027 S.F.  
 1/4" = 1'-0"



FIRST FLOOR PLAN 2027 S.F.  
 1/4" = 1'-0"

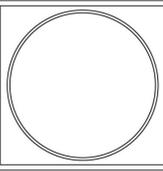


10' ROOF OVERHANG FLOOR PLAN 987 S.F.  
 1/4" = 1'-0"



FIN. FL. AT 10.00' NGVD

REVISIONS	BY



Res. For : ANDREU HOMEBUILDER  
 LOT A BYRON AVE  
 LOT FOLIO # 14-2235-005-4140  
 SURFSIDE, FLORIDA



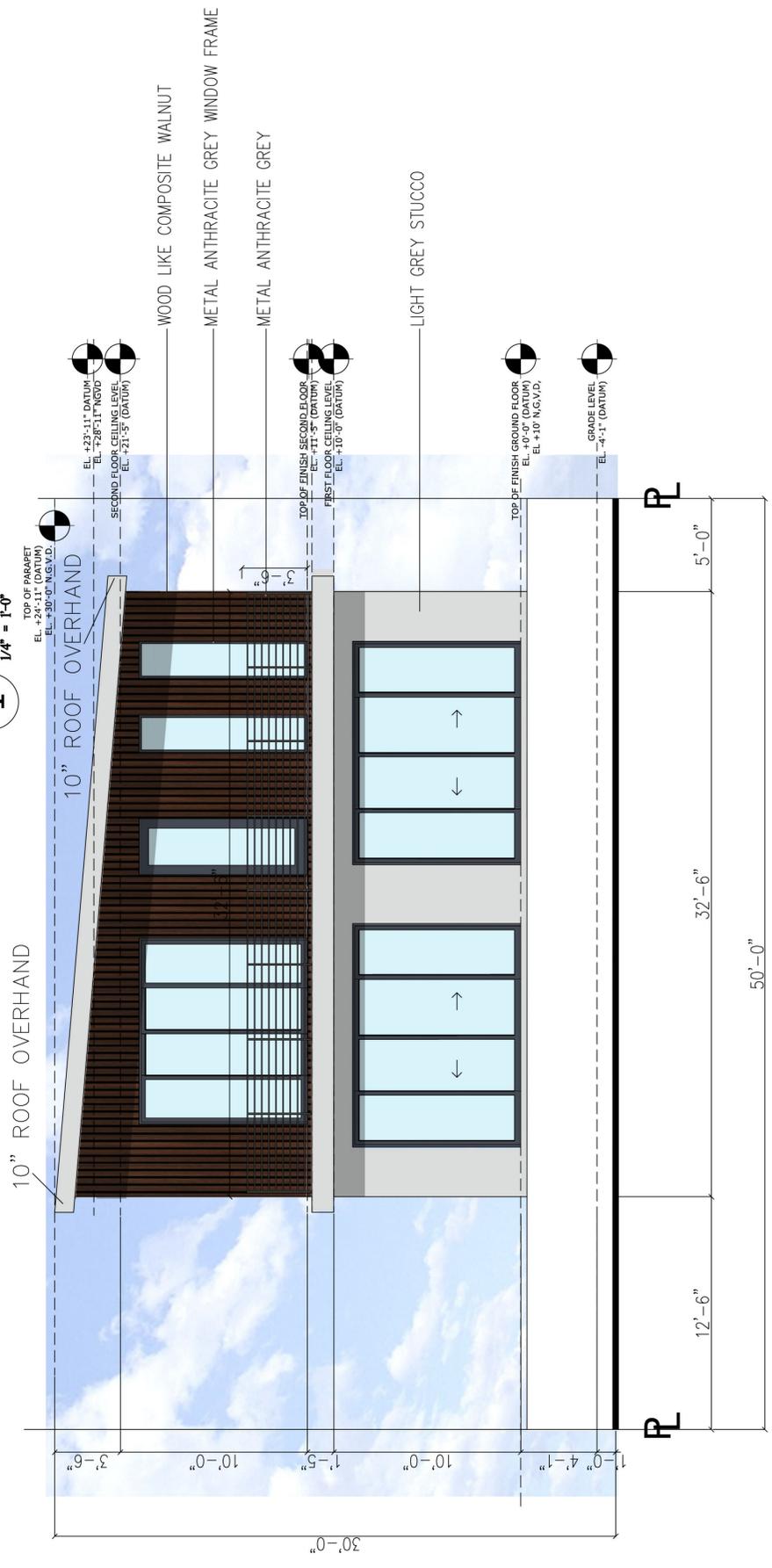
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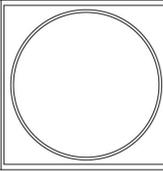


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REVISIONS	BY



Res. For : ANDREU HOMEBUILDER  
 LOT A BYRON AVE  
 LOT FOLIO # 14-2235-005-4140  
 SURFSIDE, FLORIDA

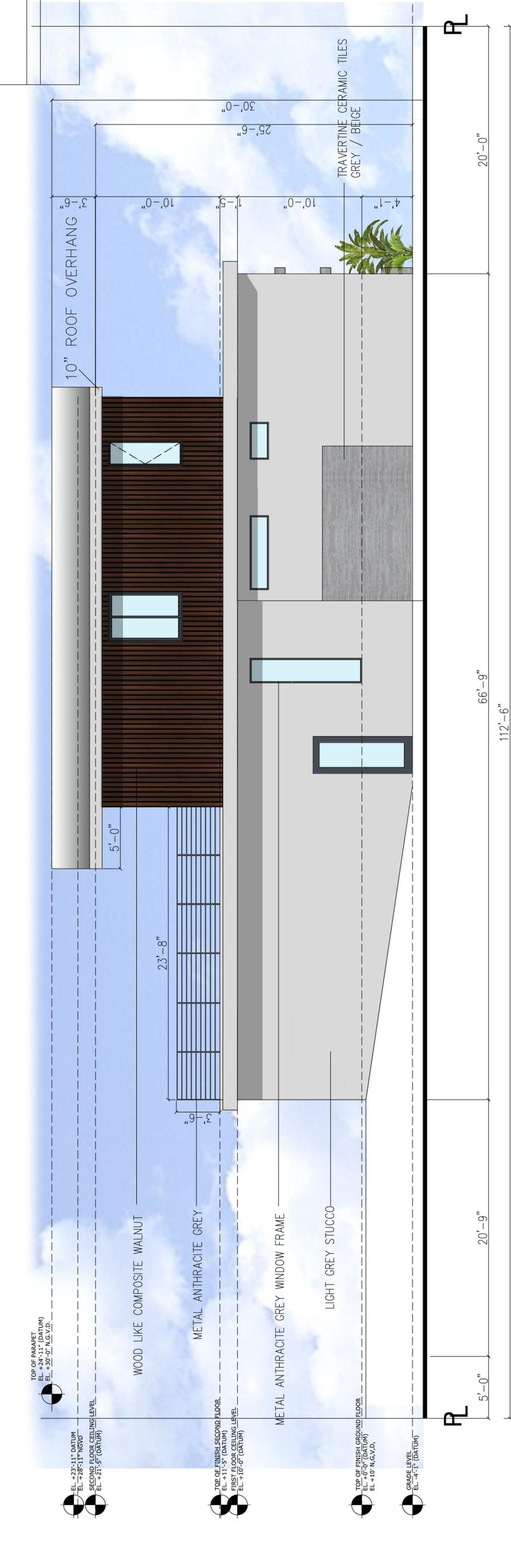


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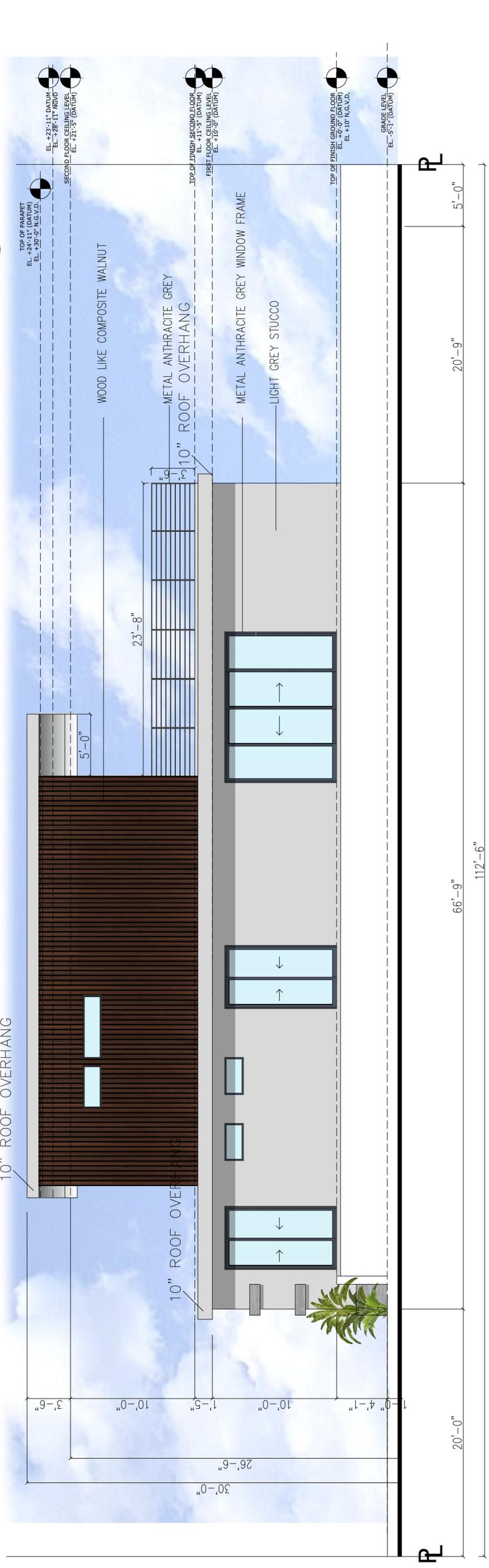


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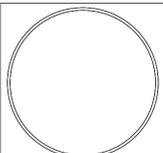
**3** 1/4" = 1'-0"  
 RIGHT ELEVATION - SOUTH



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

FIN. FL. AT 10.00' NGVD

REVISIONS	BY



Res. For : ANDREU HOMEBUILDER  
 LOT A BYRON AVE  
 LOT FOLIO # 14-2235-005-4140  
 SURFSIDE, FLORIDA

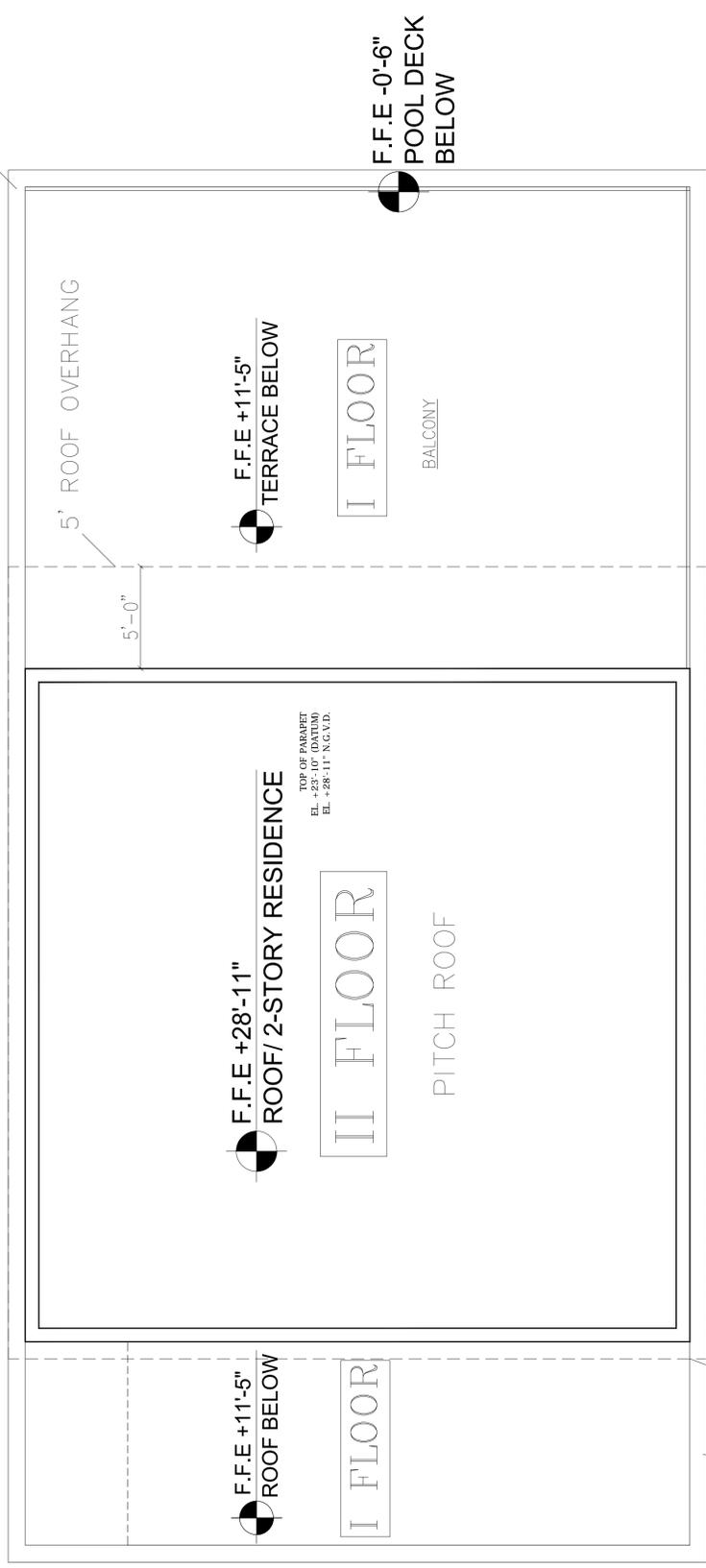
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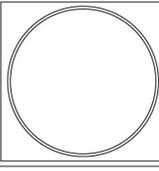
10" ROOF OVERHANG



10" ROOF OVERHANG

ROOF DECK FLOOR PLAN  
 1/4" = 1'-0"  
 N

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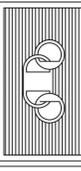


Res. For : ANDREU HOMEBUILDER  
 LOT A BYRON AVE  
 LOT FOLIO # 14-2235-005-4140  
 SURFSIDE, FLORIDA



**DESIGN ODYSSEY Inc.**  
 Architectural Design

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**A5**



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

MATERIAL SCHEDULE

-  GREY STUCCO
-  WOOD LIKE COMPOSITE WALNUT
-  METAL ANTHRACITE GREY
-  TRAVERTINE CERAMIC TILES GREY / BEIGE

LIGHTS AROUND THE HOUSE SHOULD BE IN A LOW VOLUME DIM MODE  
 LIGHTING SHOULD NOT SPILL INTO ADJACENT NEIGHBORS  
 LIGHTING SHOULD NOT SPILL INTO THE FRONT STREET  
 PHOTOMETRIC PLANS WILL BE SUBMITTED TO THE BUILDING  
 DEPARTMENT WITH CONSTRUCTION DOCUMENTS



Sheet: **BO**

DATE: 6-8-2020

DRAWN BY: JE

CHECKED BY: ABEY

DESIGNED BY: ABEY



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e-mail: designodyssey@designodyssey.net

Phone: (954) 418-7111

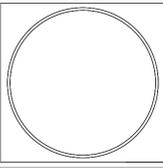
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WEST COMMERCE BLVD

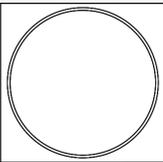
Architectural Design



Res. For : ANDREU HOMEBUILDER  
LOT A BYRON AVE  
LOT FOLIO # 14-2235-005-4140  
SURFSIDE, FLORIDA




REVISIONS	BY



Res. For : ANDREU HOMEBUILDER  
 LOT A BYRON AVE  
 LOT FOLIO # 14-2235-005-4140  
 SURFSIDE, FLORIDA

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**B1**



FIN. FL. AT 10.00' NGVD

# FAMOUS MID-CENTURY MODERN HOMES INSPIRATIONS



The Edris House, designed by architect E. Stewart Williams in the early 1950's PALM SPRINGS, CA



Gropius House by Walter Gropius, Lincoln, Massachusetts, 1938



William Krisel in the Twin Palms neighborhood of Palm Springs, California



The Delcourt House by Richard Neutra France 1968



Richard Neutra's Kaufmann House (1946) in Palm Springs, California



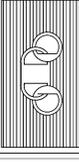
Casa Broughton, Bel Air, Los Angeles, USA, by Craig Ellwood, 1950

Res. For : ANDREU HOMEBUILDER  
 LOT A BYRON AVE  
 LOT FOLIO # 14-2235-005-4140  
 SURFSIDE, FLORIDA



**DESIGN  
 ODYSSEY Inc.**

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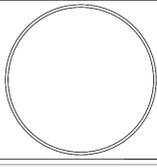


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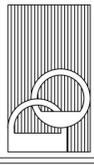
**B2**

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Res. For : ANDREU HOMEBUILDER  
 LOT A BYRON AVE  
 LOT FOLIO # 14-2235-005-4140  
 SURFSIDE, FLORIDA



**DESIGN  
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Architectural Design

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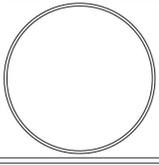


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 DATE: 6-8-2020

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**B3**

REVISIONS	BY





## MEMORANDUM

To: Planning and Zoning Board  
Thru: Jason Greene, Interim Town Manager  
From: James Hickey, AICP, Town Planner  
CC: Lillian Arango, Town Attorney  
Date: August 27, 2020  
Re: 8712 Byron Avenue, Lot B – New 2-Story Home

---

The property is located at 8712 Byron Avenue, within the H30A zoning district. The applicant is requesting to build a new 3,014-foot two-story home on an existing vacant lot. The plans include a new driveway, walkways, pool, deck, 2-car garages, 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**

<b>Residential</b>	<b>Lowest Floor 2020</b>	<b>Lowest Floor 2006</b>	<b>Proposed</b>
Single-Family Residential RS-1	Base Flood +2	Base Flood	10 NGVD

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

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

<b>Height</b>	<b>Required Maximum 2020</b>	<b>Required Maximum 2006</b>	<b>Proposed</b>
H30A RS-1	30 feet	30 feet	28'11"

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

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

<b>Height</b>	<b>Required Maximum 2020</b>	<b>Required Maximum 2006</b>	<b>Proposed</b>
H30A RS-1	3 feet	1% of height (3 feet)	Less than 3'

**2020 Sec. 90-45. Setbacks**

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

<b>H30A AND H30B UPPER STORY FLOOR AREA IS LESS THAN 50% OF FIRST STORY FLOOR AREA</b>	<b>Required 2020 H30A AND H30B</b>	<b>Required 2006 RS-2</b>	<b>Proposed</b>
<i>Maximum Lot Coverage</i>	40%	40%	36% (2,027/5,625=.36)
<b>FIRST STORY (UP TO 15 FT IN HEIGHT)</b>			
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' 9"

UPPER STORY OR WALL PLANES GREATER THAN 15 FT IN HEIGHT			
Primary frontage	Minimum 20 FT / Average 22.5 FT	Minimum 20 FT	Average: 30'
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	Minimum: 10% of the frontage	5' / 12'6"
Rear	Minimum 20 FT / Average n/a	Minimum 20 FT	>44'

**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	10" roof overhang (See Zoning in Progress Analysis)
Air conditioning equipment, pool pump or other mechanical equipment may be located in a required rear setback, provided;	<ul style="list-style-type: none"> <li>a. such equipment is at least 15 feet from any other single-family or two-family residence</li> <li>b. shall maintain at least a five-foot setback from the rear and side yards</li> <li>c. is not visible from any street or waterway</li> </ul>	<ul style="list-style-type: none"> <li>a. such equipment is at least 15 feet from any other single-family or two-family residence</li> <li>b. is not visible for any street or roadway</li> </ul>	<ul style="list-style-type: none"> <li>a. &gt;15'</li> <li>b. Maintains 5' setback</li> <li>c. Not visible from any street (screened by landscaping)</li> </ul>

**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	50 feet
Minimum lot area	5,600 sq. ft.	5,600 sq. ft.	5,600 sq. ft.
Maximum lot coverage	40%	40%	36% (2,027/5,625=.36)
Pervious area	35% (minimum)	N/A	45%(2,530/5,625=.45)

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

	<b>Required 2020</b>	<b>Required 2006</b>	<b>Proposed</b>
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 was created from the other homes proposed adjacent to this property. (a) Length, width and massing of the structure assisted with façade materials (b) 2-story structure proposed (c) Façade materials include stone and wood-like features for the first and second story (d) Articulation provided on front façade (e) Number and location of doors and windows are consistent with design guidelines (f) Roof style and pitch flat roof proposed
Wall openings	10% for all elevations	N/A	The second story on the south elevation must provide a minimum of 10% wall openings.
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	N/A	Flat roof

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

	Required 2020	Required 2006	Proposed
<b>Accessory buildings</b>	<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) TBD (b) 6'4" (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	44% - Does not conform
Front yard landscaped	30% minimum	50% minimum	44% - Does not conform
Rear yard landscaped	20% minimum	40% minimum	48%
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	Not provided

**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 right-of-ways in all zoning districts.	2 trees	N/A	Not provided

**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	Not provided

**2020 Town of Surfside Adopted Residential Design Guidelines**  
***2006 No Pertinent Section from Code***

***Building Massing***

<b>Required</b>	<b>Proposed</b>
Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.	Consistent. Revised rendering provides additional architectural features.

***Decorative Features***

<b>Required</b>	<b>Proposed</b>
Decorative features should be stylistically consistent throughout the entire building.	Consistent. Front façade has additional architectural features. Other sides and rear are white stucco.

***Overall Architectural Style***

<b>Required</b>	<b>Proposed</b>
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***

<b>Required</b>	<b>Proposed</b>
The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.	Consistent. Providing additional materials on the front façade to create additional interest and delineate this property from the other two proposed homes.

***Roof Materials, Types, and Slopes***

<b>Required</b>	<b>Proposed</b>
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**

<b>Required</b>	<b>Proposed</b>
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

**Zoning in Progress (ZIP) Conditions [As of August 9<sup>th</sup>, 2020]**

<b>Required</b>	<b>Proposed</b>
<p>Maximum 40% lot coverage provided however that the following shall not be included in determining the lot coverage:</p> <ul style="list-style-type: none"> <li>(1) Uncovered steps and exterior balconies</li> <li>(2) Uncovered terraces, patios, breezeways, or porches which are open on two (2) sides; and</li> <li>(3) Covered terraces, patios, breezeways, or porches which are open on two (2) sides.</li> </ul> <p>In no instance may the exemptions listed here exceed 15% of the total footprint of all principle and accessory buildings and structures.</p>	<p>Consistent 36% lot coverage (2,027/5,625=.36)</p> <p>Not able to determine if Consistent Pool and Deck = 484 SF 23% of lot coverage Need to determine SF of pool to determine whether meets 15% requirement</p>
<p>In the H30A and H30B districts, second story lot coverage is limited to 32% of the lot area, or 80% of the first-floor area, whichever is less</p>	<p>Consistent 17% of lot area (975/5,625=.17) 48% of first-floor area (917/2,027=.48)</p>
<p>Existing setback requirements set forth in the Current Zoning Code will continue to apply, unless there is a greater restriction in the 2006 zoning code, except that only the following projections/encroachments shall be permitted:</p> <ul style="list-style-type: none"> <li>(1) In the H30A, H30B and H30C districts west of Harding Avenue, eaves of sloped roofs may project up to 8” into any required yard. All other ornamental or screening features (in H30A/H30B) including cornices, sills, frames, and fins, may project no more than 6” into any required yard.</li> <li>(2) In the H30A/H30B districts, lots greater than 112.5 feet in depth will be required to provide front and rear yards that combine to equal at least 36% of the lots depth.</li> </ul>	<p>Not Consistent 10” roof overhang does not conform to Zoning in Progress</p>
<p>In the H30A/H30B districts, each lot must provide:</p> <ul style="list-style-type: none"> <li>(1) 35% of each lot must be pervious</li> </ul>	<p>(1) 45% pervious (2,530/5,625=.45)</p>

(2) 50% of the front yards and 40% of the rear yards must be landscaped (3) 20% of all landscaping must be Florida Friendly	(2) 44% of the front yard (not consistent) and 48% of the rear yard (3) TBD
The current zoning codes definition of building height will continue to apply to single family districts	Consistent
Roof decks shall not be permitted in any residential zoning district.	N/A

### RECOMMENDATION

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

[New single-family homes require notification the surrounding neighbors – 10 days prior to the review meeting]

- (1) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, more than 15% for accessory structures is not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.
  
- (2) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, eaves projecting more than 8” into the setback are not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.
  
- (3) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, front yard landscaping less than 50% is not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be

modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines

- (4) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, 20% of all landscaping must be Florida Friendly.
- (5) The second story on the south elevation must provide a minimum of 10% wall openings
- (6) Provide the setback from the rear setback for the pool. In doing so, show that it meets the minimum 5' setback.



DRB Meeting	___/___/20__
Application / Plans Due	6/16/2020

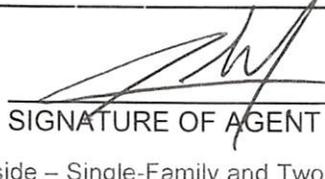
**TOWN OF SURFSIDE  
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

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

<b>PROJECT INFORMATION</b>	
OWNER'S NAME	8712 BYRON AVE CORP
PHONE / FAX	786-218-3072
AGENT'S NAME	ANDREW HOME BUILDER
ADDRESS	1025 92ND STREET #701 BAY HARBOR
PHONE / FAX	786-218-3072
PROPERTY ADDRESS	<del>8712</del> BYRON AVE LOT A <sup>B</sup> 14-2235-005 4130
ZONING CATEGORY	SINGLE FAMILY H30B
DESCRIPTION OF PROPOSED WORK	NEW SINGLE FAMILY

<b>INTERNAL USE ONLY</b>			
Date Submitted	6.16.20	Project Number	20-773
Report Completed		Date	
Fee Paid	\$ 700.00		

<b>ZONING STANDARDS</b>	Required	Provided
Plot Size	5600 SF	5605 SF
Setbacks (F/R/S)	20'   20'   10'	20'   25'6"   10'
Lot Coverage	40%	38.8%
Height	30'	29'7"
Pervious Area		


 SIGNATURE OF OWNER
 

 SIGNATURE OF AGENT

06/09/2020
06/09/2020

DATE
DATE

PROPERTY ADDRESS:

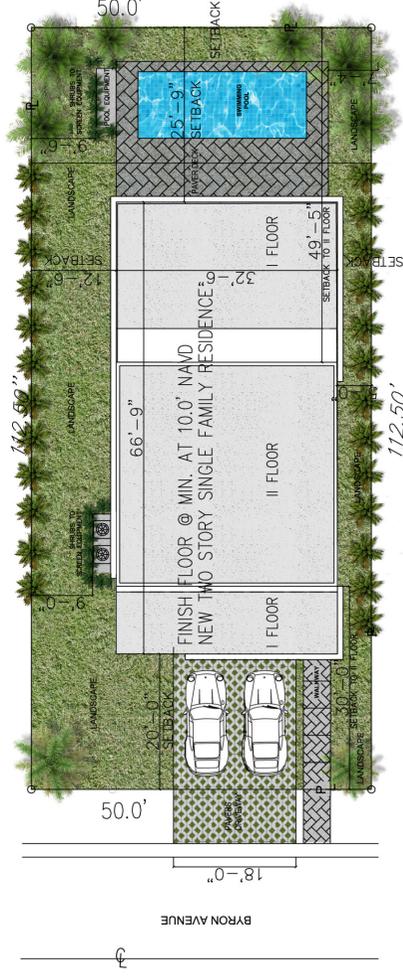
87xx BYRON AVENUE, SURFSIDE, FLORIDA 33154

LEGAL DESCRIPTION:

LOT 7, IN BLOCK 29, OF "SECOND AMENDED PLOT OF NORMANDY BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Res. For : ANDREU HOMEBUILDER  
 LOT B BYRON AVE  
 LOT FOLIO # 14-2235-005-4130  
 SURFSIDE, FLORIDA

SHEET INDEX	
CV1	SITE LAYOUT
CV2	SECOND FLOOR SETBACK TO PROPERTY LINE
A1	FIRST FLOOR PLAN SECOND FLOOR PLAN
A2	FRONT ELEVATION REAR ELEVATION
A3	RIGHT ELEVATION LEFT ELEVATION
A4	ROOF DECK FLOOR PLAN



SITE LAYOUT  
 SCALE: 1"=10'



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

DESIGNED BY:

**DESIGN ODYSSEY Inc.**  
**Architectural Design**

965 W COMMERCIAL BLVD.  
 FORT LAUDERDALE FL, 33309  
 Phone (954) 418-7111  
 Fax (954) 418-7110  
 e-mail: designodyssey@aol.com  
 WWW.DESIGNODYSSEY.NET

Sheet:

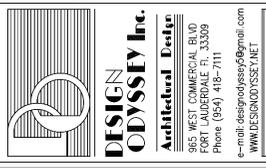
CV1

FIN. FL. AT 10.00' NGVD

1 of: 6

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  
 Kg: 0.85  
 ROOF LIVE LOAD: 30 PSF  
 TOP CHORD DEAD LOAD: 15 PSF  
 BOTTOM CHORD DEAD LOAD: 10 PSF  
 RISK CATEGORY: II  
 SHUTTERS: NO  
 IS A CONT. LOAD PATH PROVIDED: YES  
 IMPACT RESISTANT ASSEMBLY: 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/MS 402-11). BUILDING CODE  
 REQUIREMENTS AND NATIONAL DESIGN SPEC'S  
 FOR WOOD CONSTRUCTION (ANSI/AFOPA NDS-2012).

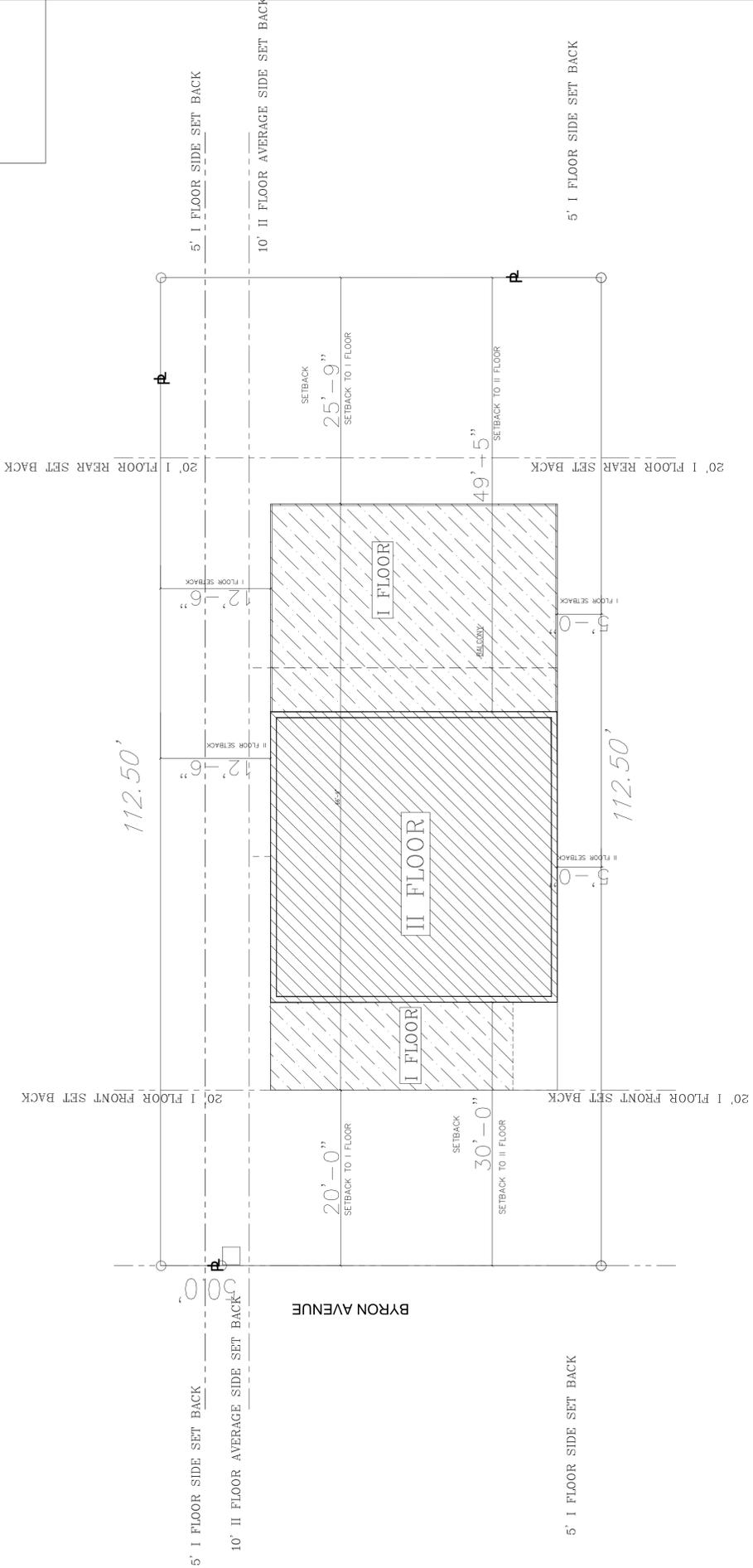
Res. For : ANDREU HOMEBUILDER  
 LOT B BYRON AVE  
 LOT FOLIO # 14-2235-005-4130  
 SURFSIDE, FLORIDA



DESIGNED BY: ABEY  
 CHECKED BY: TE  
 DRAWN BY: TE  
 DATE: 6-8-2020

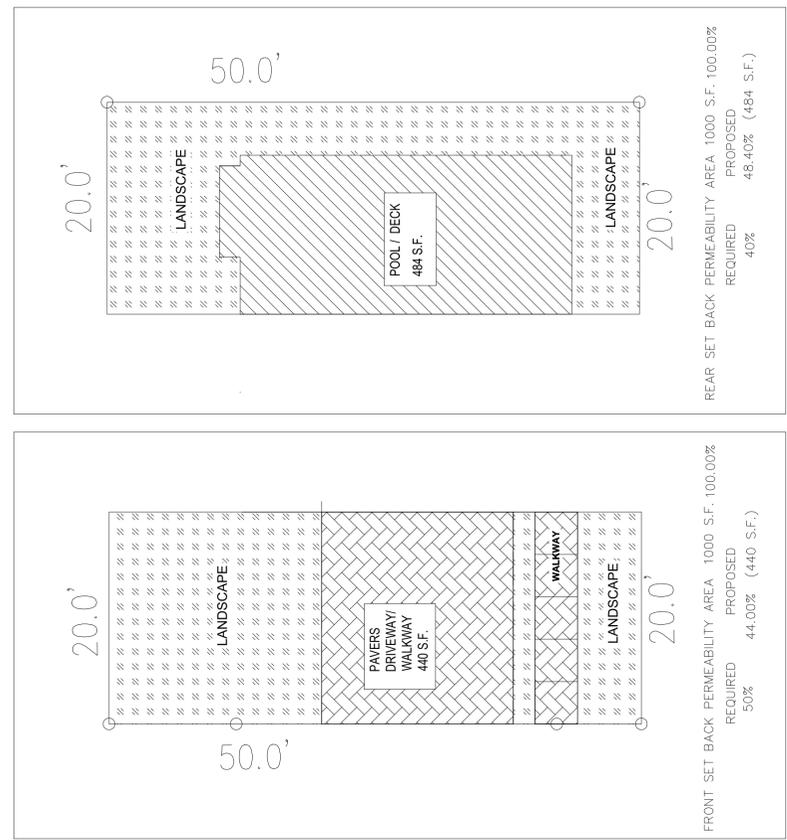
Sheet: **CV2**  
 2 6

REVISIONS	BY



SECOND FLOOR SETBACK TO PROPERTY LINE  
 SCALE: 1/8"=1'-0"

TOTAL S.F. I FLOOR 2027 S.F. 100%  
 TOTAL S.F. II FLOOR 987 S.F. 48.67% IS LESS OF 50%

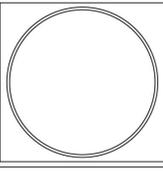


2011 CODE	ZONING REQUIREMENTS :H30B	2006 CODE
SITE AREA	REQUIRED 5,600 SQ.FT. PROPOSED 5,625 SQ.FT.	
MAX LOT COVERAGE 40% (2250)	=PROPOSED=(2027 SQ.FT.) 36.03% REQUIRED 40% PROPOSED 36.03%	
FIRST FLOOR BUILDING SET BACKS		
FRONT	REQUIRED 20' PROPOSED 20'	REQUIRED 20' PROPOSED 20'
SOUTH	10' 12'-6"	10' 12'-6"
NORTH	5' 5'	5' 5'
REAR	20' 25'-9"	20' 25'-9"
FIRST FLOOR LOT COVERAGE	2250 SQ.FT. 2027 SQ.FT.	2250 SQ.FT. 2027 SQ.FT.
FIRST FLOOR AREA + TERRACE	N/A	N/A
SECOND FLOOR BUILDING SET BACKS		
FRONT	REQUIRED 30' PROPOSED 30'	REQUIRED 30' PROPOSED 30'
SOUTH	10' 12'-6"	10' 12'-6"
NORTH	5' 5'	5' 5'
REAR	20' 43'-5"	20' 43'-5"
UPPER FLOOR AREA UNDER AC PROPOSED	987 SQ.FT. (48.69% OF FIRST FLOOR)	NOT REQUIRED
UPPER FLOOR AREA 967 + TERRACE	769 SQ.FT. =1756 S.F.	NOT REQUIRED
MAX HEIGHT FROM CROWN OF ROAD	2 STORIES 30'-0" 2 STORIES 28'-11"	REQUIRED 30'-0" 2 STORIES 28'-11"
POOL,DECK,DRIVEWAY,WALKWAY,STIR=	3095 S.F. =55.02%	REQUIRED 40% PROPOSED 55.02%
MIN. LOT PERVIOUS(35% OF 5,625 SQ FT)	1968.75 S.F	40% 55.02%
REAR SET BACK PERMEABILITY AREA 1000 S.F. 100.00%	40% 48.40% (484 S.F.)	40% 48.40% (484 S.F.)
FRONT SET BACK PERMEABILITY AREA 1000 S.F. 100.00%	50% 44.00% (440 S.F.)	50% 52.00% (520 S.F.)
LANDSCAPING REQUIREMENTS :H30B		
STREET TREES	REQUIRED 2	PROPOSED 2
LOT TREES	5	6
SHRUBS	25	25

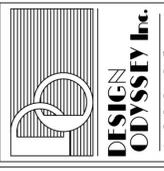
FIN. FL. AT 10.00' NGVD



REVISIONS	BY



Res. For : ANDREU HOMEBUILDER  
 LOT B BYRON AVE  
 LOT FOLIO # 14-2235-005-4130  
 SURFSIDE, FLORIDA

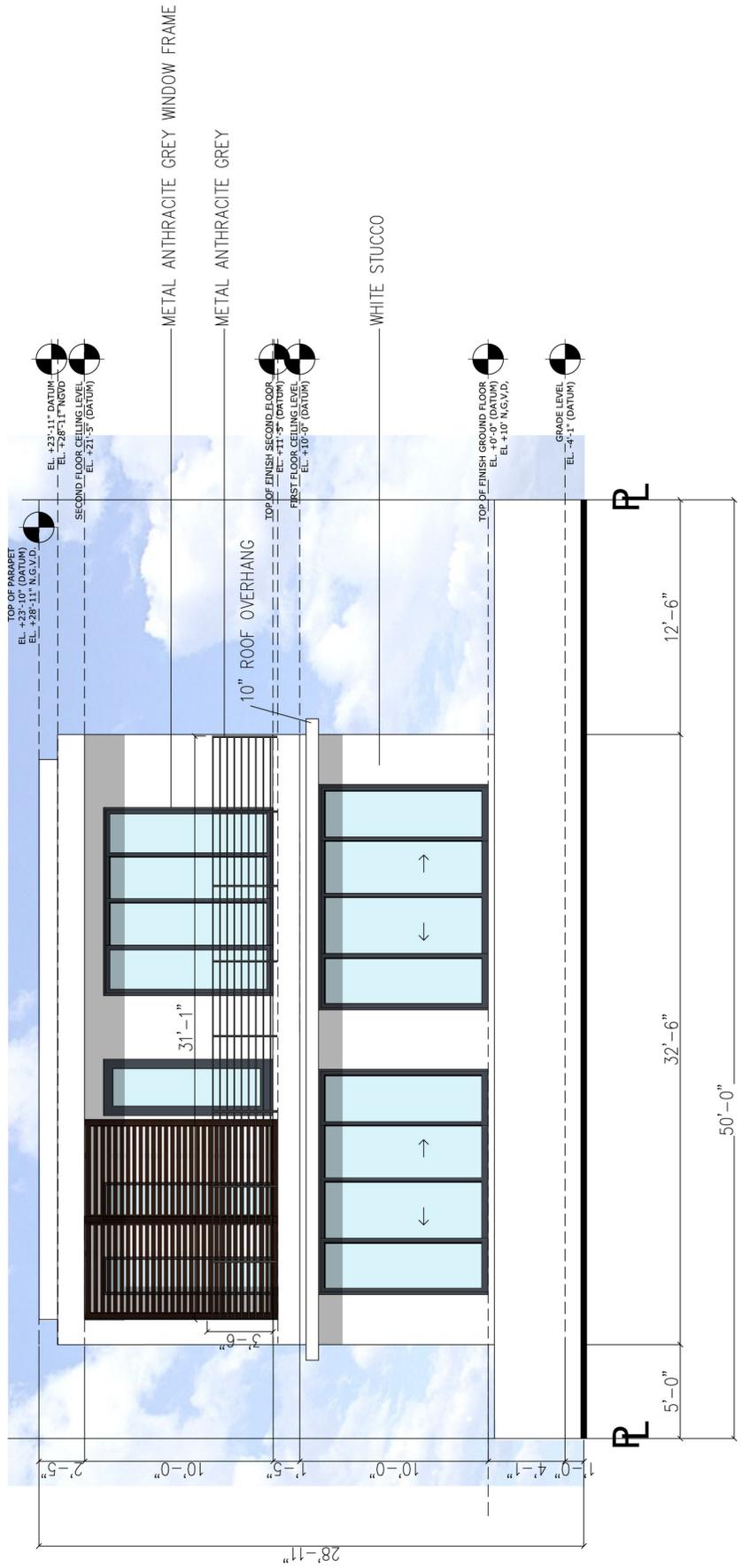


**DESIGN ODYSSEY Inc.**  
 Architectural Design  
 865 WEST COMMERCIAL BLVD  
 FORT LAUDERDALE, FL 33309  
 Phone: (954) 418-7111  
 e-mail: designodyssey@gmail.com  
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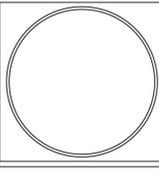


DESIGNED BY: ABEY  
 CHECKED BY: JE  
 DRAWN BY: JE  
 DATE: 6-8-2020

Sheet:  
**A2**  
 4 6



REVISIONS	BY

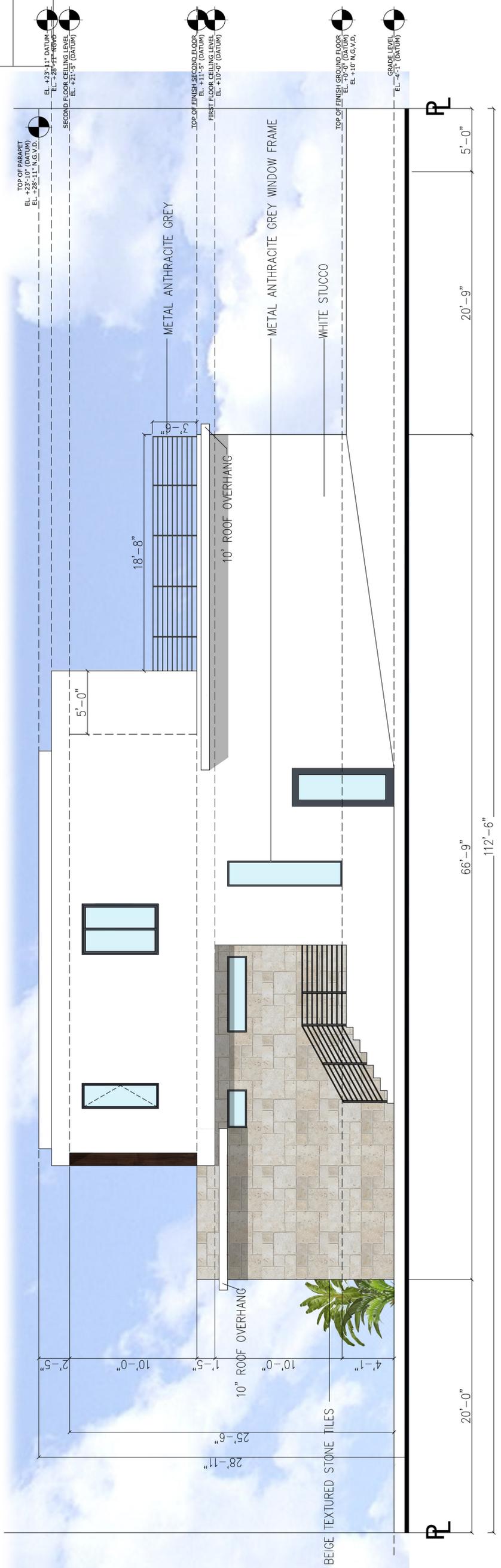


Res. For : ANDREU HOMEBUILDER  
 LOT B BYRON AVE  
 LOT FOLIO # 14-2235-005-4130  
 SURFSIDE, FLORIDA

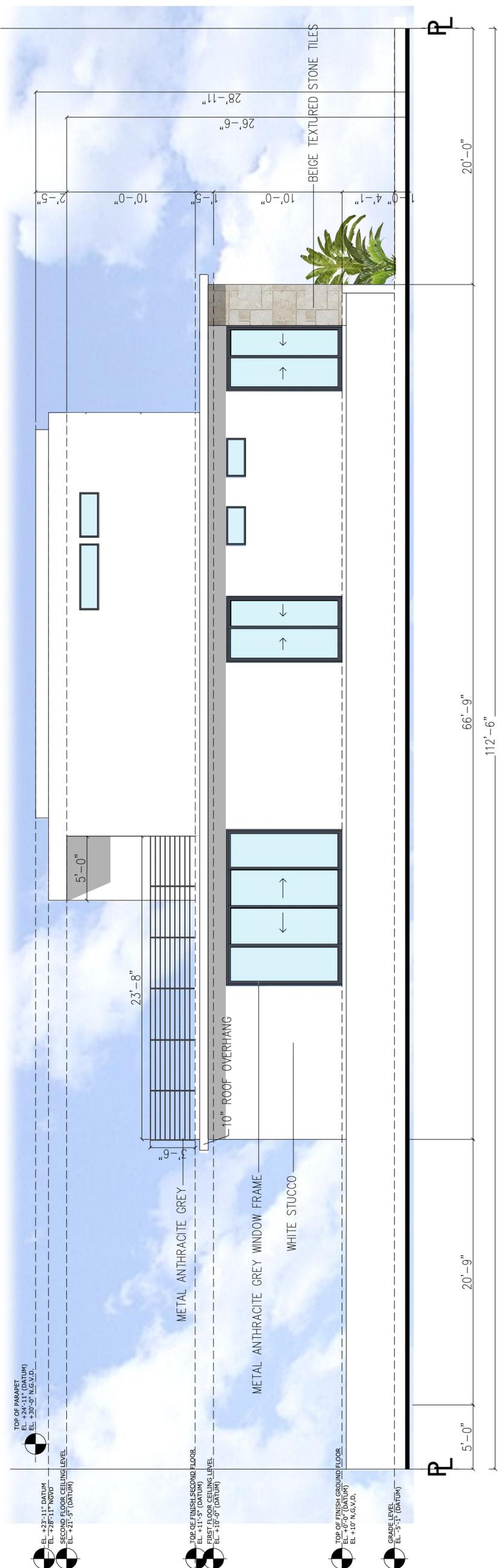
**DESIGN ODYSSEY Inc.**  
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 FORT LAUDERDALE FL 33309  
 Phone (954) 418-7111  
 e-mail: designodyssey@gmail.com  
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DESIGNED BY: ABEY  
 DRAWN BY: JE  
 DATE: 6-8-2020

Sheet:  
**A3**  
 5 6



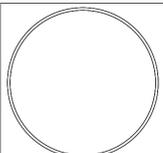
**3** LEFT ELEVATION - NORTH  
 1/4" = 1'-0"



**4** RIGHT ELEVATION - SOUTH  
 1/4" = 1'-0"

FIN. FL. AT 10.00' NGVD

REVISIONS	BY

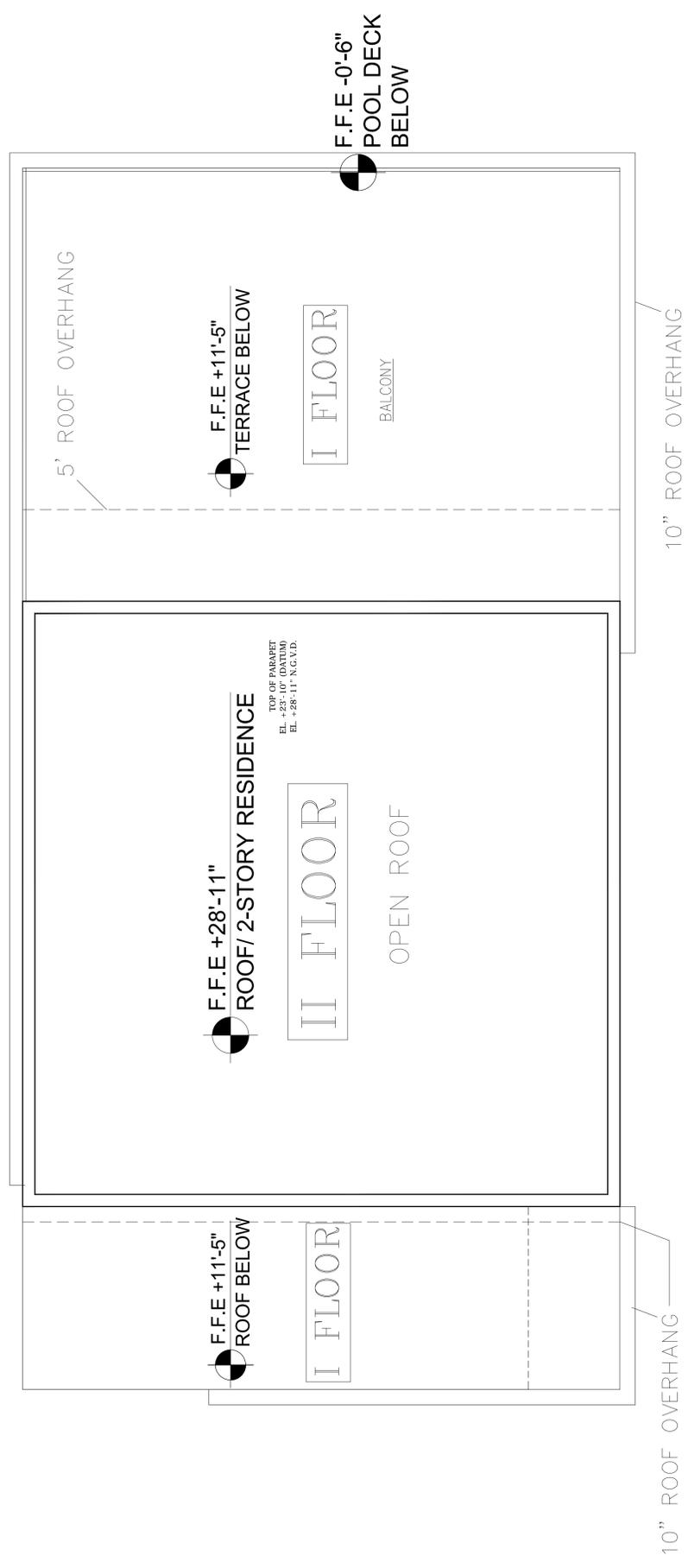


Res. For : ANDREU HOMEBUILDER  
 LOT B BYRON AVE  
 LOT FOLIO # 14-2235-005-4130  
 SURFSIDE, FLORIDA

**DESIGN ODYSSEY Inc.**  
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 805 WEST COMMERCE BLVD  
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 Phone (954) 418-7111  
 e-mail: designodyssey@designodyssey.com  
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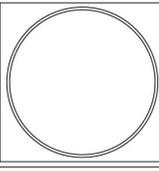
DESIGNED BY: ABEY  
 CHECKED BY: JE  
 DRAWN BY: JE  
 DATE: 6-8-2020

Sheet: **A4**  
 6 6



ROOF DECK FLOOR PLAN  
 1/4" = 1'-0"

REVISIONS	BY



Res. For : ANDREU HOMEBUILDER  
 LOT B BYRON AVE  
 SURFSIDE, FLORIDA  
 LOT FOLIO # 14-2235-005-4130



**DESIGN ODYSSEY Inc.**  
 Architectural Design

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 FORT LAUDERDALE FL 33309  
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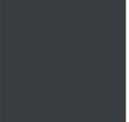
DESIGNED BY: ABEY  
 CHECKED BY:  
 DRAWN BY: JE  
 DATE: 6-8-2020

Sheet:  
**A5**



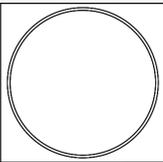
**1** FRONT ELEVATION - EAST  
 1/4" = 1'-0"

MATERIAL SCHEDULE

-  WHITE STUCCO
-  WOOD LIKE COMPOSITE WALNUT
-  BEIGE TEXTURED STONE TILES
-  METAL ANTHRACITE GREY

LIGHTS AROUND THE HOUSE SHOULD BE IN A LOW VOLUME DIM MODE  
 LIGHTING SHOULD NOT SPILL INTO ADJACENT NEIGHBORS  
 LIGHTING SHOULD NOT SPILL INTO THE FRONT STREET  
 PHOTOMETRIC PLANS WILL BE SUBMITTED TO THE BUILDING  
 DEPARTMENT WITH CONSTRUCTION DOCUMENTS

REVISIONS	BY

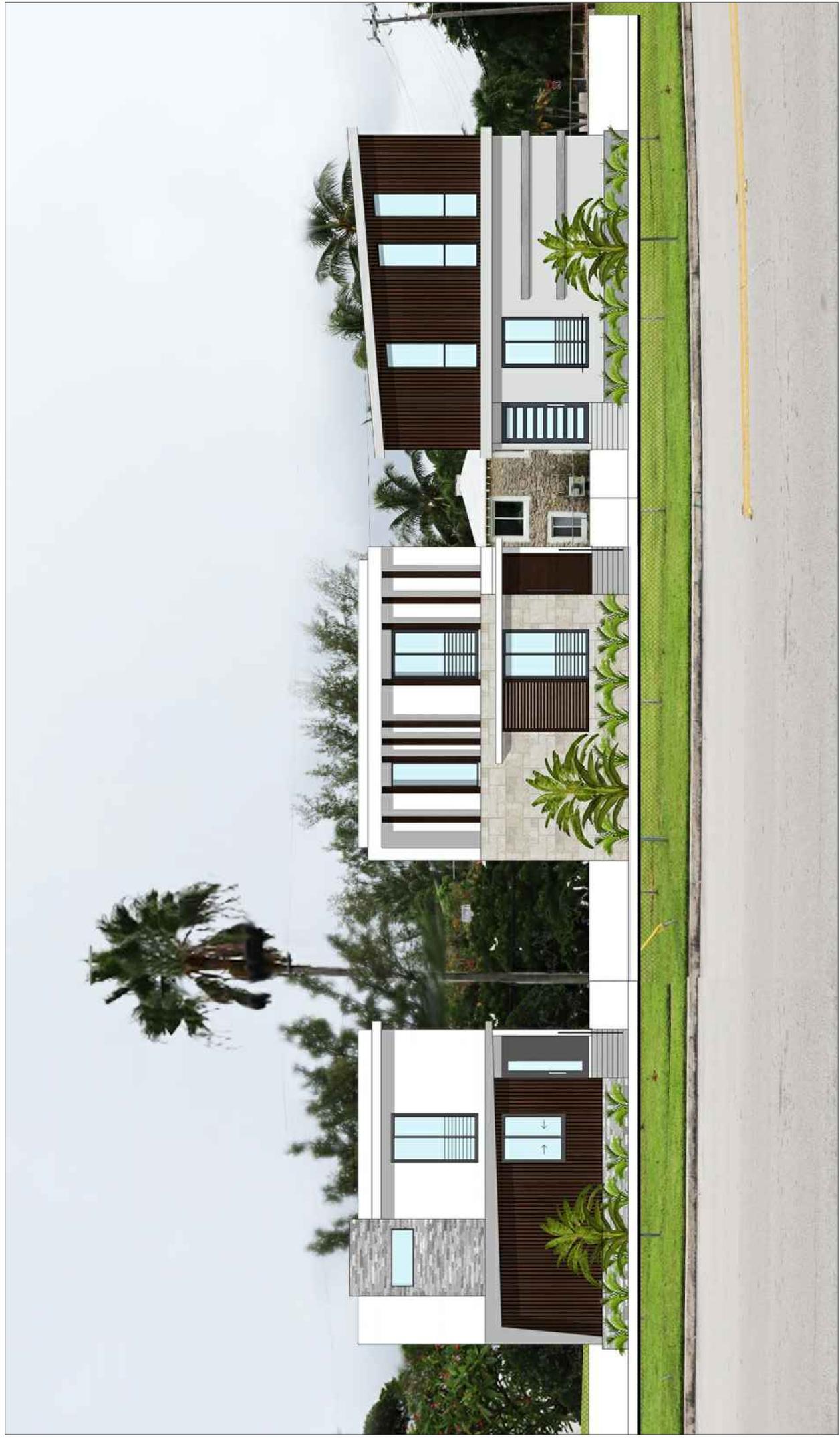


Res. For : ANDREU HOMEBUILDER  
 LOT B BYRON AVE  
 LOT FOLIO # 14-2235-005-4130  
 SURFSIDE, FLORIDA

**DESIGN ODYSSEY Inc.**  
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 805 WEST COMPTON BLVD  
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DESIGNED BY: ABEY  
 CHECKED BY: JE  
 DRAWN BY: JE  
 DATE: 6-8-2020

Sheet:  
**B1**



FIN. FL. AT 10.00' NGVD

# FAMOUS MID-CENTURY MODERN HOMES INSPIRATIONS



The Edris House, designed by architect E. Stewart Williams in the early 1950's PALM SPRINGS, CA



Gropius House by Walter Gropius, Lincoln, Massachusetts, 1938



William Krisel in the Twin Palms neighborhood of Palm Springs, California



The Delcourt House by Richard Neutra France 1968



Richard Neutra's Kaufmann House (1946) in Palm Springs, California



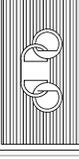
Casa Broughton, Bel Air, Los Angeles, USA, by Craig Ellwood, 1950

Res. For : ANDREU HOMEBUILDER  
 LOT B BYRON AVE  
 LOT FOLIO # 14-2235-005-4130  
 SURFSIDE, FLORIDA



**DESIGN  
 ODYSSEY Inc.**

Architectural Design  
 405 WEST COMMERCIAL BLVD  
 FORT LAUDERDALE FL 33309  
 Phone (954) 418-7111  
 e-mail: designodyssey@ymail.com  
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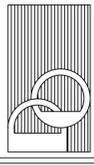
DESIGNED BY: ABEY  
 CHECKED BY:  
 DRAWN BY: JE  
 DATE: 6-8-2020

Sheet:

**B2**



Res. For : ANDREU HOMEBUILDER  
 LOT B BYRON AVE  
 LOT FOLIO # 14-2235-005-4130  
 SURFSIDE, FLORIDA



**DESIGN  
 ODYSSEY Inc.**

**Architectural Design**  
 865 WEST COMMERCIAL BLVD  
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 e-mail: design@designodyssey.com  
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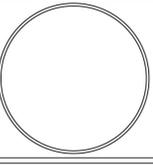


DESIGNED BY: ABEY  
 CHECKED BY:  
 DRAWN BY: JE  
 DATE: 6-8-2020

Sheet:

**B3**

REVISIONS	BY





## MEMORANDUM

To: Planning and Zoning Board  
Thru: Jason Greene, Interim Town Manager  
From: James Hickey, AICP, Town Planner  
CC: Lillian Arango, Town Attorney  
Date: August 27, 2020  
Re: 8712 Byron Avenue, Lot C – New 2-Story Home

---

The property is located at 8712 Byron Avenue, within the H30A zoning district. The applicant is requesting to build a new 3,014-foot, two-story home. The plans include a new driveway, walkways, pool, deck, 2 car garages, 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**

<b>Residential</b>	<b>Lowest Floor 2020</b>	<b>Lowest Floor 2006</b>	<b>Proposed</b>
Single-Family Residential RS-1	Base Flood +2	Base Flood	10 NGVD

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

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

<b>Height</b>	<b>Required Maximum 2020</b>	<b>Required Maximum 2006</b>	<b>Proposed</b>
H30A RS-1	30 feet	30 feet	28'11"

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

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

<b>Height</b>	<b>Required Maximum 2020</b>	<b>Required Maximum 2006</b>	<b>Proposed</b>
H30A RS-1	3 feet	1% of height (3 feet)	Less than 3'

**2020 Sec. 90-45. Setbacks**

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

<b>H30A AND H30B UPPER STORY FLOOR AREA IS LESS THAN 50% OF FIRST STORY FLOOR AREA</b>	<b>Required 2020 H30A AND H30B</b>	<b>Required 2006 RS-2</b>	<b>Proposed</b>
<i>Maximum Lot Coverage</i>	40%	40%	36% (2,027/5,625=.36)
<b>FIRST STORY (UP TO 15 FT IN HEIGHT)</b>			
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' 9"
<b>UPPER STORY OR WALL PLANES GREATER THAN 15 FT IN HEIGHT</b>			

Primary frontage	Minimum 20 FT / Average 22.5 FT	Minimum 20 FT	Average: 30'
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	Minimum: 10% of the frontage	5' / 12'6"
Rear	Minimum 20 FT / Average n/a	Minimum 20 FT	43'5"

**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	10" roof overhang (See Zoning in Progress Analysis)
Air conditioning equipment, pool pump or other mechanical equipment may be located in a required rear setback, provided;	<ul style="list-style-type: none"> <li>a. such equipment is at least 15 feet from any other single-family or two-family residence</li> <li>b. shall maintain at least a five-foot setback from the rear and side yards</li> <li>c. is not visible from any street or waterway</li> </ul>	<ul style="list-style-type: none"> <li>a. such equipment is at least 15 feet from any other single-family or two-family residence</li> <li>b. is not visible for any street or roadway</li> </ul>	<ul style="list-style-type: none"> <li>a. &gt;15'</li> <li>b. Maintains 5' setback</li> <li>c. Not visible from any street (screened by landscaping)</li> </ul>

**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	50 feet
Minimum lot area	5,600 sq. ft.	5,600 sq. ft.	5,600 sq. ft.
Maximum lot coverage	40%	40%	36% (2,027/5,625=.36)
Pervious area	35% (minimum)	N/A	45%(2,530/5,625=.45)

**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 was created from the other homes proposed adjacent to this property. (a) Length, width and massing of the structure assisted with façade materials (b) 2-story structure proposed (c) Façade materials include stone and wood-like enhancements (d) Articulation provided on front façade (e) Number and location of doors and windows are consistent with design guidelines (f) Roof style and pitch flat roof proposed
Wall openings	10% for all elevations	N/A	The second story on the north elevation must provide a minimum of 10% wall openings.
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	N/A	Flat roof

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

	Required 2020	Required 2006	Proposed
<b>Accessory buildings</b>	<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 that ten feet from any street lot line.</p>	<p>(a) TBD  (b) 6'4"  (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	44% - Does not conform
Front yard landscaped	30% minimum	50% minimum	44% - Does not conform
Rear yard landscaped	20% minimum	40% minimum	48%
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	Not provided
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**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 right-of-ways in all zoning districts.	2 trees	N/A	Not provided

**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	Not provided

**2020 Town of Surfside Adopted Residential Design Guidelines**

**2006 No Pertinent Section from Code**

***Building Massing***

<b>Required</b>	<b>Proposed</b>
Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.	Consistent. Revised rendering provides additional architectural features.

***Decorative Features***

<b>Required</b>	<b>Proposed</b>
Decorative features should be stylistically consistent throughout the entire building.	Consistent. Front façade has additional architectural features. Other sides and rear are white stucco.

***Overall Architectural Style***

<b>Required</b>	<b>Proposed</b>
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***

<b>Required</b>	<b>Proposed</b>
The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.	Consistent. Providing additional materials on the front façade to create additional interest and delineate this property from the other two proposed homes.

***Roof Materials, Types, and Slopes***

<b>Required</b>	<b>Proposed</b>
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***

<b>Required</b>	<b>Proposed</b>
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

**Zoning in Progress (ZIP) Conditions [As of August 9<sup>th</sup>, 2020]**

<b>Required</b>	<b>Proposed</b>
<p>Maximum 40% lot coverage provided however that the following shall not be included in determining the lot coverage:</p> <ul style="list-style-type: none"> <li>(1) Uncovered steps and exterior balconies</li> <li>(2) Uncovered terraces, patios, breezeways, or porches which are open on two (2) sides; and</li> <li>(3) Covered terraces, patios, breezeways, or porches which are open on two (2) sides.</li> </ul> <p>In no instance may the exemptions listed here exceed 15% of the total footprint of all principle and accessory buildings and structures.</p>	<p>Consistent 36% lot coverage (2,027/5,625=.36)</p> <p>Not able to determine if Consistent Pool and Deck = 484 SF 23% of lot coverage Need to determine SF of pool to determine whether meets 15% requirement</p>
<p>In the H30A and H30B districts, second story lot coverage is limited to 32% of the lot area, or 80% of the first-floor area, whichever is less</p>	<p>Consistent 17% of lot area (975/5,625=.17) 48% of first-floor area (917/2,027=.48)</p>
<p>Existing setback requirements set forth in the Current Zoning Code will continue to apply, unless there is a greater restriction in the 2006 zoning code, except that only the following projections/encroachments shall be permitted:</p> <ul style="list-style-type: none"> <li>(1) In the H30A, H30B and H30C districts west of Harding Avenue, eaves of sloped roofs may project up to 8" into any required yard. All other ornamental or screening features (in H30A/H30B) including cornices, sills, frames, and fins, may project no more than 6" into any required yard.</li> <li>(2) In the H30A/H30B districts, lots greater than 112.5 feet in depth will be required to provide front and rear yards that combine to equal at least 36% of the lots depth.</li> </ul>	<p>Not Consistent 10" roof overhang does not conform to Zoning in Progress</p>
<p>In the H30A/H30B districts, each lot must provide:</p> <ul style="list-style-type: none"> <li>(1) 35% of each lot must be pervious</li> <li>(2) 50% of the front yards and 40% of the rear yards must be landscaped</li> <li>(3) 20% of all landscaping must be Florida Friendly</li> </ul>	<ul style="list-style-type: none"> <li>(1) 45% pervious (2,530/5,625=.45)</li> <li>(2) 44% of the front yard (not consistent) and 48% of the rear yard</li> <li>(3) TBD</li> </ul>

The current zoning codes definition of building height will continue to apply to single family districts	Consistent
Roof decks shall not be permitted in any residential zoning district.	N/A

### RECOMMENDATION

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

[New single-family homes require notification the surrounding neighbors – 10 days prior to the review meeting]

- (1) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, more than 15% for accessory structures is not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.
  
- (2) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, eaves projecting more than 8” into the setback are not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.
  
- (3) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, front yard landscaping less than 50% is not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to

accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.

- (4) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, 20% of all landscaping must be Florida Friendly.
- (5) The second story on the south elevation must provide a minimum of 10% wall openings
- (6) Provide the setback from the rear setback for the pool. In doing so, show that it meets the minimum 5' setback.



DRB Meeting	___/___/20__
Application / Plans Due	6 / 16 / 2020

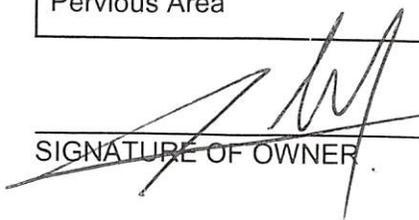
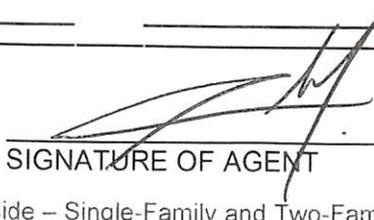
**TOWN OF SURFSIDE  
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

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	8712 BYRON AVE CORP
PHONE / FAX	786-218-3072
AGENT'S NAME	ANDREW HOME BUILDER
ADDRESS	1025 92ND STREET #701 BAY HARBOR
PHONE / FAX	786-218-3072
PROPERTY ADDRESS	<del>8712 (A)</del> BYRON AVE LOT C <sup>14-2235-005-4120</sup>
ZONING CATEGORY	SINGLE FAMILY H30B
DESCRIPTION OF PROPOSED WORK	NEW SINGLE FAMILY

<u>INTERNAL USE ONLY</u>			
Date Submitted	6.10.20	Project Number	2020-743
Report Completed		Date	6
Fee Paid	\$ 200.00		

<u>ZONING STANDARDS</u>	Required	Provided
Plot Size	5600 SF	5600 SF
Setbacks (F/R/S)	20'   20'   10'	20'   25'6"   10'
Lot Coverage	40%	38.8%
Height	30'	29'7"
Pervious Area		


 SIGNATURE OF OWNER \_\_\_\_\_ DATE 06/04/2020
 
 SIGNATURE OF AGENT \_\_\_\_\_ DATE 06/04/2020

PROPERTY ADDRESS:  
8712 BYRON AVENUE, SURFSIDE, FLORIDA 33154-3433

Res. For : ANDREU HOMEBUILDER  
LOT C BYRON AVE  
LOT FOLIO # 14-2235-005-4120  
SURFSIDE, FLORIDA

LEGAL DESCRIPTION:  
LOT 6, IN BLOCK 29, OF "SECOND AMENDED PLOT OF NORMANDY BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

SHEET INDEX	
CV1	SITE LAYOUT
CV2	SECOND FLOOR SETBACK TO PROPERTY LINE
A1	FIRST FLOOR PLAN SECOND FLOOR PLAN
A2	FRONT ELEVATION REAR ELEVATION
A3	RIGHT ELEVATION LEFT ELEVATION
A4	ROOF DECK FLOOR PLAN



SITE LAYOUT  
SCALE: 1"=10'



DESIGNED BY:

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

**DESIGN ODYSSEY Inc.**  
**Architectural Design**

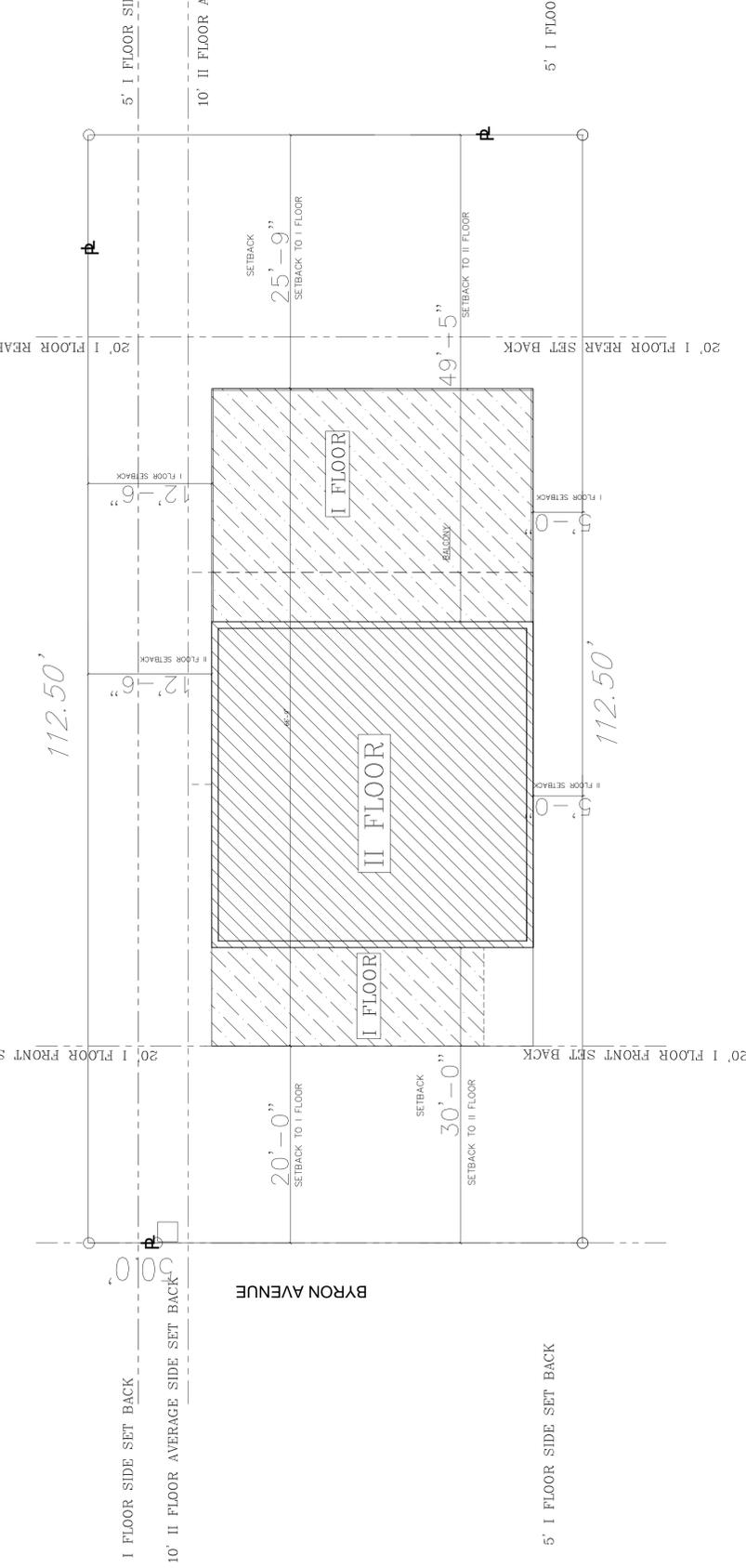
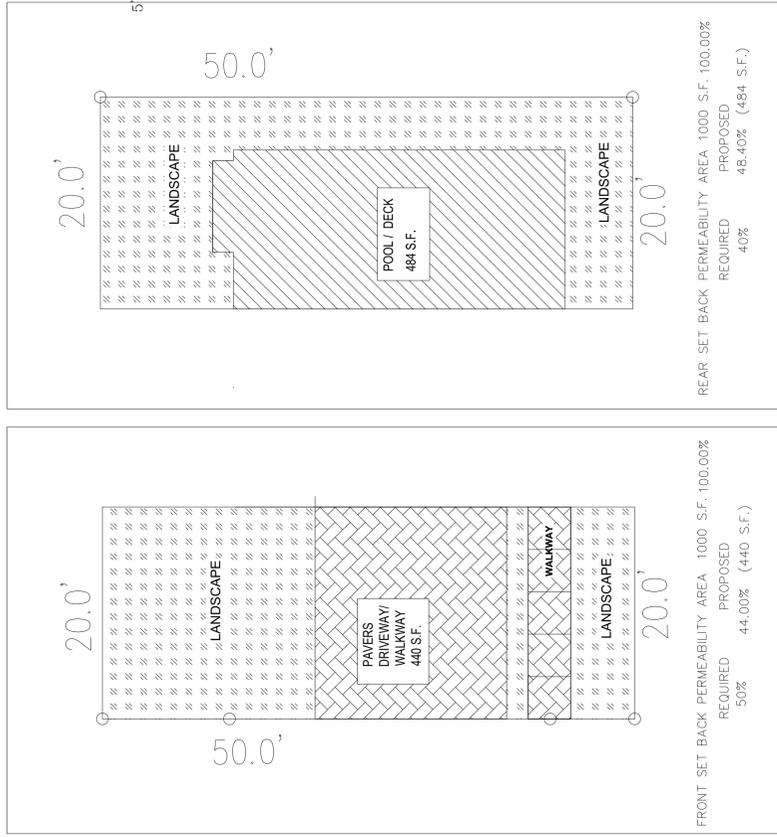
965 W COMMERCIAL BLVD.  
FORT LAUDERDALE FL 33309  
Phone (954) 418-7111  
Fax (954) 418-7110  
e-mail: designodyssey@aol.com  
WWW.DESIGNODYSSEY.NET

Sheet:

CV1

1 of 7  
FIN. FL. AT 10.00' NAVD

BUILDING CLASSIFICATION:  
TYPE V  
FBC 2017 CHAPTER 3, GROUP R-3 OCCUPANCY TABLE 503,  
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  
Kg  
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/AFOPA NDS-2012).



SECOND FLOOR SETBACK TO PROPERTY LINE  
 SCALE: 1/8"=1'-0"

TOTAL S.F. I FLOOR 2027 S.F. 100%  
 TOTAL S.F. II FLOOR 987 S.F. 48.67% IS LESS OF 50%

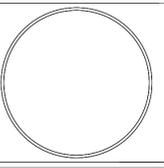
2011 CODE	ZONING REQUIREMENTS : H30B	2006 CODE
SITE AREA	REQUIRED 5,600 SQ.FT.	PROPOSED 5,625 SQ.FT.
MAX LOT COVERAGE 40% (2250)	=PROPOSED=(2027 SQ.FT.) 36.03%	REQUIRED 40% PROPOSED 36.03%
FIRST FLOOR BUILDING SET BACKS		
FRONT	REQUIRED 20'	PROPOSED 20'
SOUTH	10'	12'-6"
NORTH	5'	5'
REAR	20'	25'-9"
FIRST FLOOR LOT COVERAGE	2250 SQ.FT. 2027 SQ.FT.	2250 SQ.FT. 2027 SQ.FT.
FIRST FLOOR AREA + TERRACE	N/A	N/A
SECOND FLOOR BUILDING SET BACKS		
FRONT	REQUIRED 30'-0"	PROPOSED 30'
SOUTH	10'	12'-6"
NORTH	5'	5'
REAR	20'	43'-5"
UPPER FLOOR AREA UNDER AC PROPOSED	987 SQ.FT. (48.69% OF FIRST FLOOR)	NOT REQUIRED
UPPER FLOOR AREA 987' + TERRACE	789 SQ.FT. =1756 S.F.	NOT REQUIRED
MAX HEIGHT FROM CROWN OF ROAD	2 STORES 30'-0" 2 STORES 28'-11"	REQUIRED PROPOSED 2 STORES 30'-0" 2 STORES 28'-11"
POOL/DECK/DRIVEWAY/WALKWAY/STR.= 3095 S.F. =55.02%	REQUIRED PROPOSED 35%	REQUIRED PROPOSED 40%
MIN. LOT PERVIOUS(35% OF 5,625 SQ FT)	1968.75 S.F	55.02%
REAR SET BACK PERMEABILITY AREA 1000 S.F. 100.00%	40%	48.40% (484 S.F.)
FRONT SET BACK PERMEABILITY AREA 1000 S.F. 100.00%	50%	44.00% (440 S.F.)
FRONT SET BACK PERMEABILITY AREA	100.00%	(440 S.F.)
LANDSCAPING REQUIREMENTS : H30B		
STREET TREES	2	2
LOT TREES	5	6
SHRUBS	25	25

Res. For : ANDREU HOMEBUILDER  
 LOT C BYRON AVE  
 LOT FOLIO # 14-2235-005-4120  
 SURFSIDE, FLORIDA

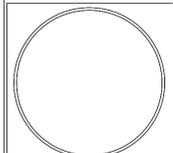
DESIGNED BY: ABEY  
 CHECKED BY: DRAWN BY: JE  
 DATE: 6-8-2020

Sheet:  
 CV2  
 2 of 7  
 FIN. FL. AT 10.00' NAVD

REVISIONS	BY



REVISIONS	BY



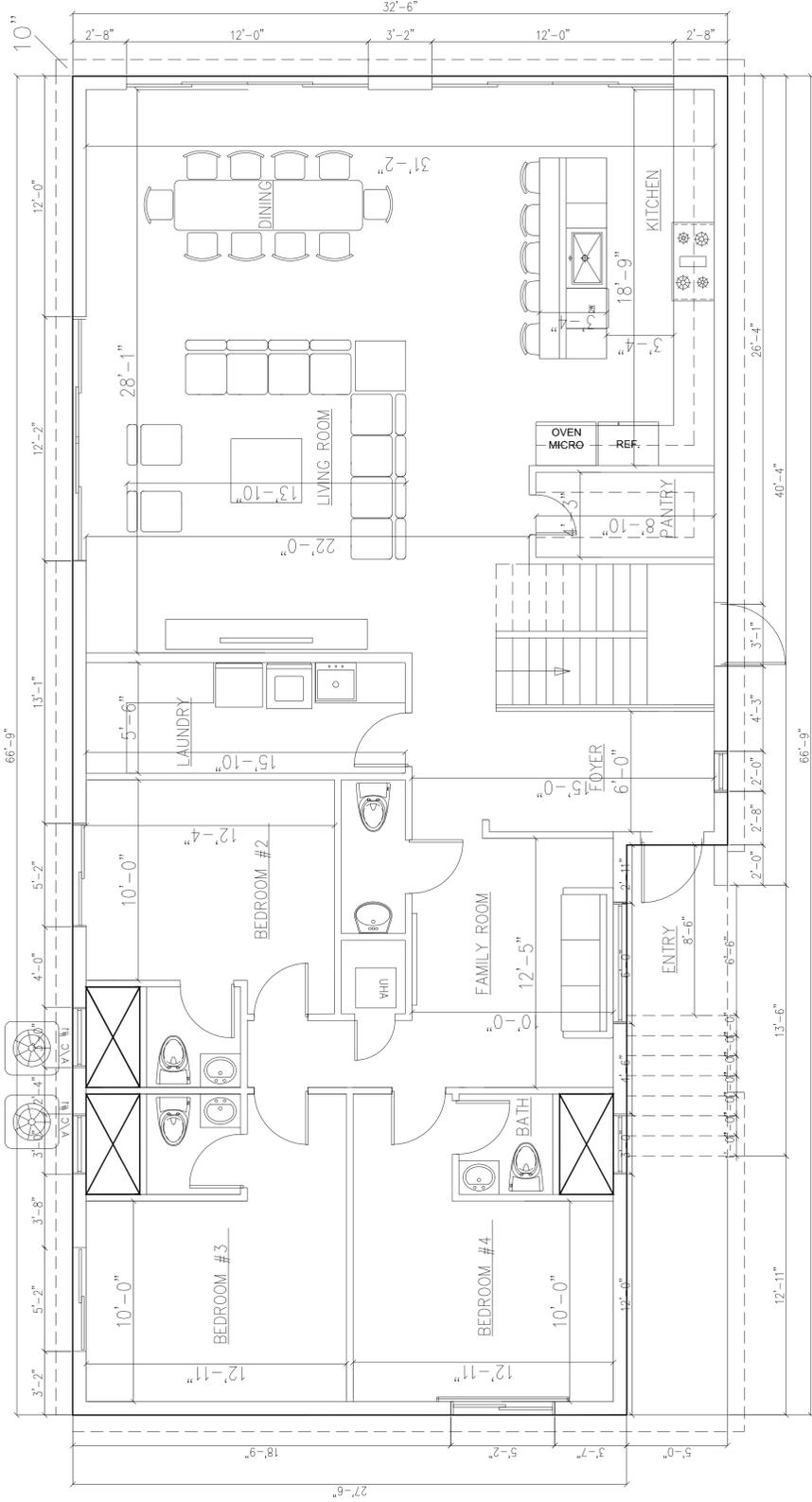
Res. For : ANDREU HOMEBUILDER  
 LOT C BYRON AVE  
 LOT FOLIO # 14-2235-005-4120  
 SURFSIDE, FLORIDA

**DESIGN ODYSSEY Inc.**  
 Architectural Design  
 965 WEST COMMERCIAL BLD  
 FORT LAUDERDALE FL 33309  
 Phone (954) 418-7111  
 e-mail: designodyssey@gmail.com  
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 CHECKED BY: TE  
 DRAWN BY: TE  
 DATE: 6-8-2020

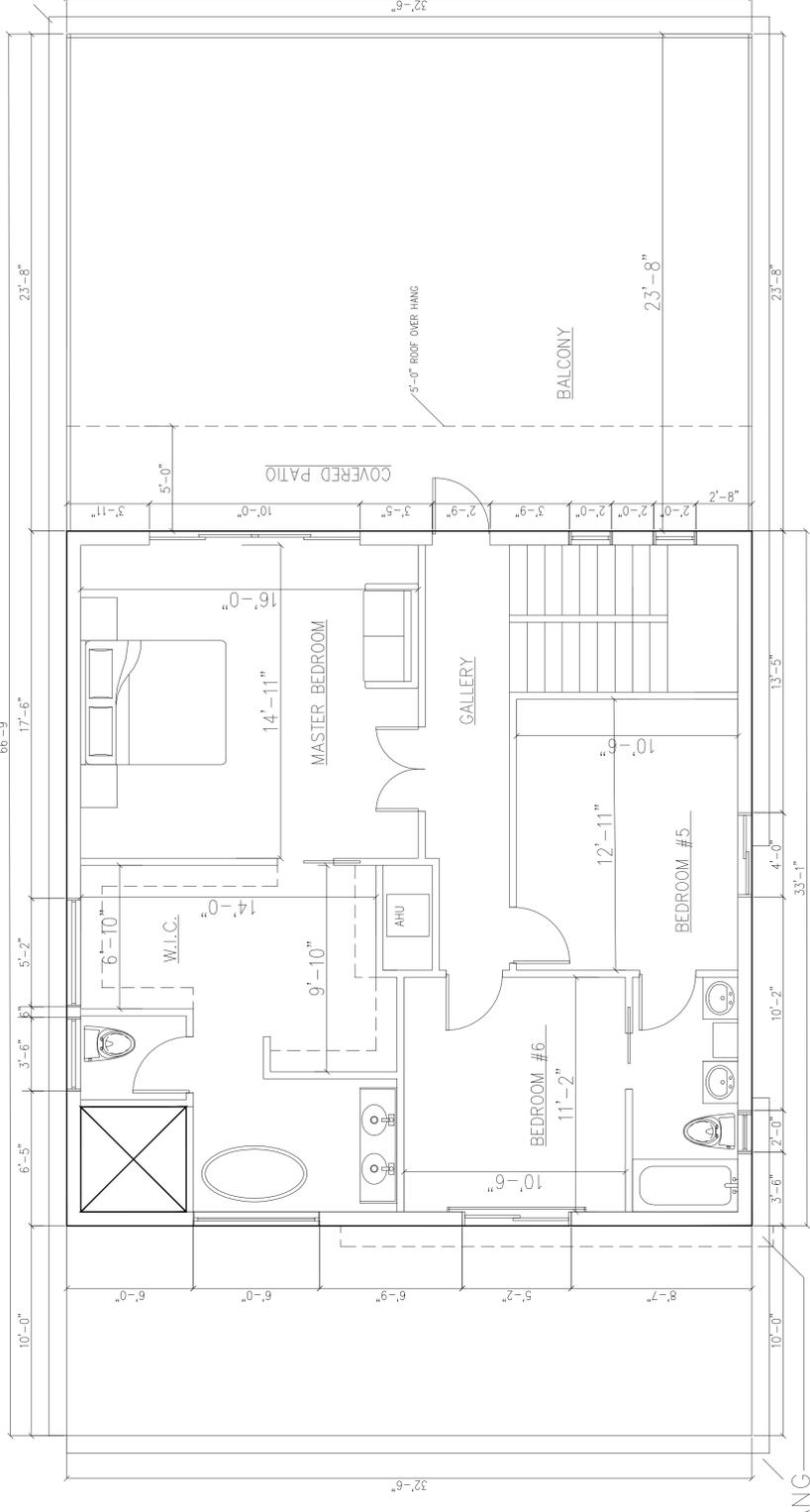
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 3 7

10" ROOF OVERHANG



**FIRST FLOOR PLAN 2027 S.F. 1/4"=1'-0"**

10" ROOF OVERHANG

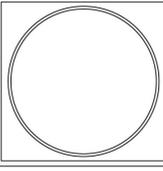


**SECOND FLOOR PLAN 987 S.F. 1/4"=1'-0"**

10" ROOF OVERHANG

FIN. FL. AT 10.00' NGVD

REVISIONS	BY



Res. For : ANDREU HOMEBUILDER  
 LOT C BYRON AVE  
 LOT FOLIO # 14-2235-005-4120  
 SURFSIDE, FLORIDA



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 Architectural Design

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 FORT LAUDERDALE FL 33309  
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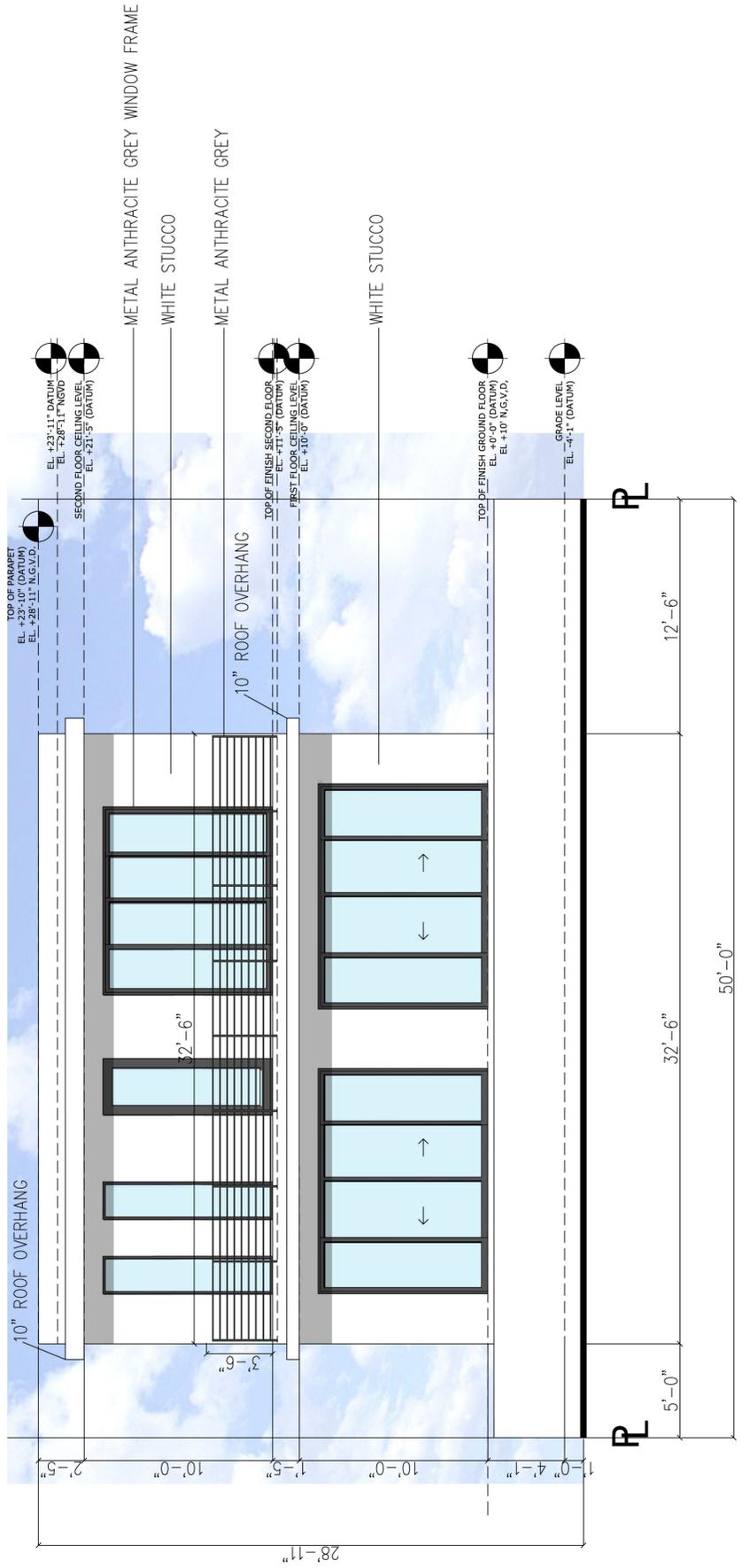


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 CHECKED BY: JL  
 DRAWN BY: JL  
 DATE: 6-8-2020

Sheet:  
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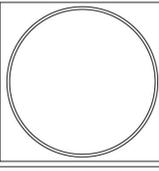


**1** FRONT ELEVATION - EAST  
 1/4" = 1'-0"



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

REVISIONS	BY



Res. For : ANDREU HOMEBUILDER  
 LOT C BYRON AVE  
 LOT FOLIO # 14-2235-005-4120  
 SURFSIDE, FLORIDA



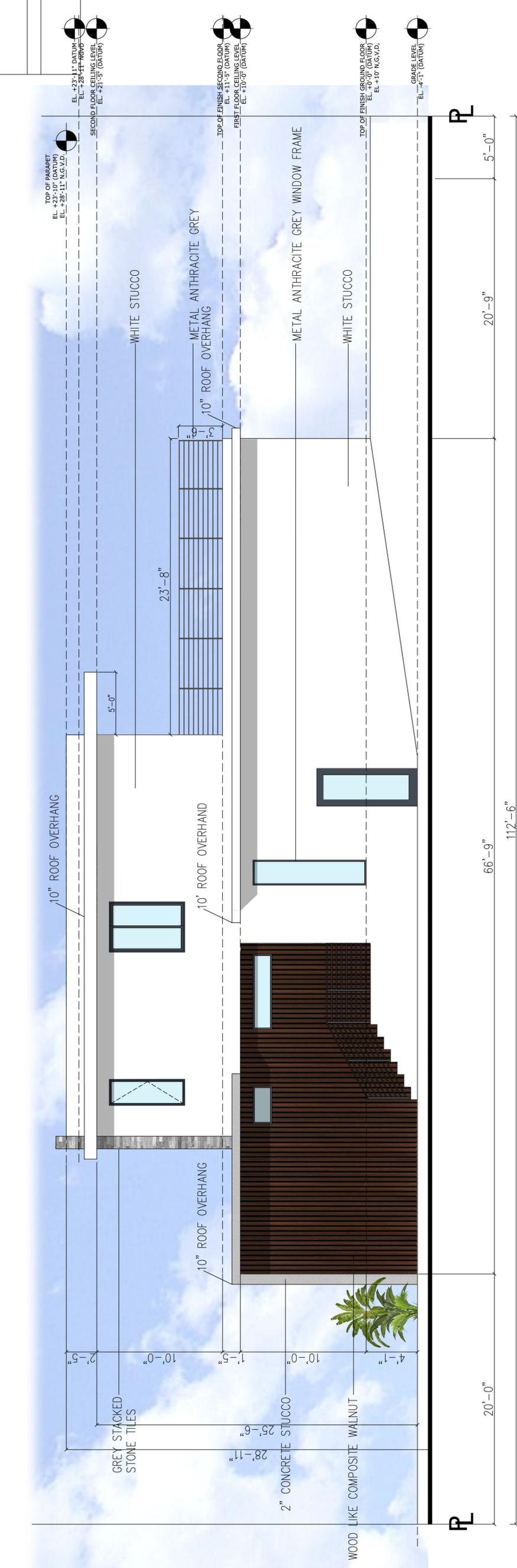
**DESIGN ODYSSEY Inc.**  
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 e-mail: designodyssey@gmail.com  
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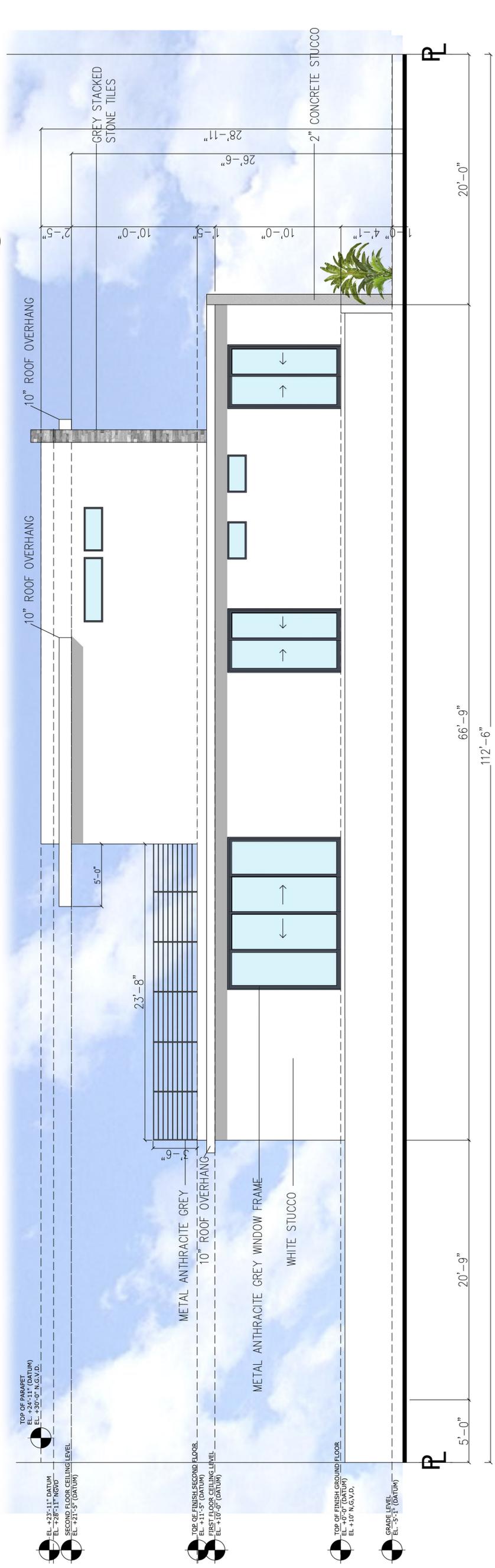


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 CHECKED BY: IE  
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 DATE: 6-8-2020

Sheet: **A3**  
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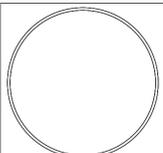
**3** LEFT ELEVATION - NORTH  
 1/4" = 1'-0"



**4** RIGHT ELEVATION - SOUTH  
 1/4" = 1'-0"

FIN. FL. AT 10.00' NGVD

REVISIONS	BY



Res. For : ANDREU HOMEBUILDER  
 LOT C BYRON AVE  
 LOT FOLIO # 14-2235-005-4120  
 SURFSIDE, FLORIDA



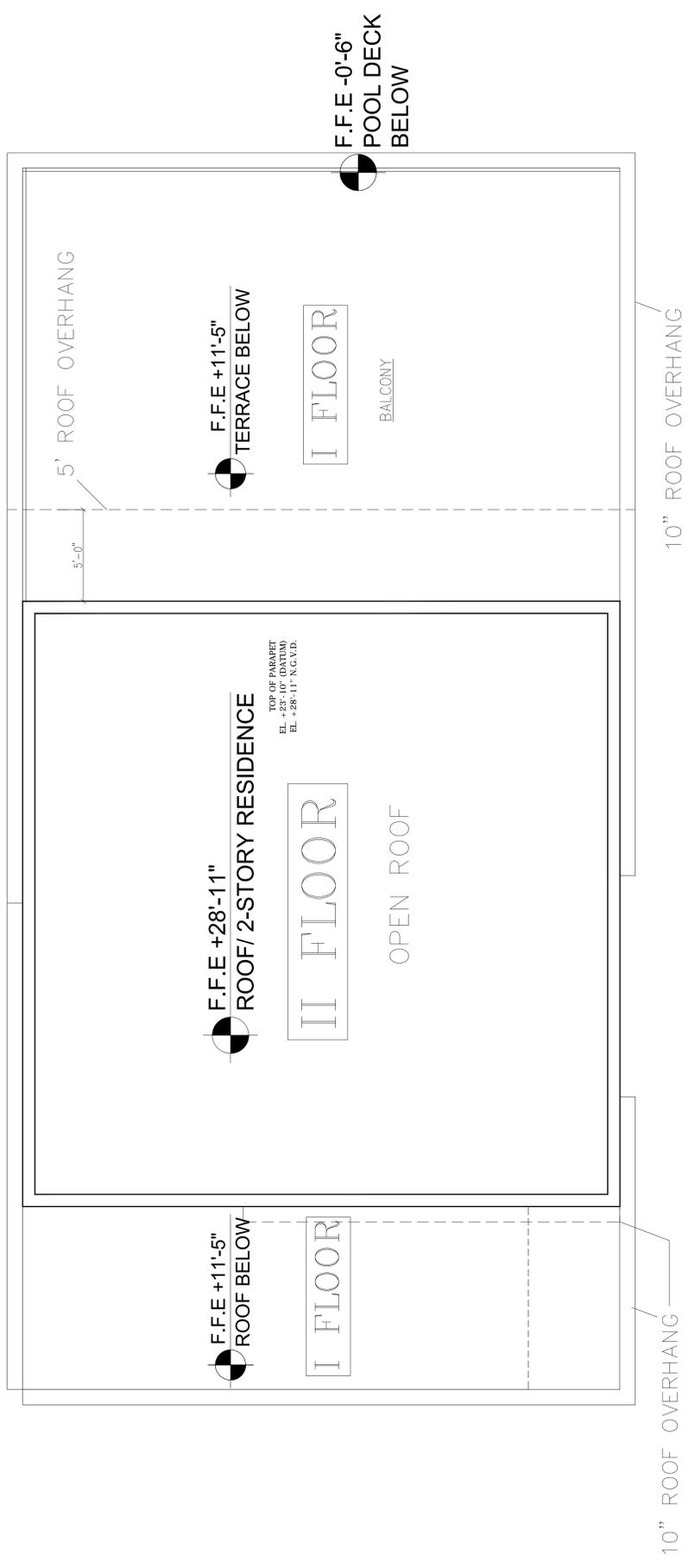
**DESIGN ODYSSEY Inc.**  
 Architectural Design

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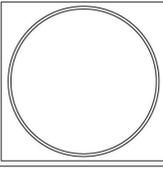
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 CHECKED BY:  
 DRAWN BY: JE  
 DATE: 6-8-2020

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 A4  
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ROOF DECK FLOOR PLAN  
 1/4" = 1'-0"  
 N

REVISIONS	BY



Res. For : ANDREU HOMEBUILDER  
 LOT C BYRON AVE  
 LOT FOLIO # 14-2235-005-4120  
 SURFSIDE, FLORIDA



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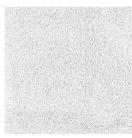
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 DATE: 6-8-2020

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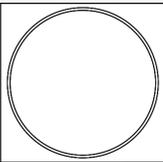
**1 FRONT ELEVATION - EAST**  
 1/4" = 1'-0"

MATERIAL SCHEDULE

-  WHITE STUCCO
-  GREY STACKED STONE TILES
-  WOOD LIKE COMPOSITE WALNUT
-  CONCRETE STUCCO
-  METAL ANTHRACITE GREY

LIGHTS AROUND THE HOUSE SHOULD BE IN A LOW VOLUME DIM MODE  
 LIGHTING SHOULD NOT SPILL INTO ADJACENT NEIGHBORS  
 LIGHTING SHOULD NOT SPILL INTO THE FRONT STREET  
 PHOTOMETRIC PLANS WILL BE SUBMITTED TO THE BUILDING  
 DEPARTMENT WITH CONSTRUCTION DOCUMENTS

REVISIONS	BY



Res. For : ANDREU HOMEBUILDER  
 LOT C BYRON AVE  
 LOT FOLIO # 14-2235-005-4120  
 SURFSIDE, FLORIDA

**DESIGN ODYSSEY Inc.**  
 Architectural Design  
 805 WEST COMMERCE BLVD  
 FORT LAUDERDALE FL 33308  
 Phone (954) 418-7111  
 e-mail: designodyssey@designodyssey.com  
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DESIGNED BY: ABEY  
 CHECKED BY: JE  
 DRAWN BY: JE  
 DATE: 6-8-2020

Sheet:  
**B1**



# FAMOUS MID-CENTURY MODERN HOMES INSPIRATIONS



The Edris House, designed by architect E. Stewart Williams in the early 1950's PALM SPRINGS, CA



Gropius House by Walter Gropius, Lincoln, Massachusetts, 1938



William Krisel in the Twin Palms neighborhood of Palm Springs, California



The Delcourt House by Richard Neutra France 1968



Richard Neutra's Kaufmann House (1946) in Palm Springs, California



Casa Broughton, Bel Air, Los Angeles, USA, by Craig Ellwood, 1950

Res. For : ANDREU HOMEBUILDER  
 LOT C BYRON AVE  
 LOT FOLIO # 14-2235-005-4120  
 SURFSIDE, FLORIDA



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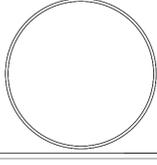


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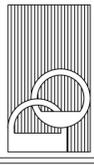
**B2**

REVISIONS	BY





Res. For : ANDREU HOMEBUILDER  
 LOT C BYRON AVE  
 LOT FOLIO # 14-2235-005-4120  
 SURFSIDE, FLORIDA



**DESIGN  
 ODYSSEY Inc.**

Architectural Design

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DESIGNED BY: ABEY

CHECKED BY: JE

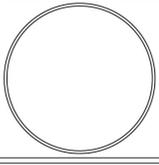
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DATE: 6-8-2020

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**B3**

REVISIONS	BY



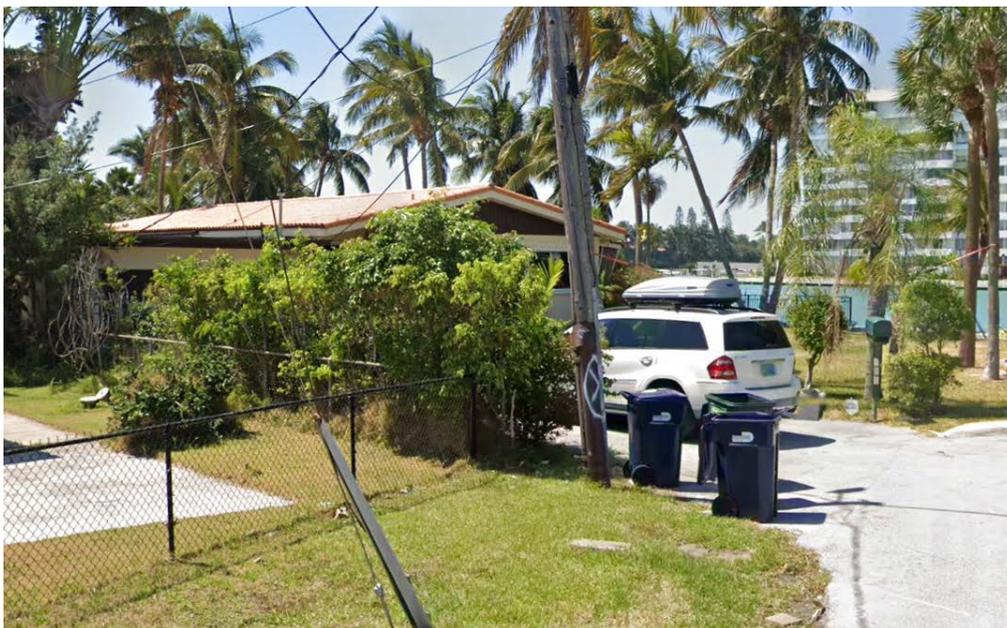


## MEMORANDUM

To: Planning and Zoning Board  
Thru: Jason Greene, Interim Town Manager  
From: James Hickey, AICP, Town Planner  
CC: Lillian Arango, Town Attorney  
Date: August 27, 2020  
Re: 924 93<sup>rd</sup> Street – New 2-Story Home

---

The property is located at 924 93<sup>rd</sup> Street, within the H30A zoning district. The applicant is requesting to build a new 6,372 square foot two-story home. The plans include a new driveway, walkways, pool, deck, 2-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' NAVD on plans NGVD required for submittal

**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	30'0"

**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 feet (See Zoning in Progress Analysis)

**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
Maximum Lot Coverage	40%	40%	34.74% (3,945/11,273=.347)
FIRST STORY (UP TO 15 FT IN HEIGHT)			
Primary frontage	Minimum 20 FT	Minimum 20 FT	20'1"
Interior side (When the site consists of more than one lot of record, as shown on plats in effect on November 13, 2018)	Minimum 10% of frontage	Minimum 10% of frontage	10'3" (10% of the 102.3' frontage)
Rear	Minimum 20 FT	Minimum 20 FT	20'0"

	UPPER STORY OR WALL PLANES GREATER THAN 15 FT IN HEIGHT		
Primary frontage	Minimum 20 FT / Average 30 FT	Minimum 20 FT	Minimum 20 FT / Average 30 not being met (variance)
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	East Side: Minimum: 20'6" (10%) Average: 20'6" (20%)  West Side: Minimum: 20'6" (10%) Average: 20'6" (20%) Also must meet requirements of 90-48.3 of 25' setback (variance)
Rear	Minimum 20 FT / Average n/a	Minimum 20 FT	20 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	Limited projections conform
Air conditioning equipment, pool pump or other mechanical equipment may be located in a required rear setback, provided;	<ul style="list-style-type: none"> <li>a. such equipment is at least 15 feet from any other single-family or two-family residence</li> <li>b. shall maintain at least a five-foot setback from the rear and side yards</li> <li>c. is not visible from any street or waterway</li> </ul>	<ul style="list-style-type: none"> <li>a. such equipment is at least 15 feet from any other single-family or two-family residence</li> <li>b. is not visible for any street or roadway</li> </ul>	<ul style="list-style-type: none"> <li>a. &gt;15 FT</li> <li>b. &gt;5 FT</li> <li>c. The pool equipment is existing and is visible along the waterway(existing)</li> </ul>

**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	102.35'
Minimum lot area	8,000 feet	8,000 feet	11,273 SF
Maximum lot coverage	40%	40%	34.7% (3,945/11,273=.347)
Pervious area	35% (minimum)	N/A	40.5% (4,570/11,273=0.405)

**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 home is created through the modulation of; (a) Length, width and massing of the structure on the east side (b) 2 stories proposed (c) Façade is white stucco with two types of porcelain tile. (d) Building is articulated on the front façade (e) Windows and doors provide additional interest and break up building façade (f) Proposing flat roof
Wall openings	10% for all elevations	N/A	>10%
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;	N/A	Flat roof provided

	(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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**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	N/A	See Zoning in Progress analysis  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
<b>Accessory buildings</b>	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.	Pool is existing and no additional accessory buildings proposed

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

	<b>Required 2020</b>	<b>Required 2006 90-187</b>	<b>Proposed</b>
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 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...	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 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...	Existing Pool

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

	<b>Required 2020</b>	<b>Required 2006</b>	<b>Proposed</b>
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.	Fencing not proposed on site plan at this time.
	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.	Fence/wall not proposed on site plan at this time.

	<p>90-56.4 Front yard and corner yard fences and ornamental walls</p> <p>Lot frontage is wider than or equal to 100 ft</p> <p>Maximum Height:</p> <p>(a) 4ft + ½ ft per 10 feet of lot width exceeding 50 feet, maximum 5 ft</p> <p>Maximum Opacity:</p> <p>All wall and fence surfaces two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent</p>	<p>An ornamental hedge with a height of not more than three feet shall be permitted. Under no circumstances is any fence, wall or hedge to be located on a corner lot in such a way as to conflict with the requirements of section 190-181 (vision clearance)</p>	<p>Not proposed at this time.</p>
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**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% (65%)
Front yard landscaped	30% minimum	50% minimum	>50% (65%)
Rear yard landscaped	20% minimum	40% minimum	>40% (60%)
Number of Curb Cuts	One minimum	One minimum	1
Curb Cut side set back	5 feet minimum	5 feet minimum	>5 feet (12'8")
Curb cut width	1 curb cut not more than 18' in width	1 curb cut not more than 18' in width	18'0"
Driveway Materials	<p>Limited to the following</p> <ol style="list-style-type: none"> <li>1. Pavers</li> <li>2. Color and texture treated concrete, including stamped concrete</li> <li>3. Painted concrete shall not be permitted.</li> <li>4. Asphalt shall not be permitted.</li> </ol>	N/A	Paver driveway

**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
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**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 right-of-ways 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 25 shrubs shall be planted per lot.	5 trees, 25 shrubs	N/A	TBD

**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. Due to lot configuration, building is designed utilizing the diagonal shape of lot

***Decorative Features***

Required	Proposed
Decorative features should be stylistically consistent throughout the entire building.	Consistent – addition of two types of porcelain tile enhance the look of the front façade.

***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 – Modern style

**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.	Front façade has additional architectural detail. Other three sides have same style with consistent windows and white stucco.

**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

**Zoning in Progress (ZIP) Conditions [As of August 9<sup>th</sup>, 2020]**

Required	Proposed
Maximum 40% lot coverage provided however that the following shall not be included in determining the lot coverage: (1) Uncovered steps and exterior balconies (2) Uncovered terraces, patios, breezeways, or porches which are open on two (2) sides; and (3) Covered terraces, patios, breezeways, or porches which are open on two (2) sides.	Consistent Lot coverage 34.74% (3,917/11,273=.38)  Not consistent 15% accessory structures Proposed covered patio 318 SF Existing pool and deck 1,797 SF Total 2,215 SF = 54% 587 SF allowed (587/3,917=.15)  Need to calculate SF of pool area to determine if 15% requirement is being met.

In no instance may the exemptions listed here exceed 15% of the total footprint of all principle and accessory buildings and structures.	
In the H30A and H30B districts, second story lot coverage is limited to 32% of the lot area, or 80% of the first-floor area, whichever is less	Consistent Second story coverage is 2,771 SF. - 72.6% of the first floor - 24% of the lot area
Existing setback requirements set forth in the Current Zoning Code will continue to apply, unless there is a greater restriction in the 2006 zoning code, except that only the following projections/encroachments shall be permitted:  (1) In the H30A, H30B and H30C districts west of Harding Avenue, eaves of sloped roofs may project up to 8" into any required yard. All other ornamental or screening features (in H30A/H30B) including cornices, sills, frames, and fins, may project no more than 6" into any required yard.  (2) In the H30A/H30B districts, lots greater than 112.5 feet in depth will be required to provide front and rear yards that combine to equal at least 36% of the lots depth.	First floor and upper story setbacks/average setbacks conform  (1) Entry roof overhang into front setback (no dimension provided)  Stairway proposed within east side setback.  (2) Not consistent 40 feet (20 feet in the front/20 feet in the rear) combined front yard and rear equates to 36% of the lot depth $67/117.34 = .57$ (57%)  (Parcel is just 5' longer than traditional Town lot (112.5') and is irregularly shaped)
In the H30A/H30B districts, each lot must provide: (1) 35% of each lot must be pervious (2) 50% of the front yards and 40% of the rear yards must be landscaped (3) 20% of all landscaping must be Florida Friendly	Consistent (1) 40.54% ( $4,570/11,273=0.375$ ). (2) 64% landscaped front yard 52% landscaped in the rear yard. (3) To be reviewed/verified at time of building permit
The current zoning codes definition of building height will continue to apply to single family districts	30' proposed. Conforms provided plans are in NGVD
Roof decks shall not be permitted in any residential zoning district.	Not permitted

### RECOMMENDATION

Staff finds the application does not meet the 2020 and 2006 Zoning Codes as well as the Zoning in Progress subject to the following:

- 1) Average second story setback is not being met and variance would be required as proposed. The average second story setback is 20' as proposed and is required to be an average of 30'. There is discrepancy

between sheet CV2/A2 and CV3 as it relates to the 2<sup>nd</sup> floor coverage – specifically the average upper story front setback. CV2/A2 shows the second floor extending to the first-floor wall plane – creating a scenario portraying an average 20’ upper story setback. The required upper story average front setback is 30’ – as shown on CV3. Please update sheet CV2/A2 to reflect and provide consistency with other sheets. Furthermore, A4 appears to show a flush wall plane between the two stories. It doesn’t appear that the second-floor steps back.

- 2) East setback does not conform with 90-48.3 which states not building can be erected within 25’ of the seawall and variance would be required as proposed.
- 3) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, the rooftop deck depicted on the plans is not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.
- 4) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, ornamental and screening features projecting more than 6" within a setback depicted on the plans are not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.
- 5) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, the stairway within the east setback depicted on the plans is not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.

- 6) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, a front and rear yard equaling less than 36% as depicted on the plans is not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.
- 7) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, more than 15% for accessory structures is not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.
- 8) Per the ZIP conditions as of August 9<sup>th</sup>, 2020 - 20% of all landscaping must be Florida Friendly. Please provide details showing this ZIP condition is being met.



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

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

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

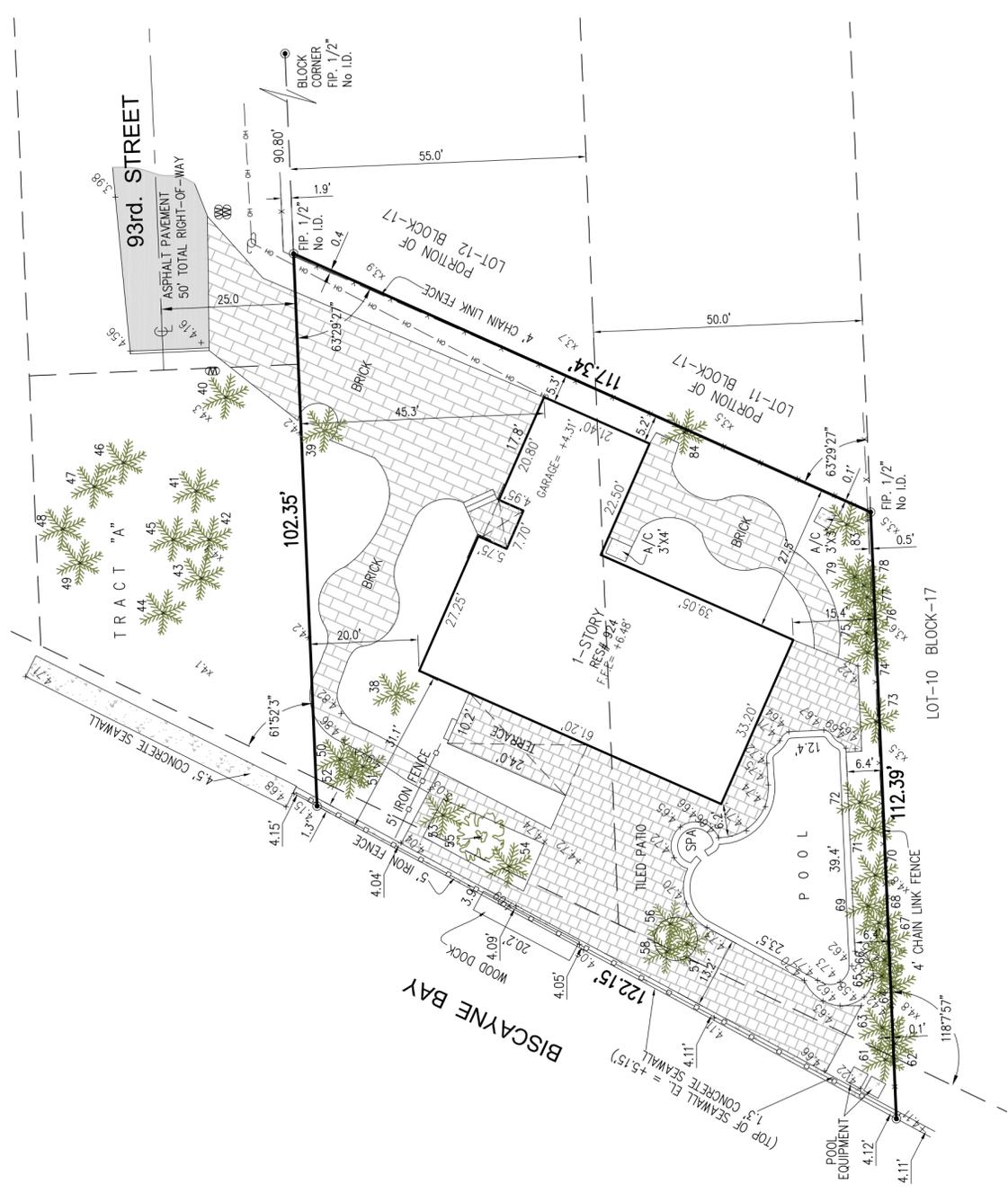
<b>PROJECT INFORMATION</b>	
OWNER'S NAME	<u>SURFSIDE STUDIO, LLC</u>
PHONE / FAX	<u>786-218-3072</u>
AGENT'S NAME	<u>ANDREW HOME BUILDER</u>
ADDRESS	<u>1025 92ND STREET #701 BAY HARBOR</u>
PHONE / FAX	<u>786-218-3072</u> <span style="float: right;"><u>FL 33154</u></span>
PROPERTY ADDRESS	<u>924 93RD STREET SURFSIDE</u>
ZONING CATEGORY	<u>H30A</u>
DESCRIPTION OF PROPOSED WORK	<u>NEW SINGLE FAMILY HOME</u>

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

<u>ZONING STANDARDS</u>	Required	Provided
Plot Size	<u>8,000 SF</u>	<u>11,273 SF</u>
Setbacks (F/R/S)	<u>20'   20'   10.23'</u>	<u>20'-1"   20'   10'-3"</u>
Lot Coverage	<u>4,504 SF (40%)</u>	<u>3917 + 318 COVERED PATIO (38,180)</u>
Height	<u>30'</u>	<u>30'</u>
Pervious Area	_____	_____

[Signature] 06/09/2020  
SIGNATURE OF OWNER DATE

[Signature] 06/09/2020  
SIGNATURE OF AGENT DATE



TREE TABULATION:

TREE ID #	TYPE (COMMON NAME)	DIAMETER (IN) @ 4.5'	HEIGHT (OAH) FT	SPREAD (FT)	TREE ID #	TYPE (COMMON NAME)	DIAMETER (IN) @ 4.5'	HEIGHT (OAH) FT	SPREAD (FT)
38	PALM	3	15	5	61	COCONUT	10	12	10
39	PALM	17	30	15	62	COCONUT	12	35	15
40	PALM	12	12	5	63	COCONUT	12	40	15
41	PALM	10	20	10	64	COCONUT	14	35	15
42	PALM	13	20	10	65	COCONUT	10	18	10
43	PALM	10	20	5	66	COCONUT	10	18	10
44	PALM	12	20	10	67	COCONUT	10	25	15
45	PALM	12	20	10	68	COCONUT	12	30	10
46	PALM	18	20	15	69	COCONUT	14	20	15
47	PALM	12	20	10	70	COCONUT	16	30	15
48	PALM	12	20	10	71	COCONUT	12	15	10
49	PALM	11	30	15	72	COCONUT	12	35	10
51	COCONUT	12	30	15	74	PALM	11	18	10
52	COCONUT	12	30	15	75	PALM	4	18	5
53	COCONUT	12	35	15	76	PALM	3	12	5
54	COCONUT	10	25	15	77	PALM	3	15	5
55	TREE	9	15	10	78	PALM	4	18	5
56	COCONUT	14	30	15	79	PALM	5	20	5
57	COCONUT	16	30	15	83	12 PALMS	4	18	15
58	COCONUT	151	30	15	84	2 PALMS	4	20	10

NO.	DATE	DESCRIPTION	BR.	APP.

**BOUNDARY SURVEY**

TYPE OF SURVEY:

**SURFSIDE STUDIO LLC**  
924-93rd STREET, SURFSIDE, FLORIDA 33154

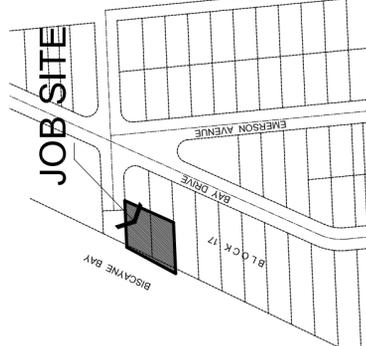
PREPARED FOR:

**LAND SURVEYORS, INC. L.B.# 7282**  
info@RoyalPoint.com  
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL, 33014 \*\*\* TEL: 305-822-6062 \*\*\* FAX: 305-827-9669

DRAWN: MEB.  
CHECKED: P.J.A.  
SCALE: AS NOTED  
FIELD DATE: 11/11/2019  
JOB No.: RP19-1372  
SHEET:

1

OF 1 SHEET



- LEGEND**
- = Existing Elevations
  - = Overhead Wire Line
  - = Wood Fence
  - = Chain Link Fence
  - = Iron Fence
  - = Monument Line
  - = Centeline
  - = Property Line
  - = Arc
  - = Bearing
  - = Chord
  - = Length
  - = Radius
  - = Target
  - = Dancer
  - = Air Conditioner
  - = Concrete
  - = Concrete Block & Stucco
  - = Dead
  - = Drainage Easement
  - = Drainage Maintenance Easement
  - = Found Drill Hole
  - = Finish Floor Elevation
  - = Found Iron Pipe/Flt
  - = Found Nail
  - = Found Nail & Disc
  - = Florida Power Light
  - = Height Maintenance Easement
  - = Measured
  - = Platted
  - = Point of Beginning
  - = Point of Commencement
  - = Record
  - = Residence
  - = Set Iron Pin/Radar
  - = Spread
  - = Utility Easement

**PROPERTY ADDRESS:**  
924-93rd STREET, SURFSIDE, FL 33154  
Folio# 14-2235-006-2940

**LEGAL DESCRIPTION**  
Lots 11 and 12, Less the Eastern 90.80 feet thereof, in Block 17, of ALTOS DEL MAR, NO. 51, according to the Plat thereof, as recorded in Plat Book 6, Page 92, of the Public Records of Miami-Dade County, Florida.

**SURVEYOR'S NOTES:**  
1- The Legal Description was provided by the Client from most recent County Records available. ABSTRACT NOT REVIEWED.  
2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances.  
3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.  
4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.  
5- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.  
6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.  
7- The surveyor does not determine fence and/or wall ownership.  
8- Accuracy: The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'. The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'.  
9- All measurements shown hereon are made in accordance with the United States Standard Feet.  
10- Type of survey BOUNDARY SURVEY.  
11- North arrow direction is based on an assumed meridian as shown on the aforementioned Plat.  
12- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)  
13- Benchmark Used: Miami-Dade County Benchmark #R-243. Elevation = +6.59.  
14- Flood Zone Data: Community/ Panel #12065910306L Dated: 9/11/09 Flood Zone: "AE" Base Flood Elevation = +8.0'  
15- This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY:  
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.  
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc. LB# 7282  
 JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER, LS# 6231 STATE OF FLORIDA  
 PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER, LS# 5680 STATE OF FLORIDA

# Res. For: RAPHAEL AMMAR

LOT 11-12 BLOCK 17

924-93rd ST. SURFSIDE, FL. 33154

PROPERTY ADDRESS:  
924-93rd STREET, FLORIDA 33154  
Folio# 14-2235-006-2940

**LEGAL DESCRIPTION:**

Lots 11 and 12, LESS the Eastly 90.80 feet thereof, in Block 17, 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.

**ZONING:**

FLOOD ZONE: AE

BASE ELEV: 10.0' NAVD

**SITE DATA:**

DESCRIPTION	AREA	%OF SITE
SITE AREA	11273	100.00%
WALKWAY/DRIVEWAY	671	5.95%
DECK/POOL	1797	15.94%
BLDG. FOOTPRINT (HOUSE,PATIO AND GARAGE)	4235	37.57%
LANDSCAPING	4570	40.54%

FLOOD ZONE AE BFE 10' NIN F.F

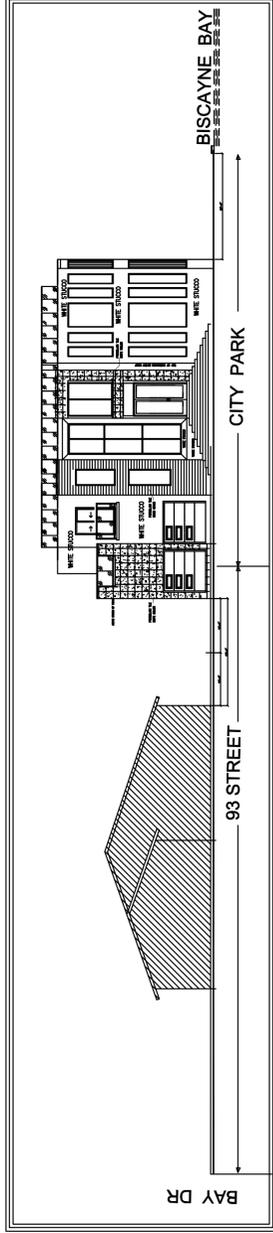
(HOUSE,PATIO AND GARAGE)

**LAND USE:**

RESIDENTIAL - medium-high

MAX LOT COVERAGE(HOUSE AND GARAGE) 35% REQUIRED (3,945.55) PROPOSED 34.740% (3917) SQ.FT.  
( PERVIOUS =LANDSCAPING 4570 (40.54%)

EXISTING TREES SCHEDULE SEE ATTACHED SURVEY



STREET VIEW

SCALE: 1/16"=1'-0"

SHEET INDEX	
CV1	SITE LAYOUT
CV2	SECOND FLOOR SITE SETBACK TO PROPERTY LIN
CV3	SECOND FLOOR FRONT SETBACK TO PROPERTY LIN
A1	FIRST FLOOR PLAN
A2	SECOND FLOOR PLAN
A3	ROOF DECK FLOOR PLAN
A4	FRONT ELEVATION RIGHT ELEVATION
A5	REAR ELEVATION LEFT ELEVATION

**LIGHTS NOTE:**

LIGHTS AROUND THE HOUSE SHOULD BE IN A LOW VOLUME DIM MODE  
LIGHTS AROUND THE HOUSE SHOULD BE IN A LOW VOLUME DIM MODE  
LIGHTING SHOULD NOT SPILL INTO ADJACENT NEIGHBORS  
LIGHTING SHOULD NOT SPILL INTO THE FRONT STREET  
PHOTOMETRIC PLANS WILL BE SUBMITTED TO THE BUILDING DEPARTMENT WITH CONSTRUCTION DOCUMENTS.

**BISCAYNE BAY**

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).

DESIGNED BY:

**DESIGN ODYSSEY Inc.**  
**Architctural Design**

8-6-2020

965 W COMMERCIAL BLVD.  
FORT LAUDERDALE FL. 33309  
Phone (954) 418-7111  
Fax (954) 418-7110  
e-mail: designodyssey@aol.com  
WWW.DESIGNODYSSEY.NET

Sheet:

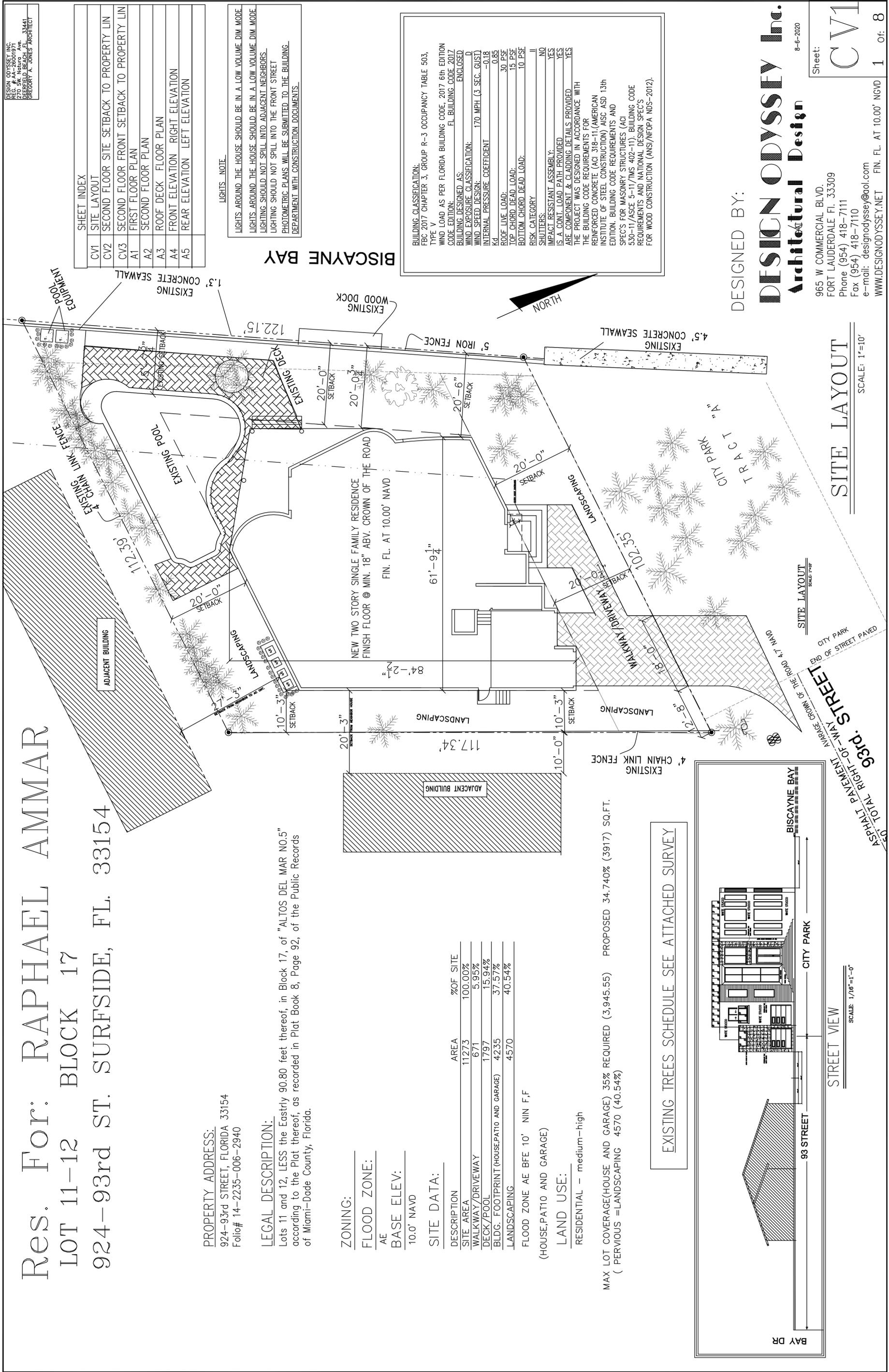
CV1

1 of 8

**SITE LAYOUT**

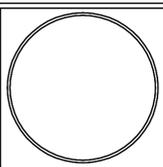
SCALE: 1"=10'

SITE LAYOUT SCALE: 1/16"



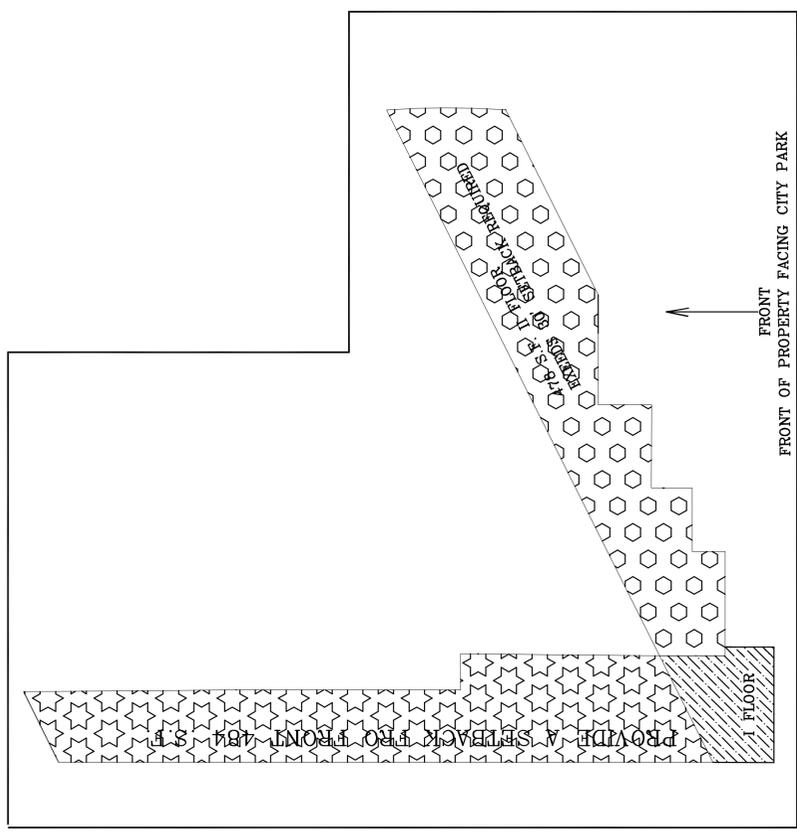


REVISIONS	BY



DESIGN ODYSSEY, INC.  
 2710 N.W. 26th Dr.  
 DEERFIELD BEACH, FL 33441  
 GREGORY A. JONES ARCHITECT

ON II FLOOR WE NEED 478 S.F. ADDITIONAL SET BACK ON THE FRONT OF THE HOUSE  
 WE PROVIDED ADDITIONAL SETBACK ON FRONT AND THE EAST SIDE OF THE BUILDING FOR 484 S.F.  
 AND CREATED AVERAGE NECESSARY FOR THE FRONT SET BACK



478 S.F. REQUIRED WE PROVIDE 484 S.F.

SECOND FLOOR FRONT 30' AVERAGE SETBACK TO PROPERTY LINE

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

FRONT (DO NOT FACING STREET, FACING PARK)  
 WE SHOULDN'T REQUIRE 30' SETBACK ON II FLOOR

RAPHAEL AMMAR  
 LOT 11-12 BLOCK 17  
 SURFSIDE, FL.  
 924 93 ST



**DESIGN ODYSSEY Inc.**  
 Architectural Design  
 855 WEST COMERSON BLVD  
 FORT LAUDERDALE FL 33309  
 Phone (954) 418-7111  
 e-mail: designodyssey@aol.com  
 WWW.DESIGNODYSSEY.NET



DESIGNED BY: ABEY  
 DRAWN BY: JE  
 DATE: 8-6-2020

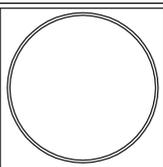
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CV3

4 of 15

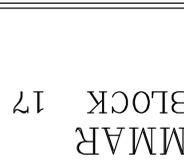
FIN. FL. AT 10.00' NGVD

REVISIONS	BY



DESIGN ODYSSEY, INC.  
2710 S.W. 11th Ave., Suite 200  
DEERFIELD BEACH, FL 33441  
GREGORY A. JONES ARCHITECT

RAPHAEL AMMAR  
LOT 11-12  
BLOCK 17  
SURFSIDE, FL.  
924 93 ST



**DESIGN ODYSSEY Inc.**  
architectural design  
6555 POWERLINE RD SUITE 308  
FORT LAUDERDALE FL 33309  
Phone: (954) 418-7111  
Fax: (954) 418-7110  
e-mail: designodyssey@aol.com  
WWW.DESIGNODYSSEY.NET

DESIGNED BY: ABEY  
DRAWN BY: TE  
CHECKED BY:  
DATE: 8-6-2020

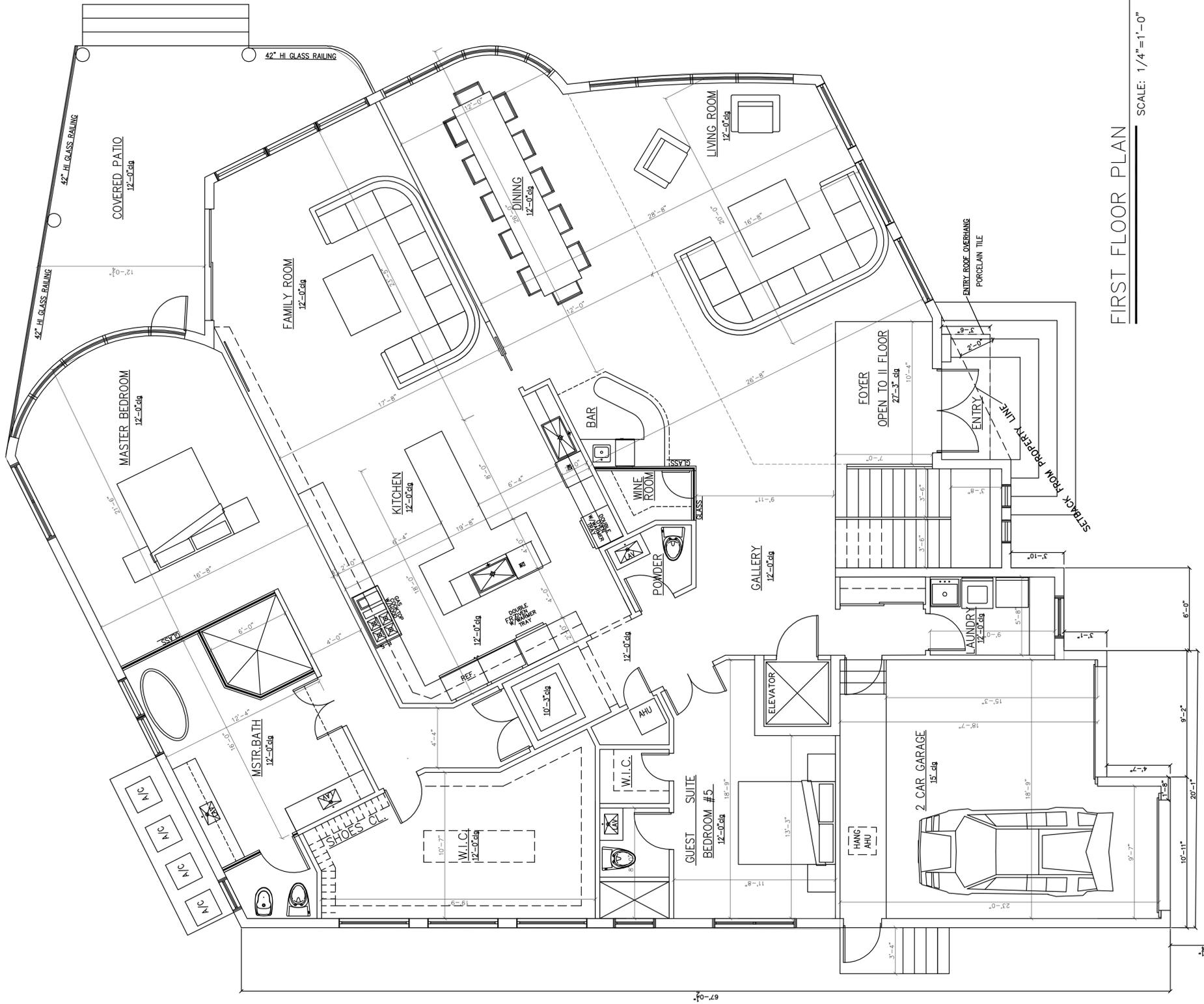
Sheet:  
**A1**

2 of 8

AREA CALCULATION

AC AREA 1st Flr	= 3469 SF	AC AREA 2nd Flr	= 2699 SF
2 CAR GARAGE	= 448 SF	OPEN TO 1 FLOOR (open area)	= 72 SF
TOTAL 1st STRUCTURAL AREA	= 3917 SF	TOTAL 2nd FLOOR STRUCTURAL AREA	= 2771 SF
COVERED PATIO	= 318 SF	2nd Flr REAR BALCONY	= 470 SF
FRONT ENTRY (OPEN)	= 61 SF	TOTAL 2nd FLOOR BUILDING AREA	= 3241 SF
TOTAL 1st FLOOR BUILDING AREA	= 4296 SF	TOTAL 2nd FLOOR BUILDING AREA	= 3241 SF
TOTAL BUILDING AREA	= 7537 SF		

TOTAL 2nd FLOOR STRUCTURAL AREA (72.65% OFF 1st floor STRUCTURAL AREA)



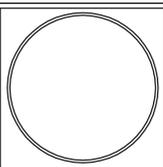
FIRST FLOOR PLAN

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

FIN. FL. AT 10.00' NGVD



REVISIONS	BY

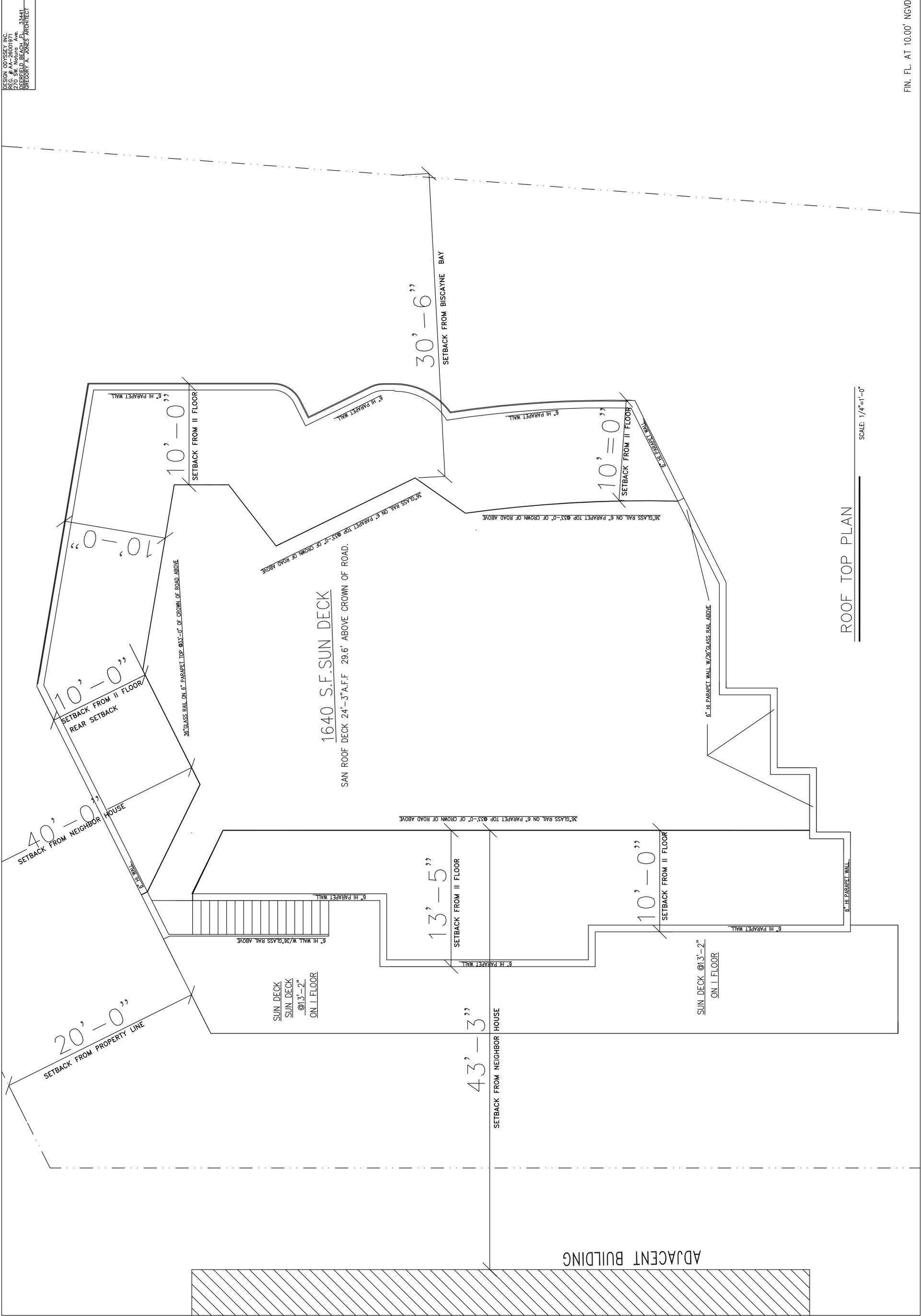


RAPHAEL AMMAR  
 LOT 11-12  
 BLOCK 17  
 924 93 ST  
 SURFSIDE, FL.

**DESIGN ODYSSEY Inc.**  
 architectural design  
 6555 POWERLINE RD SUITE 308  
 FORT LAUDERDALE FL 33309  
 Phone: (954) 418-7111  
 Fax: (954) 418-7110  
 e-mail: designodyssey@aol.com  
 WWW.DESIGNODYSSEY.NET

DESIGNED BY: ABEY  
 DRAWN BY: TE  
 CHECKED BY:  
 DATE: 8-6-2020

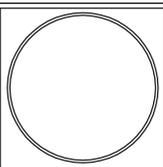
Sheet:  
**A3**  
 4 of: 8



ROOF TOP PLAN  
 SCALE: 1/4"=1'-0"

FIN. FL. AT 10.00' NGVD

REVISIONS	BY



DESIGN ODYSSEY, INC.  
 2710 S.W. 11th Street  
 DEERFIELD BEACH, FL 33441  
 GREGORY A. JONES ARCHITECT

RAPHAEL AMMAR  
 BLOCK 17  
 LOT 11-12  
 924 93 ST  
 SURFSIDE, FL.

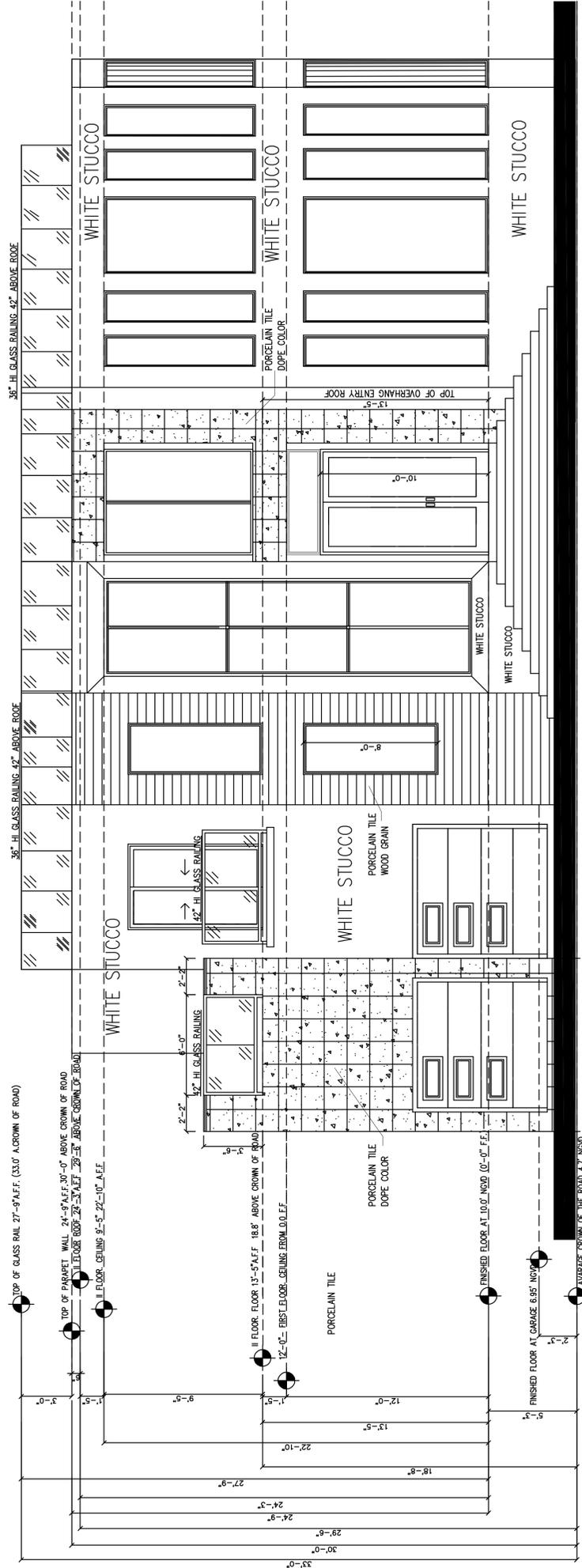
DESIGN ODYSSEY, INC.  
 2710 S.W. 11th Street  
 DEERFIELD BEACH, FL 33441  
 GREGORY A. JONES ARCHITECT

DESIGN ODYSSEY, INC.  
 2710 S.W. 11th Street  
 DEERFIELD BEACH, FL 33441  
 GREGORY A. JONES ARCHITECT

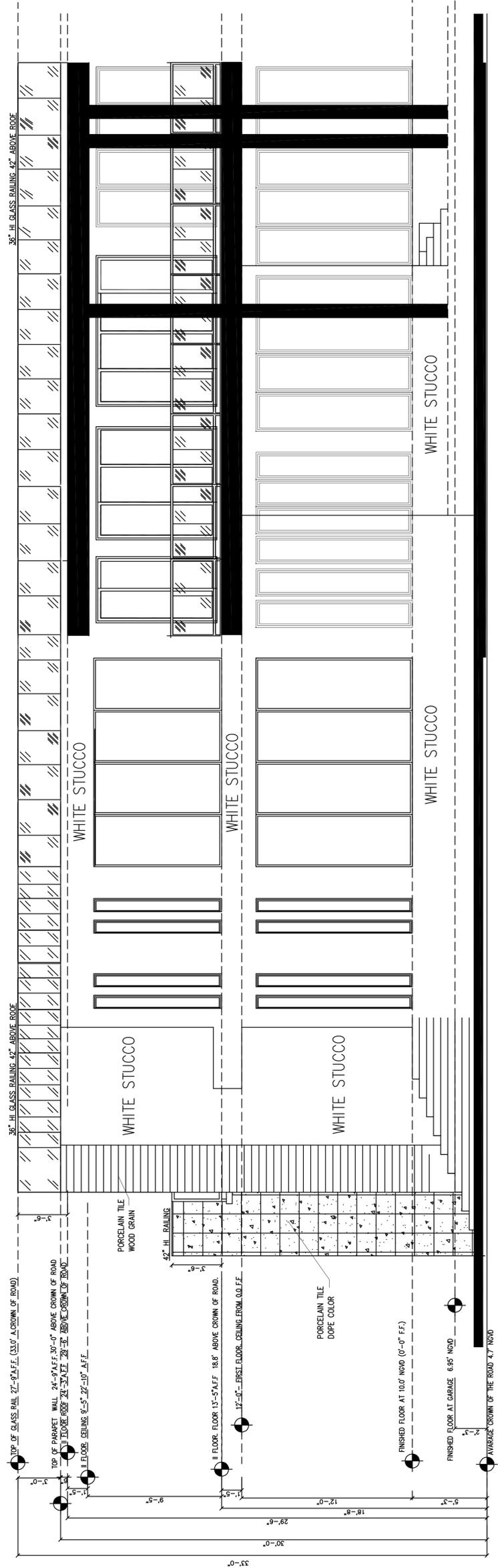
DESIGN ODYSSEY, INC.  
 2710 S.W. 11th Street  
 DEERFIELD BEACH, FL 33441  
 GREGORY A. JONES ARCHITECT

DESIGNED BY: ABY  
 DRAWN BY: TE  
 CHECKED BY:  
 DATE: 8-6-2020

Sheet:  
**A4**  
 5 of 8



FRONT ELEVATION  
 (NORTH)  
 SCALE: 1/4"=1'-0"



RIGHT ELEVATION  
 (WEST)  
 1/4"=1'-0"

FIN. FL. AT 10.00' NGVD



## MEMORANDUM

To: Planning and Zoning Board  
Thru: Jason Greene, Town Manager  
From: James Hickey, AICP, Town Planner  
CC: Lillian Arango, Town Attorney  
Date: August 27, 2020  
Re: 824 88<sup>th</sup> Street – Awning addition

---

The property is located at 824 88<sup>th</sup> Street, within the H30A zoning. The applicant is requesting to build a new awning addition to the first-floor totaling roughly 440 square feet. Such awning is to be utilized as a canopy for parked cars.



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

**Sec. 90-58. - Carport canopies. (2020)**

**Sec. 90-185. – Carport Canopies (2006)**

<b>Residential</b>	<b>2020</b>	<b>2006</b>	<b>Proposed</b>
Such canopy shall not exceed 20 feet in length, and 20 feet in width.	400 square feet (maximum area)	400 square feet (maximum area)	440 square feet (EXCEEDS MAX)
The height of such canopy shall not exceed ten feet.	10 feet (maximum height)	10 feet (maximum height)	TBD
The height of the side openings shall be at least six feet, three inches.	6'3" side opening height	6'3" side opening height	8' in height
Primary front and secondary corner setback	7 feet	7 feet	TBD
Rear setback	5 feet		>5 feet
Interior side setback	5 feet	5 feet	>5 feet
Primary front and secondary corner	2 feet	2 feet	No setback shown on plan
Rear of street curb	7 feet	7 feet	TBD
A canopy shall at all times remain open on all four sides, if free standing, and open on three sides if attached to the main building.	Open on all sides	Open on all sides	Open on all sides
The area under a canopy must be entirely paved by an approved paving material.	Paved underneath	Paved underneath	Paved underneath

### FINDINGS

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

- 1) Carport canopy shall not exceed 20 feet in length, and 20 feet in width. Please adjust accordingly.
- 2) The height of such canopy cannot exceed 10 feet. Please provide the height to the roof peak of the canopy.
- 3) Provide the setbacks to the property lines. In doing so, show that primary front and secondary corner setback are a minimum of 2 feet and a minimum of 7 feet from curb.



TOWN OF SURFSIDE

DRB Meeting <input checked="" type="checkbox"/>	___/___/20__
Application / Plans Due <input checked="" type="checkbox"/>	___/___/20__

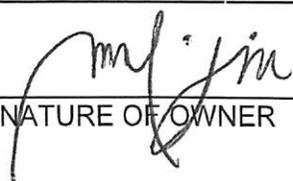
**TOWN OF SURFSIDE  
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

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

<b>PROJECT INFORMATION</b>	
OWNER'S NAME	Ray Raslin
PHONE / FAX	305 785 6376
AGENT'S NAME	Antony Aguedo
ADDRESS	14121 NW 19th Ave Opa-Lal, FL 33084
PHONE / FAX	305 300 4170
PROPERTY ADDRESS	824 885X
ZONING CATEGORY	Awnings
DESCRIPTION OF PROPOSED WORK	Carpenter 20' x 22'

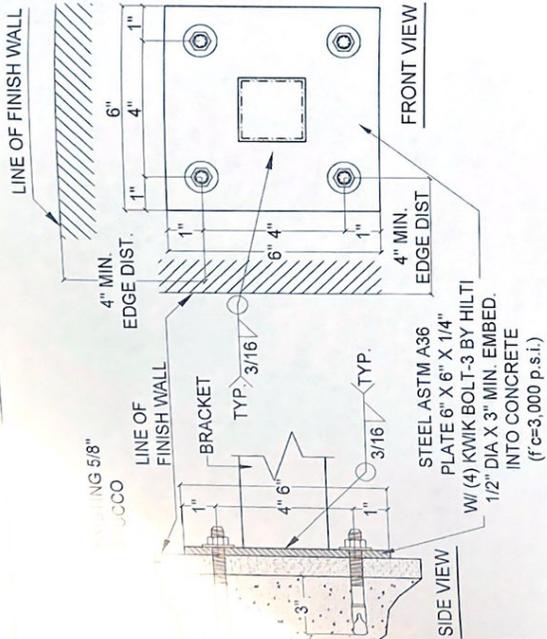
<b>INTERNAL USE ONLY</b>			
Date Submitted	_____	Project Number	_____
Report Completed	_____	Date	_____
Fee Paid	\$ _____		

<b>ZONING STANDARDS</b>	Required	Provided
Plot Size	_____	_____
Setbacks (F/R/S)	_____ _____ _____	_____ _____ _____
Lot Coverage	_____	_____
Height	_____	_____
Pervious Area	_____	_____

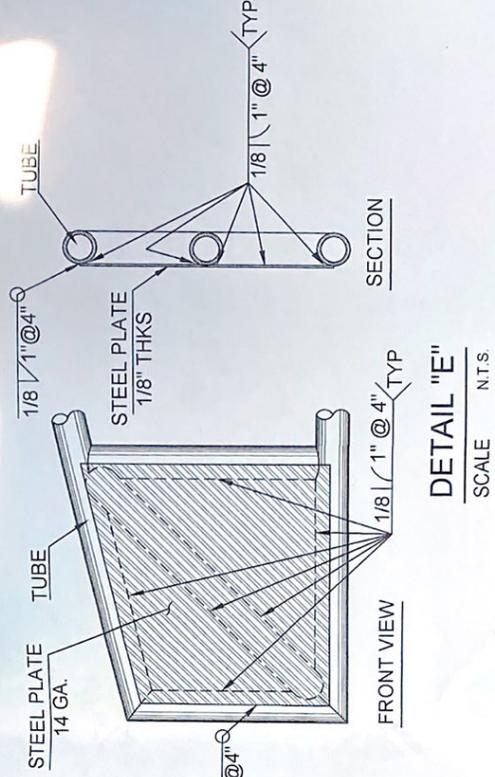
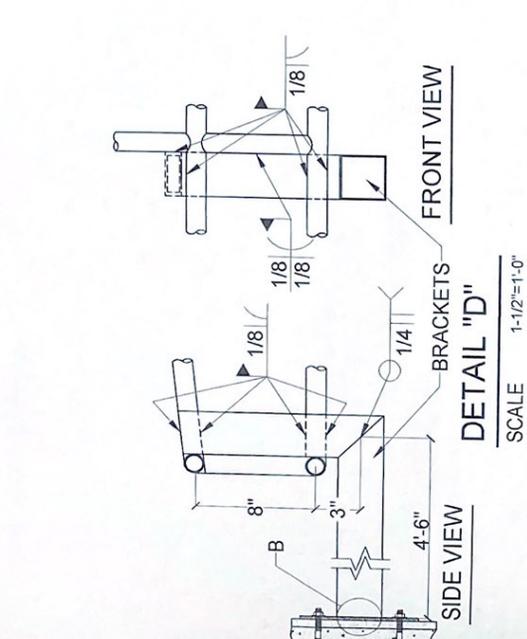

 SIGNATURE OF OWNER 8/3/20 DATE
 

 SIGNATURE OF AGENT 8/4/20 DATE





**DETAIL "B"**  
SCALE N.T.S.



NOTES:  
1. ALL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE AISC STEEL ECTION CONNECTIONS MANUAL, 13TH EDITION, 2009.  
2. THE DOCUMENT IS THE PROPERTY OF CONSULTING ENGINEERING SERVICES, INC. AND SHALL BE KEPT IN THE OFFICE OF THE CONSULTING ENGINEER.  
3. THIS DOCUMENT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE CONSULTING ENGINEER.



**CONSULTING ENGINEERING SERVICES, INC.**  
8215 LANE 4, SUITE 2002, DUNEDIN, FL 33466  
PH: (888) 224-2429, FAX: (786) 442-7936  
E-MAIL: JAM@ENGINEERINGSERVICES.COM  
WWW.ENGINEERINGSERVICES.COM

**AWNING SHOP DRAWINGS**  
824 88th St, Suite 2002, Dunedin, FL 33466  
Juan C. Moreno, P.E.  
FL Reg. No. #6896  
DATE: 07-31-2020  
SCALE: AS SHOWN  
DESIGNED: J.M.  
DRAWN: J.M.  
CHECKED: J.M.  
DRAWING NO. **SD-2**  
SHEET 2 OF 3

# STRUCTURAL NOTES

## GENERAL NOTES

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. DO NOT SCALE THE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED PART OF THE WORK.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. OUR EXTENT OF LIABILITY IS LIMITED TO THE AMOUNT OF THE ENGINEERING FEE.

## DESIGN WIND LOADS:

THE STRUCTURAL FRAMING WAS DESIGNED USING F.B.C. 2017 AND THE FOLLOWING SUPERIMPOSED LOADS.

DESIGN WIND LOADS WERE DETERMINED IN ACCORDANCE WITH F.B.C. 2017 AND ASCE 7-10

WIND VELOCITY : 105 MPH EXPOSURE CATEGORY : C  
 Kg : 0.85 RISK CATEGORY : 2  
 GCPI : +/- 0.18

## STRUCTURAL STEEL:

THE MATERIAL, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL COMPLY WITH THE SPECIFICATIONS FOR THE DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AISC 360-10. ALL ANGLES AND PLATES SHALL BE ASTM A36, FY=36KSI OR APPROVAL EQUAL U.O.N.

ALL TUBES TO BE OUTSIDE DIAMETER, GALV. GATORSHIELD, STEEL FY=50KSI, OR APPROVAL EQUAL U.O.N.

ALL HOLLOW STRUCTURAL TUBE "HSS" TO BE STEEL ASTM A500 GRADE B, FY=46KSI, OR APPROVAL EQUAL U.O.N.

ALL ANCHOR BOLTS SHALL BE KWIK BOLT III BY HILTI U.O.N., WITH WASHERS UNDER THE TURNED ELEMENT. BOLTS SHALL BE TIGHTENED IN ACCORDANCE WITH THE TURN-OF-THE-NUT METHOD.

WELDING SHALL BE DONE BY AWS CERTIFIED WELDERS USING THE MOST RECENT AWS APPROVED TECHNIQUES. SHIELDED METAL ARC WELDING (SMAW) SHALL USE E70XX LOW-HYDROGEN ELECTRODES.

ALL STEEL SHALL RECEIVE SHOP AND FIELD TOUCH-UP COATS OF PAINT IN ACCORDANCE WITH SSPC SPECIFICATIONS.

## CONCRETE:

CONCRETE SHALL ACHIEVE MINIMUM 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS: 3,000 PSI REGULAR WEIGHT FOR FOOTINGS.

CONCRETE SLUMP SHALL NOT EXCEED 4" +/- 1" PRIOR TO THE ADDITION OF PLASTICIZER.

REQUIRED CONCRETE COVERAGE OVER REBAR SHALL BE AS FOLLOWS: 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.

FOR CONCRETE EXPOSED TO EARTH AND/OR WEATHER: 1-1/2" FOR #5 AND SMALLER & 2" FOR #6 AND LARGER.

ACI 318-14 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.

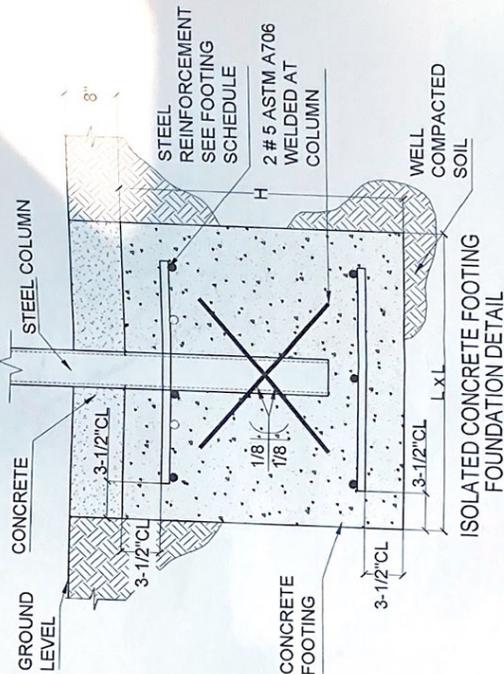
CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ACI 301 AND ASTM C-84 FOR MEASURING, MIXING, TRANSPORTING, ETC. ALL CONCRETE SHALL BE CURED USING A CURING COMPOUND MEETING ASTM STANDARD C-309, TYPE 1. CURING COMPOUNDS SHALL HAVE A FUGITIVE DYE. THE CURING COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE VISIBLE WATER HAS LEFT THE UNFINISHED CONCRETE. ALL SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE REPAIRED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED IN THE WORK. OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.

## REINFORCING STEEL:

REAR SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE, AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF THE ACI STANDARDS AND SPECIFICATIONS.

## SOIL STATEMENT:

THE SOIL CONDITION AT THIS SITE HAS BEEN OBSERVED BY THE ENGINEER TO BE COMPOSED OF SAND AND SOME TRACE OF ROCKS AND CAN BE CONSIDERED TO HAVE ALLOWABLE MAXIMUM DESIGN BEARING CAPACITY OF 2000 P.S.F. (SHOULD ANY OTHER CONDITIONS OR MATERIALS BE ENCOUNTERED IN THE PROCESS OF CONSTRUCTION THE ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK). AT THE TIME OF CONSTRUCTION THE ENGINEER SHALL SUBMIT TO THE BUILDING OFFICIAL A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THAT THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.



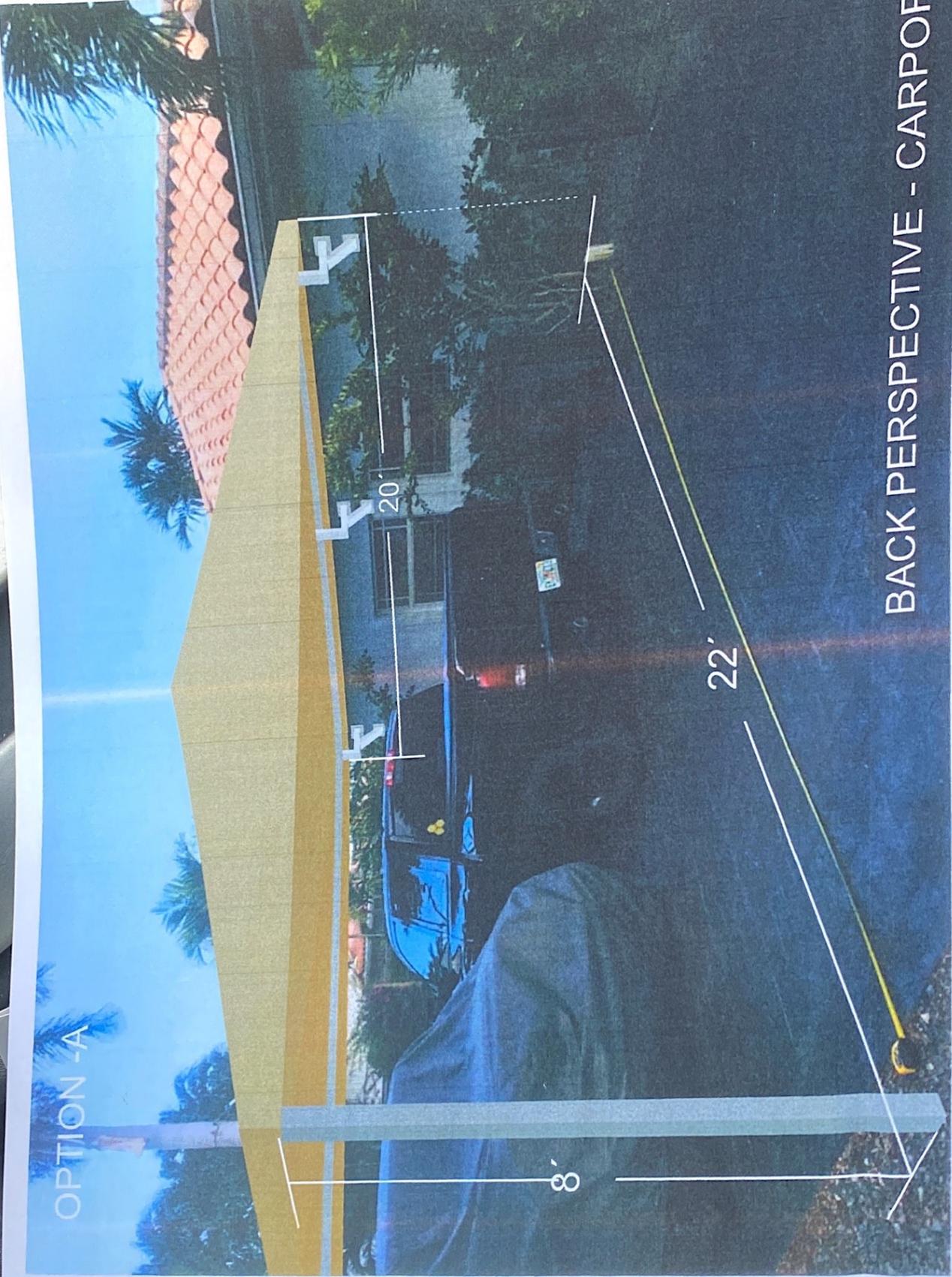
FOOTING SCHEDULE			
MARK	SIZE		REINFORCING
	L X L	HEIGHT	TOP (T) & BOTTOM (B)
F-1	2'-6\"/>		



NOTE: THE ENGINEER HAS CONDUCTED VISUAL GENERAL INSPECTION OF THE CONSTRUCTION WORK AND HAS OBSERVED THE WORKMANSHIP AND MATERIALS. THE ENGINEER HAS NOT CONDUCTED A DETAILED INSPECTION OF THE CONSTRUCTION WORK AND HAS NOT OBSERVED THE WORKMANSHIP AND MATERIALS. THE ENGINEER HAS NOT CONDUCTED A DETAILED INSPECTION OF THE CONSTRUCTION WORK AND HAS NOT OBSERVED THE WORKMANSHIP AND MATERIALS.



OPTION -A



BACK PERSPECTIVE - CARPORT

OPTION - A



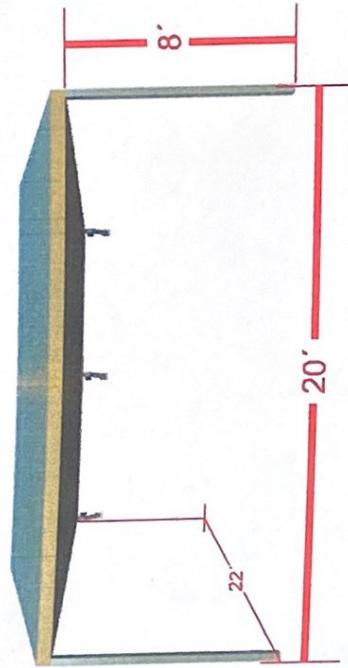
FRONT VIEW - CARPORT

**Retos Services Plus LLC**  
15970 West St Rd 84 Sunrise, FL 33326  
CGC1508959

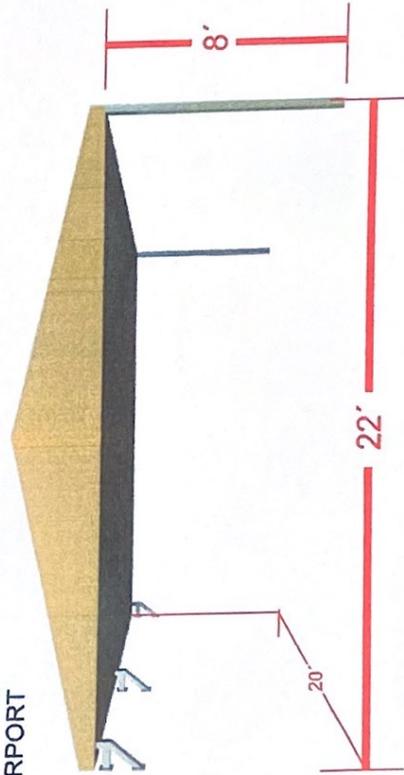
**Roy Raskin**  
824 88th St Surfside, FL 33154

Carport South Elevation

RIGHT VIEW - CARPORT



FRONT VIEW - CARPORT



Propose SQ Ft: 440

*10' set back*

