Town of Surfside
PLANNING & ZONING BOARD
AGENDA
September 24, 2020 – 6:00 p.m.

1. Call to Order/Roll Call
2. Town Commission Liaison Report – Commissioner Salzhauer
3. Approval of Minutes – August 27, 2020
4. Applications:
   A. 9516 Bay Drive – New Single Family Residence
   B. 9309 Abbott Avenue – Addition
   C. 824 88 Street – Awning
   D. 1025 90th Street – Garage Conversion
   E. 9157 Froude Avenue – Garage Conversion
   F. 400 93rd Street – Front Yard Fence
   G. 9588 Harding Avenue – Sign
   H. 9454 Harding Avenue - Sign
   I. 9341 Collins Avenue – Monument Sign
   J. 9472 Harding Avenue - Sign
5. Discussion Items:
   A. Future Agenda Items
6. Adjournment

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE TOWN CLERK AT 305-861-4863 EXT. 226 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING.

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY THE TOWN OF SURFSIDE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.


TWO OR MORE MEMBERS OF THE TOWN COMMISSION OR OTHER TOWN BOARDS MAY ATTEND THIS MEETING.

THESE MEETINGS MAY BE CONDUCTED BY MEANS OF OR IN CONJUNCTION WITH COMMUNICATIONS MEDIA TECHNOLOGY, SPECIFICALLY, A TELEPHONE CONFERENCE CALL. THE LOCATION 9293 HARDING AVENUE, SURFSIDE, FL 33154, WHICH IS OPEN TO THE PUBLIC, SHALL SERVE AS AN ACCESS POINT FOR SUCH COMMUNICATION.
1. **Call to Order/Roll Call**

Chair Frankel called the meeting to order at 6:05 p.m.

**Present:** Chair Judith Frankel, Board Member Fred Landsman, Board Member James MacKenzie (arrived at 6:10 p.m.), Board Member Ruben Bravo, and Board Member Oliver Sanchez.

**Absent:** Board Member Deborah Wecselman and Board Member Robert Izaurralde

**Also, Present:** Commissioner Eliana Salzhauer, Town Planner James Hickey, Assistant Town Attorney Edward Martos and Assistant Town Attorney Tony Recio.

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

Commissioner Salzhauer stated that the Commission discussed the Planning and Zoning Board and would invite their input in order to finalize the rewrite of the Code.

3. **Approval of Minutes** – July 30, 2020

A motion was made by Board Member Landsman to approve the July 30, 2020 Planning and Zoning Board Meeting Minutes, seconded by Board Member Sanchez. The motion carried with a 4-0 vote with Committee Member MacKenzie absent.

Chair Frankel would like to adjust the agenda in order to place some of the easier items to be heard first.

Assistant Town Attorney Recio stated that the following applicants did not sign the affidavit and hold harmless as required and will be deferred to September 24, 2020. Those items are items 5E, 5H, 5L and 5M.

A motion was made by Committee Landsman to defer items 5E, 5H, 5L and 5M to the September 24, 2020 agenda, seconded by Committee Member Bravo. The motion carried with a 5-0 vote.
Chair Frankel would like to hear items 5A, 5C, 5F, 5G and 5B in that order first and then continue down the list.

A motion was made by Committee member Sanchez to reorder the agenda as stated by Chair Frankel to hear items 5A, 5C, 5F, 5G and 5B in that order followed by the rest of the agenda items, seconded by Committee member Landsman. The motion carried with a 5-0 vote.

4. Appointment of a Vice Chair

Discussion among the Board Members took place regarding the appointment of a Vice Chair.

A motion was made by Committee Member Landsman to appoint Committee Member Sanchez as the Vice Chair for the Planning and Zoning Board, seconded by Committee Member Bravo. The motion carried with a 5-0 vote.

5. Applications:

A. 9516 Bay Drive – New Single-Family Residence

Assistant Town Attorney Martos read the quasi-judicial statement into the record and polled the Board Members.

Chair Frankel stated that she was emailed by two of the applicants explaining their application. She confirmed that she can be impartial in these proceedings.

Committee Member MacKenzie stated that he received a call from one of the applicants and who was looking for further clarification. He confirmed that he can be impartial in these proceedings.

Committee Member Bravo stated that he received a text message from a neighbor to comment on this item. He confirmed that he can be impartial in these proceedings.

Vice Chair Sanchez stated that he received an email from the Town from one of the neighbors. He confirmed that he can be impartial in these proceedings.

Town Planner Hickey introduced the item. He stated that 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

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.
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.

Town Planner Hickey stated that the resubmittals would answer questions they might have.

Sharon Hakmon, applicant, discussed his project and stated that he made the changes required and complied with both the 2020 and 2006 code and all the requirements and recommendations made by the Board.
Assistant Town Attorney Recio noted for the record the email received on this item.

The following member of the public spoke on the item:

Anthony Blate asked what the setback is on this property. He also stated that according to 90-48.3 it states that the setback is 50 feet instead of the ones on Point Lake and believes the setback on this property is 50 feet. He requested that code to be read to him by the Town Attorney.

Town Planner Hickey stated that the required setback on Bay Drive is 25 feet and 50 feet on the south side of Surfside. The setbacks were verified and he was explained the interpretation of the code regarding the setbacks.

Assistant Town Attorney Martos read that section of the Code to speaker Blate and according to the Town Planner they are complying with the setbacks.

Commissioner Salzhauer stated that the interpretation of that code be up to the Attorney to interpret.

Assistant Town Attorney Martos addressed the comments made by speaker Blate and Commissioner Salzhauer and the interpretation of the Code is to be done by the Town Planner and not the Town Attorney.

Chair Frankel addressed the comments made by speaker Blate and Commissioner Salzhauer and what the determination of the interpretation of the Code is.

Chair Frankel closed public comments.

Board Member MacKenzie commented on Town Planner Hickey’s recommendations and asked for clarification on portions of the recommendations and the setbacks of the property.

Town Planner Hickey addressed the comments and questions made by Board Member MacKenzie.

Vice Chair Sanchez addressed the comments made by speaker Blate and the urgency of the applicant complying with the Zoning in Progress and spoke regarding the email received from the neighbor from the south. He spoke regarding aspects of the plans including the roof deck, access and compliance with fire code. He spoke regarding the upgrading of the seawall and its inspection.

Town Planner Hickey addressed the comments made by Vice Chair Sanchez regarding the doors and recess steps and compliance with the fire code. He also stated that the seawall would get looked at by an engineer and they have to submit a report when they request a permit for the pool.
Chair Frankel asked regarding the upgrading of the seawall and asked if all water drains.

Building Official Prieto stated that all rain and stormwater has to be retained on the property and percolates into the green area on each lot.

Further discussion took place among the Board Members and Town Staff regarding the recommendations by Town Planner Hickey.

Board Member Landsman thanked the applicant for removing the roof deck. He commented on other board members’ comments and details. He asked for the group to stay focused on what needs to be accomplished and what they are able to consider. He commented on the delay of all applications and the Town Planner will look at the code and the plans.

Board Member Bravo stated they have the same comments and agrees with Board Member Landsman and they have been discussing for the last hour the same items as before and everyone has their own interpretation. He does not think it is appropriate for this neighborhood and there are areas that he cannot comment on because he does not have enough information.

Chair Frankel stated they are trying to catch up with the plans and style and type of roof.

Chair Frankel agrees that it is difficult when things come in late. She commented on the stairwell being removed, the condition of the seawall and have it brought up to code. She commented on the massing of the home and stated that it is a very large home and even if it meets code, it does not comply with the intent of the design guidelines, and requested for the applicant to remove the gate.

Assistant Town Attorney Martos stated that some of the board members made direct requests and to give an opportunity to the applicant if he is able to make concessions to see where they stand on various ideas.

Sharon Hakmon addressed the comments and recommendations suggested by the Board members.

A motion was made by Vice Chair Sanchez to defer the item.

Assistant Town Attorney Recio clarified and stated that the board is entitled to approve, approve with conditions pursuant to guidelines but a deferral is up to the applicant and encourages the board to decide unless the applicant agrees to defer the item for a third time.

Commissioner Salzhauer commented on the air conditioning unit being on the roof top.
Chair Frankel asked the applicant if he is willing to come for a third time in order to defer the item. She commented on the design guidelines and the house is not in keeping with the guidelines of the neighborhood. They are requesting to reduce the massing of the 2nd floor and deferring the item for a third meeting in order to correct this.

Sharon Hakmon, applicant, addressed the comments made by the Board regarding the changes to his plans and the massing.

Chair Frankel addressed the comments made by the applicant regarding the changes needed to be made.

Assistant Town Attorney Martos explained the rules of deferring the items and how many meetings an applicant can be deferred to and asked if the applicant agrees to a deferral to a third meeting.

Beatriz Carta, attorney representing Sharon Hakmon, applicant, would like to understand and have a clear explanation of each one of the conditions her client is being asked to meet.

Chair Frankel stated that the Zoning in Progress was put into place by the Commission and not this Board and it was not discussed at the last meeting. What was discussed in the last meeting was the massing and the Board could give her more specifics which is the design guidelines.

Board Member MacKenzie spoke regarding the massing of the property and believes it needs to be articulated. The walls do not meet the guidelines and the massing on the front façade and the rear façade. He suggested to go back to his architect to set the walls back.

Applicant Hakmon is willing to move the stairs, move the AC and create some type of terrace inside and would like to keep the gate.

Attorney Carta asked for the criteria the Board is requesting.

Chair Frankel stated to bring the walls north and south back, at least one-half has to go back and the terrace uncovered, reducing the overall scale of the gate would improve the look from the street. She stated the conditions are the articulation of the north and south side, removal of the stairway, removal of the mechanical on the roof as required, seawall be up to code and 33% reduction.

Sharon Hakmon agrees to the deferral but does not agree with 50% of the setback of the second floor.

After a lengthy discussion on the item and changes requested by the Board, and the design review guidelines requirements, the following motion was made.
A motion was made by Board Member MacKenzie to defer the item to the September 24, 2020 meeting, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

B. 9556 Carlyle Avenue - New Single-Family Residence

Town Planner Hickey introduced the item. He stated that 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

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, at 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.

Jeff Rose, representing the applicant explained the project and the pavers as well as the pool deck concerns.

Town Planner Hickey stated if they would change the pool deck to an actual pool and jacuzzi they would be in compliance with the Zoning in Progress.

Pearl Dwek, the applicant, agrees to enlarge the pool if that is what will be needed for approval.

The following individual from the public spoke:
George Kousoulas

Chair Frankel stated that they should look at decorative features as well in the future.

Chair Frankel closed the public comments.

Vice Chair Sanchez stated he is concerned about the side stair entry. He asked regarding the trash containers and are our solid waste employees having to go inside the property to service the house.

Chair Frankel stated they removed the stairs and no door on the side due to the Zoning in Progress.

Jeff Rose stated that the client will be taking out the trash containers and will pull them forward.
Board Member MacKenzie spoke regarding the calculation on the second and first floor, articulation of second floor, and would like a condition of the roof and transparency of light coming through.

Chair Frankel suggested doing something with the color of the roof and likes the overhangs. She would like to discuss this further and amending it from the Zoning in Progress.

Vice Chair Sanchez wants to make sure that the garbage bins and recycling bins will be brought to the front.

Jeff Rose stated they would look for something lighter for the roof color and use cement tiles.

Board Member Landsman asked Pearl Dwek, applicant, if she agrees with the change of roof tile color as long as it is in the gray tones.

The applicant stated that she is fine with the change in the roof tile color.

A motion was made by Board Member Bravo to approve lightening the roof tile color, moving the trash cans forward, and the changes to the pool deck, seconded by Board Member Landsman. The motion carried with a 5-0 vote.

Discussion among the Board Members and Commissioner Salzhauer regarding the Zoning in Progress and its changes.

Board Member MacKenzie commented on the first-floor setback requirements.

Town Planner Hickey addressed the questions asked by Board Member MacKenzie.

C. 8955 Collins Avenue – Monument Sign

Town Planner Daniel Mantell introduced the item. He stated that 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 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
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.

Yanelis Martinez, attorney for the applicant, presented the item.

Board Member Bravo asked if this is a permanent or temporary sign. He stated he could not find information on the illumination.

Town Planner Mantell stated it is a permanent sign.

Attorney Yanelis Martinez stated they use LED lights and addressed the questions by the Board Members regarding the sign and lettering as well.

Board Member Sanchez stated his recommendation was to remove the vinyl letters and keep the sign once the vinyl lettering is no longer needed.

Chair Frankel asked if there could be a condition that the applicant come back in a year to readdress the signage.

Assistant Town Attorney Recio stated that the applicant could come back in a year and whatever is no longer applicable could be removed.

Discussion took place among the Staff and Board members regarding the type of illumination of the sign.

A motion was made by Board Member MacKenzie for the applicant to come back in 12 months to review and remove the vinyl from the price down and continue keeping as a monument sign the name of the property, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

D. 9177 Dickens Avenue – Addition

Town Planner Hickey introduced the item. He stated that 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

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.

Edgar Gonzalez, the applicant, presented his project.

Chair Frankel closed public comments.

Vice Chair Sanchez asked regarding the ceiling heights, the windows and the footprint of the house as well as the raising of the structure.

Edgar Gonzalez, applicant, answered the questions by the Board and stated the entire roof will be done new and impact windows will be added.

Town Planner Hickey stated he will verify if conditions have been met.

Board Member MacKenzie asked if they are exceeding 50%.
Edgar Gonzalez, applicant, stated they are not exceeding the 50% and they are raising the floor of the house as per the owner of the house.

Further discussion took place among the Board members and the applicant regarding the raising of the floor.

Board Member Bravo commented on the color of the roof.

Chair Frankel asked if the frames are all white.

Edgar Gonzalez, applicant, stated they are all white frames.

Board Member Landsman commended the applicant in not adding a second floor to the project.

A motion was made by Board Member Bravo to approve the application with a lighter colored roof, seconded by Board Member MacKenzie. The motion carried with a 5-0 vote.

**E. 8927 Froude Avenue – Addition**

Item was deferred to September 24, 2020 meeting.

**F. 9491 Harding Avenue – Awning**

Town Planner Mantell introduced the item. He stated that 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

Staff recommends approval by the Board provided the applicant complies with 2020 Sec. 90-49.2.4, “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.”

The following individual from the public spoke on the item:

George Kousoulas
Chair Frankel closed the public comment.

Vice Chair Sanchez stated it looks elegant and asked why doesn’t it extend to Barry Cohen’s office past the store front.

Board Member Landsman also commented on the color and if it is a good choice for the heat and likes the approach.

Board Member Bravo also discussed the color and encouraged that the new code address this as well.

Board Member MacKenzie commented on the color and there not being drawings to see how it projects off the building into the sidewalk. He also asked about the 6-inch break.

Chair Frankel stated they as a Board cannot override the code and that she would prefer a lighter color.

Vice Chair Sanchez suggested getting the recommendation from DVAC moving forward.

Town Planners Hickey and Mantell commented on the 6-inch break and will work with the applicant with that.

Board Member Landsman gave his suggestions and comments.

A motion was made by Board Member Landsman to approve the application, seconded by Board Member MacKenzie. The motion carried with a 5-0 vote.

G. 9467 Harding Avenue – Façade Change and Outdoor Seating *(May be deferred)*

Town Planner Hickey introduced the item. He stated the property is located at 9467-9473 Harding Avenue, within the SD-B40 zoning district. The current businesses include a Kosher Land, 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
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.

Jordy Sopourn, representing the applicant, stated that Town Planner Hickey explained the project and he stated that his client is taking over all three tenant spaces to make a boutique grocery store.

Chair Frankel closed public comment.

Board Member Landsman commented on the removal of the awning and is in favor of awnings to provide protection from the elements and will they be bringing back an awning or covering.

Jordy Sopourn addressed the comments made by Board Member Landsman that there is a fair amount of covering.

Chair Frankel stated it is a nice and clean design and agrees that the old awning is beat up.

Board Member MacKenzie stated it is a good example of articulation of massing and likes the project.

Vice Chair Sanchez likes the project but wants to make sure they do not bump out too much.

A motion was made by Board Member MacKenzie to approve the application, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

H. 9309 Abbott Avenue – Addition (May be deferred)
   Item deferred to September 24, 2020 meeting.

I. 8712 Byron Avenue, Lot A - New Single-Family Residence (May be deferred)
   Item deferred to September 24, 2020 meeting.

   Yoann Andreu, applicant, spoke regarding hearing all three applications together and agrees with the deferral.
A motion was made by Board Member Bravo to defer the item to the September 24, 2020 meeting, seconded by Board Member Landsman. The motion carried with a 5-0 vote.

J. 8712 Byron Avenue, Lot B - New Single-Family Residence (*May be deferred*)

- Item deferred to September 24, 2020 meeting.

Yoann Andreu, applicant, spoke regarding hearing all three applications together and agrees with the deferral.

- A motion was made by Board Member Bravo to defer the item to the September 24, 2020 meeting, seconded by Board Member Landsman. The motion carried with a 5-0 vote.

K. 8712 Byron Avenue, Lot C - New Single-Family Residence (*May be deferred*)

- Item deferred to September 24, 2020 meeting.

Yoann Andreu, applicant, spoke regarding hearing all three applications together and agrees with the deferral.

- A motion was made by Board Member Bravo to defer the item to the September 24, 2020 meeting, seconded by Board Member Landsman. The motion carried with a 5-0 vote.

L. 924 93 Street - New Single-Family Residence (*May be deferred*)

- Item deferred to September 24, 2020 meeting.

M. 824 88 Street – Awning (*May be deferred*)

- Item deferred to September 24, 2020 meeting.

6. Discussion Items:

A. Future Agenda Items

Chair Frankel discussed Indian Creek and 25 vs 50; existing fences along the right away and if needed change with new development, update the seawall with new construction, awnings with lighter color, the 6-inch break, the accessory requirement and roof top overhangs. She also commented on sustainable green building, second floor requirements on second patios, side stairs, the placing of the garbage cans, as well as the location of the pool equipment.
Commissioner Salzhauer asked if DERM approval could be made part of any waterfront home that is being built. She asked Town Planner Hickey to forward to the entire Board the list of these discussion items from tonight’s meeting.

Chair Frankel commented on Commissioner Salzhauer’s comments regarding DERM.

Town Planner Hickey stated that they will need to meet the intent.

Board Member MacKenzie requested a landscape architect to submit a landscape plan with each new project.

Chair Frankel stated that is already part of the requirement and if they need to make any zoning changes, it has to be with a landscape architect.

Chair Frankel asked if Commissioner Salzhauer is working with the business district in obtaining their opinion on the awnings and it would have to be Commissioner Kesl who is the Liaison.

Commissioner Salzhauer commented on the two alternates being present and use of their expertise.

A motion was made to extend the meeting for 15 minutes to 10:20 p.m. by Board Member Landsman, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

The following members of the public spoke:
George Kousoulas spoke regarding the building code and the Zoning in Progress.
Jeff Rose spoke regarding solar panels being a requirement on new construction, give a foot-get a foot, and measure potential versus actual.

Chair Frankel addressed the comments made by the public speakers.

Discussion took place among the Board and Town Planner Hickey regarding an additional meeting between the 09/24/2020 meeting and the regular October meeting.

Chair Frankel stated that if they are just changing landscaping they do not have to resubmit unless they are major changes.

7. **Adjournment**

A motion was made by Board Member Landsman to adjourn the meeting without objection at 10:28 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 McCready, 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

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. The applicant has resubmitted revised plans for consideration.

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

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

Town of Surfside Zoning Code, Applicable Requirements

2020 Sec. 42-92 Lowest Floor Elevation

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

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

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

2020 Sec. 90-44. - Modifications of height regulations.
2006 Sec. 90-176 – Modification of height regulations

<table>
<thead>
<tr>
<th>Height</th>
<th>Required Maximum 2020</th>
<th>Required Maximum 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>H30A RS-1</td>
<td>3 feet</td>
<td>1% of height (3 feet)</td>
<td>Nothing proposed</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>H30A AND H30B UPPER STORY FLOOR AREA IS 65% to 80% OF FIRST STORY FLOOR AREA (Only 2020)</th>
<th>Required 2020 H30A AND H30B</th>
<th>Required 2006 RS-1</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Lot Coverage</td>
<td>40%</td>
<td>40%</td>
<td>34.49% (5,645/16,367=.389)</td>
</tr>
<tr>
<td>FIRST STORY (UP TO 15 FT IN HEIGHT)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary frontage</td>
<td>Minimum 20 FT</td>
<td>Minimum 20 FT</td>
<td>20’</td>
</tr>
<tr>
<td>Interior side (When the site consists of more than one lot of record, as shown on plats in effect on November 13, 2018)</td>
<td>Minimum 10% of frontage</td>
<td>Minimum 10% of frontage</td>
<td>9’0” (10% of the 90’ frontage)</td>
</tr>
<tr>
<td>Rear</td>
<td>Minimum 20 FT</td>
<td>Minimum 20 FT</td>
<td>46’1”</td>
</tr>
</tbody>
</table>
### UPPER STORY OR WALL PLANES GREATER THAN 15 FT IN HEIGHT

<table>
<thead>
<tr>
<th></th>
<th>Primary frontage</th>
<th>Interior side (Lots greater than 50’ in width) (H30A - Wall length is greater than 20% of the lot depth)</th>
<th>Rear</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot width</td>
<td>Minimum 20 FT / Average 25 FT</td>
<td>Minimum: 10% of the frontage / Average 20% of the frontage</td>
<td>Minimum 20 FT / Average n/a</td>
</tr>
<tr>
<td>Average Lot width</td>
<td>Average 25 FT</td>
<td>Average: 20 FT or 20% of the frontage whichever is greater, plus 5 FT</td>
<td>Average n/a</td>
</tr>
<tr>
<td>Minimum Lot area</td>
<td>Minimum 20 FT</td>
<td>Minimum: 9’ (10%)</td>
<td>Minimum 34’11” FT</td>
</tr>
<tr>
<td>Average Lot area</td>
<td>Average 25 FT</td>
<td>Average: 18’ (20%)</td>
<td></td>
</tr>
</tbody>
</table>

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

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

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

#### 2020 Sec. 90.49 Lot standards

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

<table>
<thead>
<tr>
<th>Lot Standards H30A</th>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot width</td>
<td>50 feet</td>
<td>50 feet</td>
<td>90’</td>
</tr>
<tr>
<td>Minimum lot area</td>
<td>8,000 feet</td>
<td>8,000 feet</td>
<td>16,367 SF</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>40%</td>
<td>34.49% (5,645/16,367 = .389)</td>
</tr>
<tr>
<td>----------------------</td>
<td>-----</td>
<td>-----</td>
<td>---------------------------</td>
</tr>
<tr>
<td>Pervious area</td>
<td>35% (minimum)</td>
<td>N/A</td>
<td>40.1%</td>
</tr>
</tbody>
</table>

**2020 Sec. 90.50 Architecture and roof decks**

**2006 No Pertinent Section from Code**

<table>
<thead>
<tr>
<th>Unique Elevation</th>
<th>Required 2020</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3) of the following architectural features: (a) Length, width and massing of the structure; (b) Number of stories; (c) Façade materials; (d) Porches and other similar articulation of the front façade; (e) Number and location of doors and windows; and (f) Roof style and pitch.</td>
<td>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.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Wall openings</th>
<th>10% for all elevations</th>
<th>+10% for all elevations</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Roof Material</th>
<th>(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.</th>
<th>Flat roof provided</th>
</tr>
</thead>
</table>
### 2020 Sec. 90.50.2 Roof decks
2006 No Pertinent Section from Code

<table>
<thead>
<tr>
<th>For properties in the H30A District</th>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Exterior and interior stairs shall be permitted</td>
<td>N/A</td>
<td></td>
<td>See Zoning in Progress at end of staff’s analysis</td>
</tr>
<tr>
<td>2) No extension of stairs over 30-foot height limitation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3) 10-foot setbacks on sides and rear of building</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Accessory buildings</th>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>90-54.2 Accessory swimming pools and decks, open and unenclosed, or covered by a screen enclosure, may occupy a required rear, front, or side setback, subject to the following minimum setbacks:</td>
<td>90-182 (b) Accessory swimming pools, open and unenclosed. Or covered by a screen enclosure, may occupy a rear or side yard setback, provided they are not located closer than five feet to a rear or interior side lot line and not closer that ten feet from any street lot line.</td>
<td>(a) &gt;20’ (b) &gt;9’0” setback (c) N/A</td>
<td></td>
</tr>
<tr>
<td>(a) Rear: Five feet.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(b) Interior side: Five feet.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(c) Primary (front) and secondary (Corner): Ten feet.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Indian Creek bulkhead lines</th>
<th>Required 2020</th>
<th>Required 2006 90-187</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>A swimming pool construction landward of less than 20 feet of the Indian Creek bulkhead line shall be thoroughly investigated by a registered structural</td>
<td>A swimming pool construction landward of less than 20 feet of the Indian Creek bulkhead line shall be thoroughly investigated by a</td>
<td>Pool is setback more than 20 feet from bulkhead line.</td>
<td></td>
</tr>
</tbody>
</table>
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…

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…

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

<table>
<thead>
<tr>
<th>Fence</th>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>90-56.1.A</td>
<td>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.</td>
<td>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.</td>
<td>Does not apply. Will be required to comply if new fence or wall is proposed.</td>
</tr>
<tr>
<td>90-56.2</td>
<td>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.</td>
<td>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.</td>
<td>Existing fence and gate</td>
</tr>
<tr>
<td>90-56.4</td>
<td>Front yard and corner yard fences and ornamental walls. Lot frontage is wider than or equal to 100 ft. Maximum Height: (a) 4ft + 1⁄2 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.</td>
<td>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).</td>
<td>Existing fence and gate</td>
</tr>
</tbody>
</table>

### 2020 Sec. 90.61 Paving in front and rear yards in H30 and H40 Districts
2006 Sec. 90-188 Paving front yards in single-family and two-family Districts
<table>
<thead>
<tr>
<th>Paving Yards</th>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback permeability</td>
<td>50% minimum</td>
<td>50% minimum</td>
<td>&gt;50% (76.4%)</td>
</tr>
<tr>
<td>Front yard landscaped</td>
<td>30% minimum</td>
<td>50% minimum</td>
<td>&gt;50% (76.4%)</td>
</tr>
<tr>
<td>Rear yard landscaped</td>
<td>20% minimum</td>
<td>40% minimum</td>
<td>&gt;40% (59.9%)</td>
</tr>
<tr>
<td>Number of Curb Cuts</td>
<td>One minimum</td>
<td>One minimum</td>
<td>1</td>
</tr>
<tr>
<td>Curb Cut side set back</td>
<td>5 feet minimum</td>
<td>5 feet minimum</td>
<td>&gt;5 feet</td>
</tr>
<tr>
<td>Curb cut width</td>
<td>1 curb cut not more than 18’ in width</td>
<td>1 curb cut not more than 18’ in width</td>
<td>17’10”</td>
</tr>
</tbody>
</table>

**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.

<table>
<thead>
<tr>
<th>2020 -Sec. 90-77 Off-Street Parking Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006 - Sec. 90-226 Off-Street Parking Requirements</td>
</tr>
<tr>
<td>Required</td>
</tr>
<tr>
<td>----------</td>
</tr>
<tr>
<td>Single-family</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Required</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street trees shall be required at one shade tree/palm tree per 20 linear feet of street frontage thereof along all public or private street right-of-ways in all zoning districts.</td>
<td>2 trees</td>
<td>Landscape plan in progress</td>
</tr>
</tbody>
</table>
**2020 Sec. 90-95. Single-family H30A and H30B district landscape requirements.**

**2006 No Pertinent Section from Code**

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

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

**2006 No Pertinent Section from Code**

**Building Massing**

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

**Decorative Features**

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

**Overall Architectural Style**

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

**Wall Materials and Finishes**

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

**Roof Materials, Types, and Slopes**

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

Windows and Trims

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

Zoning in Progress (ZIP) Conditions [As of August 9th, 2020]

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum 40% lot coverage provided however that the following shall not be included in determining the lot coverage:</td>
<td>34.9% (5,645/16,367 = .38)</td>
</tr>
<tr>
<td>(1) Uncovered steps and exterior balconies</td>
<td>Covered patio, pool deck and gazebo = 1,084SF = 19.2%</td>
</tr>
<tr>
<td>(2) Uncovered terraces, patios, breezeways, or porches which are open on two (2) sides; and</td>
<td>Percentage includes pool and gazebo which do not count toward the 15%</td>
</tr>
<tr>
<td>(3) Covered terraces, patios, breezeways, or porches which are open on two (2) sides.</td>
<td></td>
</tr>
<tr>
<td>In no instance may the exemptions listed here exceed 15% of the total footprint of all principle and accessory buildings and structures.</td>
<td></td>
</tr>
<tr>
<td>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</td>
<td>Less than 80% of the first floor Provided (3,750/5,645 = 66%) 32% of the total lot area Provided (3,750/16,367 = 23%)</td>
</tr>
<tr>
<td>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:</td>
<td>Roof overhangs meet current zoning in progress.</td>
</tr>
<tr>
<td>(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</td>
<td>(1) 6” for all overhangs within setbacks</td>
</tr>
<tr>
<td>(2) 40 feet (20 feet in the front/46 feet in the rear) combined front yard and rear equates to 36% of the lot depth</td>
<td>(2) 40 feet (20 feet in the front/46 feet in the rear) combined front yard and rear equates to 36% of the lot depth</td>
</tr>
</tbody>
</table>
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 lot’s 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) 42% pervious coverage
(2) 76.4% for front yard & 48.1 for rear yard
(3) TBD

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.

Roof deck has been removed and is no longer proposed

**RECOMMENDATION**

Staff finds the application meets the 2020 Zoning Code, the 2006 Zoning Code and the current Zoning in Progress.

August P&Z Required Board Conditions:

(1) Add articulation to the second floor north and south façade.

DM resubmittal review 9/3/2020:
Applicant has pushed back the terrace on the north and south façade creating adding articulation (pushed back roughly 2'6”).

(2) Removal of the access stairs to the roof.
DM resubmittal review 9/3/2020:
Applicant has removed the access stairs accordingly.

(3) Removal of the rooftop mechanical equipment.

DM resubmittal review 9/3/2020:
Applicant has removed the rooftop mechanical equipment and relocated such equipment to the ground floor behind the garage.

(4) Bring the seawall up-to-code.

Applicant intends to do so.

(5) Removal of the front access gate.

DM resubmittal review 9/3/2020:
Applicant intends to keep the existing gate
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.

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<tr>
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<tr>
<td>PROPERTY ADDRESS</td>
</tr>
<tr>
<td>ZONING CATEGORY</td>
</tr>
<tr>
<td>DESCRIPTION OF PROPOSED WORK</td>
</tr>
</tbody>
</table>

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</tr>
</thead>
<tbody>
<tr>
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</tr>
<tr>
<td>Report Completed</td>
</tr>
<tr>
<td>Fee Paid</td>
</tr>
<tr>
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</tr>
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<table>
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<tr>
<th>ZONING STANDARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required</td>
</tr>
<tr>
<td>Plot Size</td>
</tr>
<tr>
<td>Setbacks (F/R/S)</td>
</tr>
<tr>
<td>Lot Coverage</td>
</tr>
<tr>
<td>Height</td>
</tr>
<tr>
<td>Pervious Area</td>
</tr>
</tbody>
</table>

SHARON HAKMON 05/08/2020
SIGNATURE OF OWNER DATE

SIGNATURE OF AGENT DATE

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

To: Planning and Zoning Board
Thru: Jason Greene, Interim Town Manager
From: James Hickey, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: September 24, 2020
Re: 9309 Abbott Avenue – Addition

The property is located at 9309 Abbott Avenue, within the H30B zoning district. The applicant is requesting to build new additions to the first floor and second floor totaling roughly 1,000 square feet. The additions include a dining room/living room and playroom/family room.

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

<table>
<thead>
<tr>
<th>Residential</th>
<th>Lowest Floor 2020</th>
<th>Lowest Floor 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residential RS-2</td>
<td>N/A</td>
<td>N/A</td>
<td>7’2” NGVD based on FFE of existing structure (consistent with survey)</td>
</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>Height</th>
<th>Required Maximum 2020</th>
<th>Required Maximum 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>H30B RS-2</td>
<td>30 feet</td>
<td>30 feet</td>
<td>29’8” feet</td>
</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>H30A AND H30B UPPER STORY FLOOR AREA IS 65% to 80% OF FIRST STORY FLOOR AREA (Only 2020)</th>
<th>Required 2020 H30A AND H30B</th>
<th>Required 2006 RS-2</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Lot Coverage</td>
<td>40%</td>
<td>40%</td>
<td>39.2% (2,204/5,625=0.392)</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th></th>
<th>Minimum 20 FT</th>
<th>Minimum 20 FT</th>
<th>20’ (existing)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary frontage</td>
<td>Minimum 20 FT</td>
<td>Minimum 20 FT</td>
<td>20’ (existing)</td>
</tr>
<tr>
<td>Interior side (Lots less than 50 feet in width)</td>
<td>5 feet</td>
<td>5 feet</td>
<td>5’ / 12’9” (north side)</td>
</tr>
<tr>
<td>Rear</td>
<td>Minimum 20 FT</td>
<td>Minimum 20 FT</td>
<td>20’</td>
</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th></th>
<th>Minimum 5 FT / Average 10 FT</th>
<th>Minimum 10% of the frontage</th>
<th>North Side &gt; 10’ South Side &gt; 5’</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rear</td>
<td>Minimum 20 FT / Average n/a</td>
<td>Minimum 20 FT</td>
<td>&gt; 20’ (no rear dimension provided)</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Lot Standards H30B</th>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot width</td>
<td>50 feet</td>
<td>50 feet</td>
<td>50’</td>
</tr>
<tr>
<td>Minimum lot area</td>
<td>5,600 feet</td>
<td>5,600 feet</td>
<td>5,625 SF</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>40%</td>
<td>39.2%</td>
</tr>
<tr>
<td>Pervious area</td>
<td>35% (minimum)</td>
<td>N/A</td>
<td>41.7% pervious</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th></th>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unique Elevation</td>
<td></td>
<td>N/A</td>
<td>(a) Existing 2-story street front will remain. 2-story addition to be built behind (b) Second story addition design is consistent with the existing structure (c) Façade materials are consistent (d) Front façade is existing (e) Windows/doors are consistent. (f) Roof style and pitch of addition is consistent with existing structure</td>
</tr>
<tr>
<td>Wall openings</td>
<td>10% for all elevations</td>
<td>N/A</td>
<td>+10% for all elevations</td>
</tr>
</tbody>
</table>
**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.

**Barrel roof to match existing (Light grey)**

---

### Sec. 90.54 Accessory Structures

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

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

---

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

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

<table>
<thead>
<tr>
<th>Paving Yards</th>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback permeability</td>
<td>50% minimum</td>
<td>50% minimum</td>
<td>Existing</td>
</tr>
<tr>
<td>Front yard landscaped</td>
<td>30% minimum</td>
<td>50% minimum</td>
<td>Existing</td>
</tr>
<tr>
<td>Rear yard landscaped</td>
<td>20% minimum</td>
<td>40% minimum</td>
<td>&gt;80%</td>
</tr>
<tr>
<td>--------------------</td>
<td>-------------</td>
<td>-------------</td>
<td>------</td>
</tr>
<tr>
<td>Number of Curb Cuts</td>
<td>One minimum</td>
<td>One minimum</td>
<td>1</td>
</tr>
<tr>
<td>Curb Cut side set back</td>
<td>5 feet minimum</td>
<td>5 feet minimum</td>
<td>&gt;5 feet</td>
</tr>
<tr>
<td>Curb cut width</td>
<td>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</td>
<td>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</td>
<td>Existing driveway</td>
</tr>
<tr>
<td>Driveway Materials</td>
<td>Limited to the following 1. Pavers 2. Color and texture treated concrete, including stamped concrete 3. Painted concrete shall not be permitted. 4. Asphalt shall not be permitted.</td>
<td>N/A</td>
<td>Existing pavers</td>
</tr>
</tbody>
</table>

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

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

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

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

*2006 No Pertinent Section from Code*

<table>
<thead>
<tr>
<th>Required</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street trees shall be required at one shade tree/palm tree per 20 linear feet of street frontage thereof along all public or private street rights-of-way in all zoning districts.</td>
<td>2 trees</td>
<td>N/A</td>
</tr>
</tbody>
</table>
2020 Sec. 90-95. Single-family H30A and H30B district landscape requirements.
2006 No Pertinent Section from Code

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

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

Building Massing

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building forms should be varied</td>
<td>Adjacent homes are Mediterranean style bungalows and existing home and</td>
</tr>
<tr>
<td>enough to avoid monotony and to</td>
<td>addition are consistent with neighboring homes.</td>
</tr>
<tr>
<td>avoid pyramidal massing and should</td>
<td></td>
</tr>
<tr>
<td>be compatible with surrounding</td>
<td></td>
</tr>
<tr>
<td>houses.</td>
<td></td>
</tr>
</tbody>
</table>

Decorative Features

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Decorative features should be</td>
<td>Windows are consistent with samples provided.</td>
</tr>
<tr>
<td>stylistically consistent throughout</td>
<td></td>
</tr>
<tr>
<td>the entire building.</td>
<td></td>
</tr>
</tbody>
</table>

Overall Architectural Style

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

Wall Materials and Finishes

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

Roof Materials, Types, and Slopes

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

**Windows and Trims**

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

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

<table>
<thead>
<tr>
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<th>Proposed</th>
</tr>
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</table>
| 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. | 39.2% (2,204/5,625=0.392) |
| 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 | Setbacks conform |
| (1) Roof eaves and ornamental features do not project into the required yard. | (2) (N/A) |
required to provide front and rear yards that combine to equal at least 36% of the lots depth.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Calculation/Conformance</th>
</tr>
</thead>
<tbody>
<tr>
<td>In the H30A/H30B districts, each lot must provide:</td>
<td>(1) &gt;41.7% (2,346/5,625=.417)</td>
</tr>
<tr>
<td>(1) 35% of each lot must be pervious</td>
<td>(2) Front yard existing; Rear yard &gt;80%</td>
</tr>
<tr>
<td>(2) 50% of the front yards and 40% of the rear yards must be landscaped</td>
<td>(3) Conforms</td>
</tr>
<tr>
<td>(3) 20% of all landscaping must be Florida Friendly</td>
<td></td>
</tr>
</tbody>
</table>

The current zoning codes definition of building height will continue to apply to single family districts. Height conforms

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

**RECOMMENDATION**

Staff finds that the application meets both the 2020 and 2006 Zoning Codes and recommends approval.
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.

20-715

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<tr>
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<td>Report Completed</td>
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<td>Fee Paid</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>ZONING STANDARDS</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plot Size</td>
<td>112' x 50' = 5,620 sq ft</td>
<td>-</td>
</tr>
<tr>
<td>Setbacks (F/R/S)</td>
<td>20  20  5</td>
<td>20  20  5</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>2250 sq ft</td>
<td>19250</td>
</tr>
<tr>
<td>Height</td>
<td>30'</td>
<td>30'</td>
</tr>
<tr>
<td>Pervious Area</td>
<td>1969 sq ft</td>
<td>1114 sq ft</td>
</tr>
</tbody>
</table>

Signature of Owner: [Signature] Date: 6/13/2020

Signature of Agent: [Signature] Date: |

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

Barrel roof (S-Tiles)

Capistrano - 3679 Light Gray Range or similar model & color
EXTERIOR

WALL FINISH

Smooth Stucco

Benjamin Moore Seapearl LRV: 77.95 or similar model & color
WINDOWS

Aluminum Frame White Glass Windows or similar style
RAILINGS

Light Gray/Silver or similar style & color
MEMORANDUM

To: Planning and Zoning Board
Thru: Jason Greene, Town Manager
From: James Hickey, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: September 24, 2020
Re: 824 88th Street – Carport Awning

The property is located at 824 88th Street, within the H30A zoning. The applicant is requesting to build a new carport awning totaling roughly 400 square feet. Such awning will be built over the driveway for use 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)**

<table>
<thead>
<tr>
<th>Residential</th>
<th>2020</th>
<th>2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Such canopy shall not exceed 20 feet in length, and 20 feet in width.</td>
<td>400 square feet (maximum area)</td>
<td>400 square feet (maximum area)</td>
<td>400 square feet</td>
</tr>
<tr>
<td>The height of such canopy shall not exceed ten feet.</td>
<td>10 feet (maximum height)</td>
<td>10 feet (maximum height)</td>
<td>10 feet</td>
</tr>
<tr>
<td>The height of the side openings shall be at least six feet, three inches.</td>
<td>6’3” side opening height</td>
<td>6’3” side opening height</td>
<td>8 feet in height</td>
</tr>
<tr>
<td>Rear setback</td>
<td>5 feet</td>
<td>5 feet</td>
<td>&gt;5 feet</td>
</tr>
<tr>
<td>Interior side setback</td>
<td>5 feet</td>
<td>5 feet</td>
<td>&gt;5 feet</td>
</tr>
<tr>
<td>Primary front and secondary corner</td>
<td>2 feet</td>
<td>2 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td>Rear of street curb</td>
<td>7 feet</td>
<td>7 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td>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.</td>
<td>Open on all sides</td>
<td>Open on all sides</td>
<td>Open on all sides</td>
</tr>
<tr>
<td>The area under a canopy must be entirely paved by an approved paving material.</td>
<td>Paved underneath</td>
<td>Paved underneath</td>
<td>Paved underneath</td>
</tr>
</tbody>
</table>

### FINDINGS

Staff finds the application meets both the 2020 and 2006 Zoning Codes and recommends approval.
TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

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

PROJECT INFORMATION
OWNER'S NAME: Roy Raslin
PHONE / FAX: 305 785 6376
AGENT'S NAME: Anthony Arsenio
ADDRESS: 14121 NW 11th Ave Opa-Locka, FL 33084
PHONE / FAX: 305 360 4170
PROPERTY ADDRESS: 824 88 St
ZONING CATEGORY: A-1
DESCRIPTION OF PROPOSED WORK: Carport 20' x 20'1

INTERNAL USE ONLY
Date Submitted
Report Completed
Fee Paid

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

SIGNATURE OF OWNER DATE
SIGNATURE OF AGENT DATE

Town of Surfside – Single-Family and Two-Family Site Plan Application
Propose SQ Ft: 440
Primary, Secondary & Curb Setback - 10'
BACK PERSPECTIVE - CARPORT

OPTION - A

2'

20'

20'

8'

PAGE 68
The canvas and/or fabric must be designed to be readily and completely removed during periods of high wind velocity. Removable canvas or fabric must be completely removed when wind speed approach and/or exceed 75 MPH (dam) and/or as designated by U.S. Weather bureau as being a hurricane warning or alert.

This fabric-covered structure will need a quick removal or breakaway fabric at wind velocities equal to or greater than 75 MPH according to BC-2017 (10.6.4.2.1).

A high wind velocity warning must be posted with legible and readily visible sign or verbal instructions to the owner or tenant to remove completely the canvas or fabric during such periods or time.

The canvas or fabric used for awnings or fabric-covered frames shall be flame resistant in accordance with NFPA 70.
MEMORANDUM

To: Planning and Zoning Board
Thru: Jason Greene, Town Manager
From: James Hickey, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: September 24, 2020
Re: 1025 90th Street – Garage Conversion

The property is located at 1025 90th Street, within the H30B zoning. The applicant is requesting to convert their existing 267 square-foot garage into a fourth bedroom. The owner is also planning to construct a new pool, wood pergola and new pavers for walkway and driveway, all under separate permits.

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

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

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

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

<table>
<thead>
<tr>
<th>Residential</th>
<th>Lowest Floor 2020</th>
<th>Lowest Floor 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residential RS-2</td>
<td>Base Flood +2</td>
<td>Base Flood</td>
<td>+6.31 Existing</td>
</tr>
</tbody>
</table>

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

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

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

### Sec. 90-45. Setbacks

<table>
<thead>
<tr>
<th>Setbacks</th>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed 2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Frontage</td>
<td>Minimum 20 feet</td>
<td>Minimum 20 feet</td>
<td>20’0” – existing</td>
</tr>
<tr>
<td>Interior side (lots over 50 feet in width)</td>
<td>10% of the frontage (7.5’)</td>
<td>10% of the frontage (7.5’)</td>
<td>5’0” - existing</td>
</tr>
<tr>
<td>Secondary Frontage</td>
<td>10 ft</td>
<td>10 ft</td>
<td>15’ - existing</td>
</tr>
<tr>
<td>Rear</td>
<td>Minimum 20 feet</td>
<td>Minimum 20 feet</td>
<td>10’ - existing</td>
</tr>
</tbody>
</table>

### 2020 Sec. 90.49 Lot standards

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

<table>
<thead>
<tr>
<th>Lot Standards H30B</th>
<th>Required 2020</th>
<th>Required 2006 RS-2</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot width</td>
<td>50 feet</td>
<td>50 feet</td>
<td>55’</td>
</tr>
<tr>
<td>Minimum lot area</td>
<td>5,600 feet</td>
<td>5,600 feet</td>
<td>6,160 square feet</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>40%</td>
<td>N/A</td>
</tr>
<tr>
<td>Pervious area</td>
<td>35% (minimum)</td>
<td>N/A</td>
<td>38% provided (2,383/6,160=.38)</td>
</tr>
</tbody>
</table>

### 2020 Sec. 90.50 Architecture and roof decks

**2006 No Pertinent Section from Code**

<table>
<thead>
<tr>
<th>Unique Elevation</th>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>A unique elevation from the main buildings of the adjacent two (2)</td>
<td>N/A</td>
<td>A unique elevation from the main buildings of the</td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>Wall openings</th>
<th>10% for all elevations</th>
<th>N/A</th>
<th>+10% for all elevations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall openings</td>
<td>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.</td>
<td>No net loss of wall openings</td>
<td>No net loss of wall openings</td>
</tr>
<tr>
<td>Roof Material</td>
<td>(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color if granted approval by the Design Review Board; (d) Architecturally embellished metal if granted approval by the Design Review Board; or (e) Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.</td>
<td>N/A</td>
<td>Barrel tile roof (existing)</td>
</tr>
</tbody>
</table>
Sec. 90-50.1 (5) Garage Facades

<table>
<thead>
<tr>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 window</td>
<td>N/A</td>
<td>New window is proposed</td>
</tr>
</tbody>
</table>

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.

Condition of Approval

Landscaping shall be provided along the base of the new exterior wall.

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

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

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

Accessory buildings

<table>
<thead>
<tr>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>90-54.2 Accessory swimming pools and decks, open and unenclosed, or covered by a screen enclosure, may occupy a required rear, front, or side setback, subject to the following minimum setbacks:</td>
<td>90-182 (b) Accessory swimming pools, open and unenclosed. Or covered by a screen enclosure, may occupy a rear or side yard setback, provided they are not located closer than five feet to a rear or interior side lot line and not closer that ten feet from any street lot line.</td>
<td>(a) N/A (under separate permit) (b) N/A (c) N/A</td>
</tr>
<tr>
<td>(a) Rear: Five feet.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(b) Interior side: Five feet.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(c) Primary (front) and secondary (Corner): Ten feet.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
2020 Sec. 90.61 Paving in front and rear yards in H30 and H40 Districts
2006 Sec. 90-188 Paving front yards in single-family and two-family Districts

<table>
<thead>
<tr>
<th>Paving Yards</th>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback permeability</td>
<td>50% minimum</td>
<td>50% minimum</td>
<td>&gt;50% existing</td>
</tr>
<tr>
<td>Front yard landscaped</td>
<td>30% minimum</td>
<td>50% minimum</td>
<td>&gt;50% existing</td>
</tr>
<tr>
<td>Rear yard landscaped</td>
<td>20% minimum</td>
<td>40% minimum</td>
<td>&lt;40% Existing</td>
</tr>
<tr>
<td>Number of Curb Cuts</td>
<td>One minimum</td>
<td>One minimum</td>
<td>1 (existing)</td>
</tr>
<tr>
<td>Curb Cut side set back</td>
<td>5 feet minimum</td>
<td>5 feet minimum</td>
<td>&gt;5 feet</td>
</tr>
<tr>
<td>Curb cut width</td>
<td>1 curb cut not more than 18’ in width</td>
<td>1 curb cut not more than 18’ in width</td>
<td>10’7” existing</td>
</tr>
</tbody>
</table>
| 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                  | Brick Pavers (existing) |

**Town of Surfside Adopted Residential Design Guidelines**

**Building Massing**

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

**Decorative Features**

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

**Overall Architectural Style**

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

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

### Roof Materials, Types, and Slopes

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

### Windows and Trims

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

### Zoning in Progress (ZIP) Conditions [As of August 9th, 2020]

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
</table>
| 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. | Existing lot coverage |

---
<table>
<thead>
<tr>
<th>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</th>
<th>There is not a second story – does not apply</th>
</tr>
</thead>
<tbody>
<tr>
<td>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:</td>
<td>Existing setbacks</td>
</tr>
<tr>
<td>(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.</td>
<td>(1) Less than 8”</td>
</tr>
<tr>
<td>(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.</td>
<td>(2) N/A</td>
</tr>
<tr>
<td>In the H30A/H30B districts, each lot must provide:</td>
<td>(1) Not provided (existing – coverage is not changing)</td>
</tr>
<tr>
<td>(1) 35% of each lot must be pervious</td>
<td>(2) Not provided (existing – coverage is not changing)</td>
</tr>
<tr>
<td>(2) 50% of the front yards and 40% of the rear yards must be landscaped</td>
<td>(3) Not provided (existing)</td>
</tr>
<tr>
<td>(3) 20% of all landscaping must be Florida Friendly</td>
<td></td>
</tr>
<tr>
<td>The current zoning codes definition of building height will continue to apply to single family districts</td>
<td>Conforms</td>
</tr>
<tr>
<td>Roof decks shall not be permitted in any residential zoning district.</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### FINDINGS

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

1. Comply with Sec. 90-50 (7) “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.”

2. The FFE of the addition will need to be confirmed with the Building Department at time of Building Permit.
TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

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

### PROJECT INFORMATION

| OWNER’S NAME | Keith B. & Cara Roller |
| PHONE / FAX  | 305-484-6044 |
| AGENT’S NAME | Victor J. Bruce |
| ADDRESS      | 370 NE 101st Street - Miami Shores, FL 33138 |
| PHONE / FAX  | 305-310-5030 |
| PROPERTY ADDRESS | 1025 90th Street - Surfside, FL |
| ZONING CATEGORY | H30B |
| DESCRIPTION OF PROPOSED WORK | One-car garage conversion into Bedroom/Bathroom/Laundry Clo.; New pool and pergola |

### INTERNAL USE ONLY

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

### ZONING STANDARDS

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plot Size</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Setbacks (F/R/S)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot Coverage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pervious Area</td>
<td>35% = 2,162.6 square feet</td>
<td>38% = 2,383 square feet</td>
</tr>
</tbody>
</table>

SIGNATURE OF OWNER | DATE | SIGNATURE OF AGENT | DATE

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

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

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

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

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

Victor J. Bruce 07-07-20
NAME OF REPRESENTATIVE DATE
TOWN OF SURFSIDE
SUBMISSION CHECKLIST
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

Project Name: Roller Residence
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.
- 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
**Project Description:**

**Flood Hazard Information:**
-FIR 2017, Section 1612 Flood Limits

Project is located in AE Flood Zone with a Base Flood Elevation (BFE) of +6.0 feet according to the Miami-Dade County Flood Map based on Flood Maps by FEMA

Existing FFE of house is: +6.31 feet

**FIRM Map Number**
12066C0163L

**Legal description:**
Lot 20, Altos del Mar, Block 18 according to the Plat thereof, as recorded in Plat Book 10, Page 63 of the Public Records of Miami-Dade County, Florida

**Project Address:**
1025 90th Street
Sunny Isles, Florida 33160

**Folio number:**
14-2235-001-2940

**Scope:**
1. One-car garage conversion into a bedroom with full bath, Laundry Closet and A/C closet;
2. Relocation of front door from existing side to original front facing 90th Street;
3. New pool (under separate permit) and wood pergola;
4. New pavers for walkway and driveway (under separate permit)

---

**Zoning Description:**

**Zoning:**
H008

**Lot Coverage:**
N/A

**Area breakdown:**

- Lot area: 6,160 s.f. (.14 acres)
  - Existing Building Footprint: 2,329 s.f.
  - Existing Habitable Area: 2,062 s.f.
  - Garage conversion into Bedroom/Bath/Laundry Cb.: 267 s.f.

**Total Habitable Area:**
2,329 s.f.

**Pervious Space:**
6,160 s.f. x 35% = 2,156 s.f. (min. required)
38% provided = 2,383 square feet
ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name
K. BRIAN ROLLER AND CARA ROLLER

A2. Building Street Address (Including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1005 50 STREET

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

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

A5. Latitude/Longitude: Lat. ___________________ Long. ___________________ Horizontal Datum: NAD 1927  NAD 1983

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

A7. Building Diagram Number: 1

A8. For a building with a crawl space or enclosure(s), provide:
   a) Square footage of crawl space or enclosure(s) __________ sq ft
   b) No. of permanent flood openings in the crawl space or
closure(s) walls within 1 0 foot above adjacent grade __________ sq ft
   c) Total net area of flood openings in A8a __________ sq ft

A9. For a building with an attached garage, provide:
   a) Square footage of attached garage __________ sq ft
   b) No. of permanent flood openings in the attached garage
cwalls within 1.0 foot above adjacent grade __________ sq in
   c) Total net area of flood openings in A9a __________ sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
105500

B2. County Name
Broward

B3. State
FL

B4. Map/Panel Number
094

B5. Suffix
F

B6. FIRM Index Date 102/1997

B7. FIRM Panel Effective/Revised Date 1/19/1997

B8. Flood Zone(s) AE

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: 3 Construction Drawings* 4 Building Under Construction 5 Finished Construction

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, ARIA, ARIAE, ARBA, ARAH, ARHA, ARIAO. Complete items C2.a-g below according to the building diagram specified in Item A7.

C3. Benchmark Utilized Vertical Datum: NGVD 1929

C4. Conversion/Comments ________

C5. Check the measurement used.

a) Top of bottom floor (including basement, crawl space, or enclosure floor). 6.31

b) Top of the next higher floor __________

c) Bottom of the lowest horizontal structural member (V Zones only) __________

d) Attached garage (top of slab) __________

e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) __________

f) Lowest adjacent (finished) grade (LAG) __________

g) Highest adjacent (finished) grade (HAG) __________

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available.

I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form.

Certifier's Name MIQUEL ESPINOSA License Number 5101

Title PROFESSIONAL SURVEYOR & MAPPER Company Name MIQUEL ESPINOSA LAND SURVEYING, INC.

Address 5511 S.W. 8 STREET, MIAMI City MIAMI State FL ZIP Code 33154

Signature __________ Date Dec 30, 2006 Telephone 305-740-5319

FEMA Form 81-31, February 2006 See reverse side for continuation. Replaces all previous editions.
IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bel. No.) or P.O. Route and Box No.
1025 90 STREET
City SURFSIDE State Fl. ZIP Code 33154

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

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

Comments

 Signature Date  
 Check here if attachments

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

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

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
   a) Top of bottom floor (including basement, crawl space, or enclosure) is ____ feet ____ meters above or below the HAG.
   b) Top of bottom floor (including basement, crawl space, or enclosure) is ____ feet ____ meters above or below the LAG.

E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A Items 6 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2 in the diagram) of the building is ____ feet ____ meters above or below the HAG.

E3. Attached garage (top of slab) is ____ feet ____ meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is ____ feet ____ meters above or below the HAG.

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

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

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

Property Owner's or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or G), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G6 and G9.

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

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

G3. The following information (items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number

G5. Date Permit Issued

G6. Date Certificate of Compliance/Occupancy Issued

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

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

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

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

Check here if attachments

FEMA Form 81-31, February 2006 Replaces all previous editions
Certified to:
K. BRIAN ROLLER AND CARA ROLLER, CLEAR TITLE SERVICES, INC., ATTORNEYS TITLE INSURANCE FUND, INC., AMRQ MORTGAGE CORP., ITS SUCCESSORS AND/OR ASSIGNS.

Legal Description
Lot 18, Block 20, of ALTO DEL MAR NO. 4, according to the plat thereof as recorded in Plat Book 10, at Page 63, of the Public Records of Broward County, Florida.

Community Number: 120659
Panel Number: 0094
Suffix: F
Data of Firm Index: 8/19/1992
Flood Zone: AE
Base Flood Elevation: 8
Date of Completion: 04/27/07

Property Address:
1025 90 STREET
SURFSIDE, FL 33154
Survey: M42693

PAGE 2 OF 2

Accepted By:

MIGUEL ESPINOSA
LAND SURVEYING, INC.
5311 S.W. 9TH STREET, SUITE 202
MIAMI, FLORIDA 33134
PHONE: (305) 748-3319
FAX: (305) 569-3190
LB # 6442

MIGUEL ESPINOSA
STATE OF FLORIDA
SPES NO. 301

GENERAL NOTES:
12. LEGAL DESCRIPTION PROVIDED BY OTHERS
13. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
14. THE LATERAL BOUNDARIES WERE NOT DETERMINED FOR EASEMENT OR OTHER PURPOSES, OTHER THAN AS SHOWN ON THE PLAT.
15. THE PURPOSES OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING, JUDICIAL, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF MIGUEL ESPINOSA LAND SURVEYING.
16. UNDERGROUND PORTIONS OF FENCES, PULLEYS, OR OTHER IMPROVEMENTS WERE NOT LOCATED.
17. ONLY VISIBLE AND ABOVE GROUND MARKINGS LOCATED.
18. WALLS, FENCES, ETC., ARE TO THE FACE OF THE WALL.
19. NOT DRAWN TO SCALE.
20. DRAWINGS REFERENCED TO LINE WORK AS B & A.
21. BOUNDARY SURVEY MEANS A DRAWING AS A DETAIL GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A GIVEN SCALE ANOMALY NOT TO SCALE.
22. NO IDENTIFICATION FOUND ON PROPERTY CONVERSE, UNLESS NOTED.
23. NOT VALID UNLESS SEALED WITH THE MIGUEL ESPINOSA LAND SURVEYING SEAL.
24. ONLY A_LINE WORK IS DRAWN TO SCALE.
25. ELEVATIONS IF SHOWN ARE BASED UPON N. D. G. V. IF NOT OTHERWISE NOTED.
26. THIS BOUNDARY SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES NAMED HEIR.
27. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
MEMORANDUM

To: Planning and Zoning Board
Thru: Jason Greene, Town Manager
From: James Hickey, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: September 24, 2020
Re: 9157 Froude Avenue – Garage Conversion

The property is located at 9157 Froude Avenue, within the H30B zoning. The applicant is requesting approval to convert their existing garage into a 3rd bedroom. The applicant converted the garage previously without receiving Planning and Zoning Board approval.

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

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

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

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

<table>
<thead>
<tr>
<th>Residential</th>
<th>Lowest Floor 2020</th>
<th>Lowest Floor 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residential RS-2</td>
<td>Base Flood +2</td>
<td>Base Flood</td>
<td>5.85 NGVD</td>
</tr>
</tbody>
</table>

#### Sec. 90-45. Setbacks

<table>
<thead>
<tr>
<th>Setbacks</th>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed 2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Frontage</td>
<td>Minimum 20 feet</td>
<td>Minimum 20 feet</td>
<td>19'9” feet – existing</td>
</tr>
<tr>
<td>Interior side (50 feet in width)</td>
<td>5’</td>
<td>5’</td>
<td>N/A</td>
</tr>
<tr>
<td>Rear</td>
<td>Minimum 20 feet</td>
<td>Minimum 20 feet</td>
<td>N/A</td>
</tr>
</tbody>
</table>

#### 2020 Sec. 90.49 Lot standards

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

<table>
<thead>
<tr>
<th>Lot Standards H30B</th>
<th>Required 2020</th>
<th>Required 2006 RS-2</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot width</td>
<td>50 feet</td>
<td>50 feet</td>
<td>50’</td>
</tr>
<tr>
<td>Minimum lot area</td>
<td>5,600 feet</td>
<td>5,600 feet</td>
<td>5,600 square feet</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>40%</td>
<td>Not provided – existing coverage is not changing</td>
</tr>
<tr>
<td>Pervious area</td>
<td>35% (minimum)</td>
<td>N/A</td>
<td>Not provided – existing coverage is not changing</td>
</tr>
</tbody>
</table>

#### 2020 Sec. 90.50 Architecture and roof decks

**2006 No Pertinent Section from Code**

<table>
<thead>
<tr>
<th></th>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Unique Elevation</strong></td>
<td>A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3) of the following architectural features: (a) Length, width and massing of the structure; (b) Number of stories;</td>
<td>N/A</td>
<td>A unique elevation from the main buildings of the adjacent two (2) homes is created through the modulation of; (a) Length, width and massing of the structure;</td>
</tr>
<tr>
<td></td>
<td>(c) Façade materials; (d) Porches and other similar articulation of the front façade; (e) Number and location of doors and windows; and (f) Roof style and pitch.</td>
<td>(b) Façade materials (c) Roof style and pitch.</td>
<td></td>
</tr>
<tr>
<td>----------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>Wall openings</td>
<td>10% for all elevations</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Wall openings</td>
<td>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.</td>
<td>No net loss of wall openings</td>
<td></td>
</tr>
<tr>
<td>Roof Material</td>
<td>(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color if granted approval by the Design Review Board; (d) Architecturally embellished metal if granted approval by the Design Review Board; or (e) Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>White concrete tile</td>
<td></td>
</tr>
</tbody>
</table>

**Sec. 90-50.1 (5) Garage Facades**

<table>
<thead>
<tr>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 window</td>
<td>N/A</td>
<td>New window existing</td>
</tr>
<tr>
<td>If the garage entrance is located at the front or primary corner of the</td>
<td>N/A</td>
<td>Condition of Approval</td>
</tr>
</tbody>
</table>
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.

Landscaping shall be provided along the base of the new exterior wall. Currently, there is no landscaping located in front of the converted garage area.

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

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

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

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

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

<table>
<thead>
<tr>
<th>Paving Yards</th>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback permeability</td>
<td>50% minimum</td>
<td>50% minimum</td>
<td>Existing (less than 50%)</td>
</tr>
<tr>
<td>Front yard landscaped</td>
<td>30% minimum</td>
<td>50% minimum</td>
<td>Existing (less than 50%)</td>
</tr>
<tr>
<td>Rear yard landscaped</td>
<td>20% minimum</td>
<td>40% minimum</td>
<td>Existing (less than 40%)</td>
</tr>
<tr>
<td>Number of Curb Cuts</td>
<td>One minimum</td>
<td>One minimum</td>
<td>2 (existing)</td>
</tr>
<tr>
<td>Curb Cut side set back</td>
<td>5 feet minimum</td>
<td>5 feet minimum</td>
<td>&gt;5 feet</td>
</tr>
<tr>
<td>Curb cut width</td>
<td>1 curb cut not more than 18’ in width</td>
<td>1 curb cut not more than 18’ in width</td>
<td>Existing</td>
</tr>
<tr>
<td>Driveway Materials</td>
<td>Limited to the following 1. Pavers 2. Color and texture treated concrete, including stamped concrete 3. Painted concrete shall not be permitted. 4. Asphalt shall not be permitted.</td>
<td>N/A</td>
<td>Brick Pavers</td>
</tr>
</tbody>
</table>
**Town of Surfside Adopted Residential Design Guidelines**

**Building Massing**

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

**Decorative Features**

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

**Overall Architectural Style**

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

**Wall Materials and Finishes**

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

**Roof Materials, Types, and Slopes**

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

**Windows and Trims**

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

### Zoning in Progress (ZIP) Conditions [As of August 9th, 2020]

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
</table>
| 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. | N/A to Garage Conversion  
Not 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 | There is not a second story – does not apply |
| 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. | (1) Existing setbacks  
(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) Not provided (existing – coverage is not changing)  
(2) Not provided (existing – coverage is not changing)  
(3) Not provided (existing) |
The current zoning codes definition of building height will continue to apply to single family districts

<table>
<thead>
<tr>
<th>The current zoning codes definition of building height will continue to apply to single family districts</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof decks shall not be permitted in any residential zoning district.</td>
<td>No roof deck proposed</td>
</tr>
</tbody>
</table>

FINDINGS

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

1. Comply with Sec. 90-50 (7) "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."
2. The FFE of the addition will need to be confirmed with the Building Department at time of Building Permit.
TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

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

<table>
<thead>
<tr>
<th>PROJECT INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>OWNER'S NAME</td>
</tr>
<tr>
<td>PHONE / FAX</td>
</tr>
<tr>
<td>AGENT'S NAME</td>
</tr>
<tr>
<td>ADDRESS</td>
</tr>
<tr>
<td>PHONE / FAX</td>
</tr>
<tr>
<td>PROPERTY ADDRESS</td>
</tr>
<tr>
<td>ZONING CATEGORY</td>
</tr>
<tr>
<td>DESCRIPTION OF PROPOSED WORK</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>ZONING STANDARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plot Size</td>
</tr>
<tr>
<td>Setbacks (F/R/S)</td>
</tr>
<tr>
<td>Lot Coverage</td>
</tr>
<tr>
<td>Height</td>
</tr>
<tr>
<td>Pervious Area</td>
</tr>
</tbody>
</table>

07/30/2020

SIGNATURE OF OWNER DATE

07/30/2020

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:

Jvacin Toms 07/30/2020

NAME OF REPRESENTATIVE DATE
SCOPe OF WORK:
1. Electrical, General Building, and HVAC Work.
2. Mechanical and HVAC Work.
3. Plumbing Work.

LEGALIZATION NOTES:
- Garage conversion into 300 square footage of living space is subject to building permit requirements.
- Appropriate permits and inspections must be obtained before any work commences.

GENERAL NOTES:
1. All work must comply with local building codes and regulations.
2. Final inspection is required before occupancy.
3. Materials and workmanship must meet the specifications outlined in the permit.

LEGAL DESCRIPTION:
- The property is located at the intersection of Johnson Ave and Froude Ave.

SITE PLAN:
- Shows the layout of the property with the proposed garage conversion.
-标注了已经审批的和需要审批的工作区域和材料要求。
SKETCH OF SURVEY
PREPARED BY:
Δ GUNTER GROUP, INC.
LAND SURVEYING - LAND PLANNING
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 4507
9350 S.W. 22nd TERRACE
MIAMI, FLORIDA 33165
(305) 22C-0073

PROPERTY ADDRESS: 9157 Froude Avenue, Surfside, Florida 33154.

LEGAL DESCRIPTION:
Lot 14, in Block 15, of ALTOS DEL MAR No. 4; according to the Plat thereof, as recorded in Plat Book 10, at Page 83, of the Public Records of Miami-Dade County, Florida.

FOR: Multitech Building.

SURVEYOR'S NOTES:
1) This survey was conducted for the purpose of a "Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Standards of Practice requirements for a Suburban area (1 foot in 5,000 feet) as specified in Chapter 55-17, Florida Administrative Code.
3) The North arrow direction shown herein is based on an assumed Meridian.
4) In some cases graphic representation have exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
5) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
6) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
7) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
8) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications herein do not extend to any unnamed parties.
9) Elevations shown referred to N.G.T. Datum 1929, Miami-Dade County benchmark: N-543, elevation 13.63 feet; located at Surnairs Boulevard and Bay Drive (21 feet West wall of guard house); US C & G Brass disc in East end of North concrete guard rail of bridge over Indian creek.
10) According to the National Flood Insurance Program the subject property falls in Community No.: 100450, Panel No.: 01144, Effective Date of FEMA: 09-11-2000, Flood Zone: AE, based flood elevation: 8 feet.
11) Contact the appropriate authorities prior to any design work on the herein-described parcel for building and zoning information.
13) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.

I hereby certify that the Sketch of Topographic Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Standards of Practice set in Chapter 55-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

By: Rolando Ortiz LS 4312
Professional Land Surveyor
& Mapper, State of Florida.

DATE: 06-21-2020
JOB No.: 20-32093
SKETCH No.: 29663

MULTITECH BUILDING
9157 Froude Avenue, Surfside, FL 33154.

NOT VALID WITHOUT SHEET 2 OF 2
(SHEET 2 OF 2 CONTAINS SKETCH OF SURVEY)

SCALE: 1"=20'
SHEET: 1 OF 2

REVISIONS:
MEMORANDUM

To: Planning and Zoning Board

Thru: Jason Greene, Interim Town Manager

From: James Hickey, AICP, Town Planner

CC: Lillian Arango, Town Attorney

Date: September 24, 2020

Re: 400 93rd Street – Fence

The property is located at 400 93rd Street, within the H30B zoning district. The applicant is requesting to build white aluminum picket fence along with an entrance gate for the walkway and access gate for the driveway.

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. 90.56 Fences, walls and hedges –

<table>
<thead>
<tr>
<th>Required 2020</th>
<th>Required 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>90-56.1.A</td>
<td>90-183</td>
<td>Does not apply</td>
</tr>
<tr>
<td><strong>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.</strong></td>
<td><strong>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.</strong></td>
<td><strong>(not proposed in the rear or side)</strong></td>
</tr>
<tr>
<td>90-56.2</td>
<td>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.</td>
<td>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</td>
</tr>
<tr>
<td><strong>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</strong></td>
<td><strong>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</strong></td>
<td><strong>Lot frontages wider than 50 ft and less than 100 ft have a maximum fence height of 4 ft + ½ ft per 10 feet of lot width exceeding 50 feet, maximum 5 ft. Furthermore, all wall and fence surfaces above two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent</strong></td>
</tr>
</tbody>
</table>

### 2006 Sec 90-183 Fences, walls and hedges

- 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.

### 2020 Sec. 90.56 Fences, walls and hedges: Further Requirements

- 90-56.4: Front yard and corner yard fences and ornamental walls
  - Wider than 50 ft and less than 100 ft:
    - **Maximum Height:**
      - (a) 4 ft + ½ ft per 10 feet of lot width exceeding 50 feet, maximum 5 ft
    - **Maximum Opacity:**
      - All wall and fence surfaces two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent

- An ornamental hedge with a height of not more than three feet shall be permitted. Under no circumstances is any fence, wall or hedge to be located on a corner lot in such a way as to conflict with the requirements of section 190-181 (vision clearance)
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) Lot frontages wider than 50 ft and less than 100 ft have a maximum fence height of 4 ft + ½ ft per 10 feet of lot width exceeding 50 feet, maximum 5 ft. Furthermore, all wall and fence surfaces above two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent. (Gates shall be required to meet this requirement)

2) Provide an elevation rendering for the proposed fence and gates to ensure a maximum opacity of 50% or less.
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
David Elmaleh
PHONE / FAX
786-879-4951
AGENT’S NAME
Isa Garcia
ADDRESS
400 93 St. Surfside, Fl. 33154 (job address)
PHONE / FAX
PROPERTY ADDRESS
400 93 St. Surfside, Fl. 33154
ZONING CATEGORY
DESCRIPTION OF PROPOSED WORK
Aluminum picket fence

INTERNAL USE ONLY
Date Submitted
Project Number
Report Completed
Date
Fee Paid
$

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

SIGNATURE OF OWNER
DATE

SIGNATURE OF AGENT
DATE
MEMORANDUM

To: Planning and Zoning Board
Thru: Jason Greene, Interim Town Manager
From: James Hickey, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: September 24, 2020
Re: 9588 Harding Avenue – Harding Realty

The subject property is located at 9588 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Permanent Wall Sign. The sign will be relocated from its previous address to this new location.

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. 90-73 (2020)**  
**Sec. 90-209 (2006)**

<table>
<thead>
<tr>
<th>Signs</th>
<th>Permitted 2020</th>
<th>Permitted 2006</th>
<th>Proposed</th>
</tr>
</thead>
</table>
| **Area** | | | Wall Sign (26-foot frontage)  
For frontages less than 25 feet, a total sign area up to 25 square feet maximum shall be permitted. In no case shall the total sign area on any single operating enterprise exceed 150 square feet and no single sign shall exceed 45 square feet.  
Wall Sign (26-foot frontage)  
17 square feet proposed |
| **Types** | The following types of individually-mounted letter signs shall be permitted. No open face channel letters shall be permitted.  
i. Reverse channel letter.  
ii. Push-through letter.  
iii. Pan channel letter.  
iv. Raceway mounted letter. All exposed raceways must be painted to match finish of wall face of the building. | Wall Sign (26-foot frontage)  
For frontages less than 25 feet, a total sign area up to 25 square feet maximum shall be permitted. In no case shall the total sign area on any single operating enterprise exceed 150 square feet and no single sign shall exceed 45 square feet. | -  
Reverse Channel letter |
<table>
<thead>
<tr>
<th>Offset</th>
<th>Signs shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the wall face</th>
<th>-</th>
<th>Offset a minimum of 1 inch</th>
</tr>
</thead>
<tbody>
<tr>
<td>Illumination</td>
<td>All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. The illumination may be either internal illumination or external illumination, however, all walls below the sign shall be illuminated with white wall wash LED lighting. It shall be located and directed solely at the sign. The light source shall not be visible from or cast into the right-of-way, or cause glare hazards to pedestrians, motorists, or adjacent properties. Lighting shall meet all applicable electrical codes. Intensities of illumination shall be approved by the building official of the town before issuance of a sign permit.</td>
<td>-</td>
<td>Illumination tbd</td>
</tr>
</tbody>
</table>

**RECOMMENDATION**

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

**Condition of Approval**
1) All signage, lettering, logos or trademarks shall be limited to white illumination. Please provide additional details showing this requirement is being met. Code section 90-73.
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: 95164 Harding Investment, LLC
PHONE / FAX: 305-403-9200
AGENT’S NAME: Joshua Agness
ADDRESS: 9830 N. Dixie Hwy, Hollywood, FL 33020
PHONE / FAX: 954-920-0905 - 954-928-0906
PROPERTY ADDRESS: 9585 Harding Ave, Surfside, FL 33154
ZONING CATEGORY:
DESCRIPTION OF PROPOSED WORK: Install illuminated Reverse Channel Letters on exterior east elevation

INTERNAL USE ONLY

Date Submitted
Report Completed
Fee Paid

$  

ZONING STANDARDS

<table>
<thead>
<tr>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sign Area (if applicable)</td>
<td>17.0 Sq</td>
</tr>
<tr>
<td>Awning Size (if applicable)</td>
<td></td>
</tr>
<tr>
<td>Fence Height (if applicable)</td>
<td></td>
</tr>
<tr>
<td>Wall Height (if applicable)</td>
<td></td>
</tr>
</tbody>
</table>

SIGNATURE OF OWNER:  
DATE: 07/03/20

SIGNATURE OF AGENT:  
DATE: 07/14/20

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

PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

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

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

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

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

Joshua Miculichaki 7/14/30
NAME OF REPRESENTATIVE DATE
DESIGN CALCULATIONS

FOR

HARDING REALTY
WALL-MOUNTED SIGNS
9588 Harding Ave – Surfside

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.

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. Steel components in contact with, but not encased in, concrete shall be coated, painted, or otherwise protected against corrosion.

7. Engineer seal affixed hereto validates structural design as shown only. Use of this specification by contractor, et. al, indemnifies and saves harmless this engineer for all costs & damages including legal fees & apellate fees resulting from deviation from this design.

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.

Index:

Pg 1  Cover
Pg 2  Wind Loads
Pg 3  Anchor Design

Engineer’s signature and seal valid for pages 1 through 3

Christian Langley  PE # 67382
Easy Seals  Cert Auth # 31124

Jun 30 2020
### Building Specs

- \( V = 175 \text{ mph} \) Basic wind speed
- Exposure: D
- ASD Load Combo Coeff: 0.6

### Calculations

\[
\begin{align*}
\alpha &= 11.5 & \text{3-sec gust speed power law exponent} \\
\zeta_a &= 700' & \text{Nominal ht. of atmos. boundary layer} \\
G_{cpi} &= 0 & \text{Internal pressure coeff} \\
K_d &= 0.85 & \text{Directionality factor} \\
K_{zt} &= 1.0 & \text{Topographic factor} \\
A &= 10 \text{ sq ft} & \text{Tributary area}
\end{align*}
\]

### 175 mph - Exp "D"

#### WALL-MOUNTED SIGNS

<table>
<thead>
<tr>
<th>SIGN HEIGHT (ft)</th>
<th>ASD WIND PRESSURES CENTER (Zone 4)</th>
<th>CORNER (Zone 5)</th>
<th>( h )</th>
<th>( c_h )</th>
<th>( q_z )</th>
<th>( d_h )</th>
<th>( c_d )</th>
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<td>57.7 psf</td>
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<td>45</td>
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<td>69.8 psf</td>
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<td>50</td>
<td>55.9 psf</td>
<td>71.1 psf</td>
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<td>84.6</td>
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<tr>
<td>140</td>
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<td>-1.80</td>
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<td></td>
</tr>
<tr>
<td>250</td>
<td>60.5 psf</td>
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<td>1.68</td>
<td>112.0</td>
<td>-0.90</td>
<td>-1.80</td>
<td></td>
</tr>
</tbody>
</table>
Wall Sign Anchor Design

Structure Dimensions & Loading

Design wind pressure: \( P = 65.1 \text{ psf} \)

Sign type: Channel Letter
Sign size: \( A = 1.8 \text{ sqft (per letter, critical)} \)

Wall material: Wood CDX or equiv, thickness to match Min Embed
Anchor type/size: 1/4" Toggle Bolt (r)

Ref: Powers Strap-Toggle, catalog
Min Embedment: 0.5"
Min edge dist: 2"
Min Spacing: 1.5"

Anchor tensile capacity: \( T_{\text{cap}} = 169.4 \text{ lb (per anchor)} \)

Check Anchors for Pullout

Total Reaction: \( R_t = 116 \text{ lb} \) \( = P \cdot A \) (per letter)
No. of anchors req’d: \( n = 0.7 \text{ anchors per letter} \)

Total anchors required: 1 anchors per letter

OK, typical anchor option shown. Limit to min (3) per letter, bal.
Ref anchor schedule for other anchor options.
view of abutting building left of storefront

storefront

view to right of storefront

view directly across street from storefront
MEMORANDUM

To: Planning and Zoning Board
Thru: Jason Greene, Interim Town Manager
From: James Hickey, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: April 2, 2020
Re: 9454 Harding Avenue – Vish

The subject property is located at 9454 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Permanent Wall Sign.

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

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

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-73

<table>
<thead>
<tr>
<th>Signs</th>
<th>Permitted 2020</th>
<th>Permitted 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area</td>
<td>Wall Sign</td>
<td>Wall Sign (15-foot frontage) For frontages less than 25 feet, a total sign area up to 25 square feet maximum shall be permitted. In no case shall the total sign area on any single operating enterprise exceed 150 square feet and no single sign</td>
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</table>

ITEM 4H
| Types | The following types of individually-mounted letter signs shall be permitted. No open face channel letters shall be permitted.  
   i. Reverse channel letter.  
   ii. Push-through letter.  
   iii. Pan channel letter.  
   iv. Raceway mounted letter. All exposed raceways must be painted to match finish of wall face of the building. | Channel letter |
<table>
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<tr>
<th></th>
<th></th>
<th></th>
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<tr>
<td>Offset</td>
<td>Signs shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the wall face.</td>
<td>Sign is off-set 1.5“</td>
</tr>
<tr>
<td>Illumination</td>
<td>All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. The illumination may be either internal illumination or external illumination, however, all walls below the sign shall be illuminated with white wall wash LED lighting. It shall be located and directed solely at the sign. The</td>
<td>Illumination is white</td>
</tr>
</tbody>
</table>
light source shall not be visible from or cast into the right-of-way, or cause glare hazards to pedestrians, motorists, or adjacent properties. Lighting shall meet all applicable electrical codes. Intensities of illumination shall be approved by the building official of the town before issuance of a sign permit.

RECOMMENDATION

Staff finds the application meets both the 2020 and 2006 Zoning Codes and the current Zoning in Progress based on the applicant's revised set of plans dated September 15, 2020.
MEMORANDUM

To: Planning and Zoning Board
Thru: Jason Greene, Interim Town Manager
From: James Hickey, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: April 2, 2020
Re: 9454 Harding Avenue – Vish

The subject property is located at 9454 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Permanent Wall Sign.

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

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

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-73

<table>
<thead>
<tr>
<th>Signs</th>
<th>Permitted 2020</th>
<th>Permitted 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area</td>
<td>Wall Sign</td>
<td>Wall Sign (15-foot frontage)</td>
<td>Wall Sign</td>
</tr>
<tr>
<td></td>
<td>For frontages less than 25 feet, a total sign area up to 25 square feet maximum shall be permitted</td>
<td>For frontages less than 25 feet, a total sign area up to 25 square feet maximum shall be permitted. In no case shall the total sign area on any single operating enterprise exceed 150 square feet and no single sign</td>
<td>35 square feet</td>
</tr>
</tbody>
</table>
| Types | The following types of individually-mounted letter signs shall be permitted. No open face channel letters shall be permitted.  
  i. Reverse channel letter.  
  ii. Push-through letter.  
  iii. Pan channel letter.  
  iv. Raceway mounted letter. All exposed raceways must be painted to match finish of wall face of the building. | Channel letter |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

RECOMMENDATION

Staff finds the application meets both the 2020 and 2006 Zoning Codes and the current Zoning in Progress based on the applicant’s revised set of plans dated September 15, 2020.
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.

<table>
<thead>
<tr>
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<tbody>
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</tr>
<tr>
<td>PHONE / FAX</td>
</tr>
<tr>
<td>AGENT’S NAME</td>
</tr>
<tr>
<td>ADDRESS</td>
</tr>
<tr>
<td>PHONE / FAX</td>
</tr>
<tr>
<td>PROPERTY ADDRESS</td>
</tr>
<tr>
<td>ZONING CATEGORY</td>
</tr>
<tr>
<td>DESCRIPTION OF PROPOSED WORK</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>ZONING STANDARDS</th>
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<tr>
<td>Sign Area (if applicable)</td>
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<td>Awning Size (if applicable)</td>
</tr>
<tr>
<td>Fence Height (if applicable)</td>
</tr>
<tr>
<td>Wall Height (if applicable)</td>
</tr>
</tbody>
</table>

SIGNATURE OF OWNER DATE  SIGNATURE OF AGENT DATE

7-5-2020

Town of Surfside – Multi-Family and Non-Residential Design Review Application
Face Color: Green   Trim Cap: Green  Return: White   Type Letters: Arial Black
Channel Letters Offset from wall 1.5” Aluminum spacers, White Led’s

DISCONNECTING LOCATED AT THE WALL SEPARATED FROM THE WIREWAY OR RACEWAY
DISCONNECTING LOCATED BEFORE THE POWER ENTERS THE SIGN

**THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLES 680 OF THE NATIONAL ELECTRICAL CODE AND OTHER APPLICABLE LOCAL CODES.**

Underwriters Laboratories Inc.®
Primary wires provided by customer.
Sign voltage based upon 120v.

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY SERGIO SIGNS. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IT IS TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

**Customer Approval:**

Page 123
Face Color : Green  
Trim Cap : Green  
Return : White  
Type Letters : Arial Black  
Channel Letters Offset from wall 1.5” Aluminum spacers , White Led’s

Return : 3” deep Aluminum .040 , Gloss White  
Face: 3/16 Acrylic White , Apply translucent vynil Green 3m Oracal  
Wireway Cut out letters with white acrylic back , apply translucent green vynil  
Copy “Vegetarian Hummus Happiness “

Regular Channel logo 3” Deep  
Green jewelite , Green Return  
White Acrylic  3/16

Regular Channel letters 3” Deep  
Green jewelite , Green Return  
White Acrylic  3/16  
Apply 3m Translucent Vynil Green

Full Image Translucent Vynil 3m  

Only Cut out letters Apply Translucent  
Green vinyl 3m Oracal  
Wireway Black background
**ALUMINUM PANEL CROSS SECTIONS (Shown for Dual-Color Film)**

**CHANNEL LETTERS W/ WIRE WAY MOUNTING DETAIL**

- **Letter Returns:** #2417 White diffuser acrylic
- **Letter Faces:** 3M #340-136 Lime Green (first surface)
- **Letter Trim Caps:** Aligntight 4500k White LED module
- **Letter:** #2067 Green
- **Existing Concrete Wall:** SEAL BUILDING PENETRATION

**FASTENER TABLE**

<table>
<thead>
<tr>
<th>Fastener</th>
<th>MOUNTING HARDWARE</th>
<th>BUILDING CONSTRUCTION</th>
</tr>
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<tbody>
<tr>
<td>3/8&quot; Bolts Through Wall</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>3/8&quot; LAG BOLTS IN Lead Embedded</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>3/8&quot; LAG BOLTS</td>
<td>X</td>
<td></td>
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<td>X</td>
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<tr>
<td>3/8&quot; SLEEVE ANCHORS</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>3/8&quot; X 1/2 RED HEADS</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>#10 TAPPING SCREWS</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>3/8&quot; LONG</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>3/16&quot; Aluminum Threaded Studs</td>
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<td>X</td>
</tr>
</tbody>
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**NEC 2011 G405.3 Commentary:**

- **COMBINATION OF PHOTOCELL AND TIMER OR ASTRONOMICAL TIMER FSC2014**
- **4 Min Per Letter**

**AERIAL PICTURE LOCATION SIGN**

- **Scope of Work:** Installation of channel letters on Raceway mounted on existing wall.
- **Letter:** east@elevation

**GENERAL STRUCTURAL NOTES:**

1. Design is based on 175 mph gust design wind speed per FBC
2. Exposure C. Loads combinations: 0.8D + 0.6W
3. Referenced Specifications, Codes and Standards: FBC 2014 / ASCE 7-10 / 2017
4. Fasteners and anchors shall be of the type and size indicated in these drawings. Use the specific manufacturer and model where indicated. Strictly follow
5. Sealing holes in facade for water intrusion.

**CONTACT INFORMATION**

- **OWNER’S NAME:** Sergio Carmona
  - **ADDRESS:** 8883 Fontainebleau, Miami, FL 33172
  - **PHONE #:** 786-683-4392

**QUALIFIED CONTRACTOR INFORMATION**

**SEAL, DATE, SIGNATURE**

**ARCHITECT, ENGINEER, PROFESSIONAL CONSULTANT, QUALIFIED CONTRACTOR INFORMATION**

**ALUMINUM PANEL CROSS SECTIONS (Shown for Dual-Color Film)**

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**NEC 2011 G405.3 Commentary:**

- **COMBINATION OF PHOTOCELL AND TIMER OR ASTRONOMICAL TIMER FSC2014**
- **4 Min Per Letter**

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- **Scope of Work:** Installation of channel letters on Raceway mounted on existing wall.
- **Letter:** east@elevation

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2. Exposure C. Loads combinations: 0.8D + 0.6W
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**QUALIFIED CONTRACTOR INFORMATION**

**SEAL, DATE, SIGNATURE**

**ARCHITECT, ENGINEER, PROFESSIONAL CONSULTANT, QUALIFIED CONTRACTOR INFORMATION**
MEMORANDUM

To: Planning and Zoning Board  
Thru: Jason Greene, Interim Town Manager  
From: James Hickey, AICP, Town Planner  
CC: Lillian Arango, Town Attorney  
Date: September 24, 2020  
Re: 9341 Collins Avenue – Monument Sign - Marbella Condominiums

The subject property is located at 9341 Collins Avenue and is within the H120 zoning district (formerly the RD-1 zoning district in the 2006 code). The applicant is requesting to replace 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

<table>
<thead>
<tr>
<th>Signs</th>
<th>Permitted 2020</th>
<th>Permitted 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amount</td>
<td>One monument sign shall be permitted per street frontage</td>
<td>N/A</td>
<td>1</td>
</tr>
</tbody>
</table>
| Area  | Monument Sign  
The maximum sign area shall not exceed 25 square feet | N/A | Monument Sign  
31 square feet |
| Height | The maximum height shall not exceed 5 feet from the ground | 5 feet | 6 feet |
| Setback | Monument Sign  
Shall maintain a 5-foot setback from all property lines and no portion shall be permitted to | 5 feet | Monument Sign  
5’ minimum setback |
<table>
<thead>
<tr>
<th>Landscaping</th>
<th>Project within this 5-foot setback</th>
<th>N/A</th>
<th>Monument Sign Landscaped at base</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monument Sign</td>
<td>Required to be landscaped at the base</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Illumination</th>
<th>Project within this 5-foot setback</th>
<th>N/A</th>
<th>Monument Sign Internal White illumination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monument Sign</td>
<td>May be internally or externally illuminated</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**RECOMMENDATION**

Staff finds the application meets both the 2020 and 2006 Zoning Codes and the current Zoning in Progress based on the applicant's revised set of plans dated September 15, 2020.
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

<table>
<thead>
<tr>
<th>OWNER'S NAME</th>
<th>Marbella Condominium Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHONE / FAX</td>
<td>(305) 868-5208</td>
</tr>
<tr>
<td>AGENT'S NAME</td>
<td>Andy Oquendo / F R E V E R SIG NS, I N C.</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>2400 West 3rd Court</td>
</tr>
<tr>
<td>PHONE / FAX</td>
<td>(305) 970-0110 (Cell) (305) 885-3411 (Office)</td>
</tr>
<tr>
<td>PROPERTY ADDRESS</td>
<td>9341 Collins Ave. Surfside, FL 33154</td>
</tr>
<tr>
<td>ZONING CATEGORY</td>
<td></td>
</tr>
<tr>
<td>DESCRIPTION OF PROPOSED WORK</td>
<td>Installation of New Monument Sign Removal Aid</td>
</tr>
</tbody>
</table>

### ZONING STANDARDS

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

---

SIGNATURE OF OWNER: [Signature]

DATE: [Date]

SIGNATURE OF AGENT: [Signature]

DATE: [Date]

---

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

PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

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

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

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

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

NAME OF REPRESENTATIVE: ANDY ORUENDO
DATE: 7/20/2020
Monument Sign

Top View

- 1/4" Weld
  @ Each Conn. Ea.
  Side T&b

1/8" Aluminum Skirt
To Cover Poles

1-1/2" X 1-1/2" X 3/16"
Steel Angle Grandees Typ. T&b

Hex #10 X 1" To Attach Board

4" x 4" x 3/16"
Grade A Steel Tube

1-1/2" X 1-1/2" X 3/16"
Aluminum Angles T6-8051

4" x 4" x 3/16"
Grade A Steel Post

3/16" ETOXX

1-1/2" X 1-1/2" X 3/16"
Steel Angle Grandees Typ. T&b

3/8" x 2" SS Belt
with Washers add Nut
and with isolator

Existing 20 Amp
Circuit Primary
By Others As Per
Nec 600-21

Weld 1" x 6" Long
#5 Bars At
2'-0" Olt
All Side

#5 rebars @ 14" OC top & Bottom
both ways

Grade

5'-0" L X 6'-0" W X 1'-0" (Depth)
3000 psi
Concrete Foundation

5'-0"

72"

64"

Digitally signed
by Alejandro
Vargas
Date: 2020.07.14
10:01:49 -04'00"
Alejandro Vargas P.E. License # 63894

Soil Statement:
Based On A Visual Observation, The Soilon Site
Consists Of Sand And Rock With A Presumptive
Bearing Capacity Of 2,000 Psf. The Maximum
Bearing Capacity Required For This Project Is
427 Psf. If Other Conditions Exist, The Contractor
Shall Notify This Engineer For Instructions.
A Letter Will Be Provided Upon Excavation To Verify
The Soil Conditions

Project: Marbella
Sales Rep: Robin Perez
Date: 5/8/2020
Scale: N/A
Sheet: 1/33

Add: 9341 Collins Ave. Surside, Fl

info@foreversignusa.net www.foreversignusa.net 305.885.3411 2400 W 3rd Ct, Hialeah, Fl 33010

The customer is fully responsible for final proof and layout approval prior to the sign manufacturing or printing. Foreversigns shall not be liable for errors in a final product caused by misspelling or low resolution images send it by customers.
Wind Calculations - Monument Sign (Solid Signs)

Building Codes: 2017 FBC and ASCE 7-10

Vult = Wind Velocity for strength design Risk Category II
Vasd = Wind velocity for allowable stress design
Vasd = Vult*(0.6)^(1/2)
Vult = 175 MPH (Risk category = II)
Vasd = 136 MPH
Exposure = D
Height = 6 Feet

Kd = 0.85
Kz = 1.03
Kzt = 1.00

Qz = Velocity Pressure

\[ Qz = 0.00256 \times Kz \times Kzt \times Kd \times V^2 \]

\[ Qz = 41.18 \text{ PSF} \]

F = Design Wind Force

\[ F = Qz \times G \times C_f \times A_f \]

G = 0.85
Cf = 1.55
Af = Sign Area

Af = 6' x 5.33'

Af = 31.98 SF

F = 1735 LBF

Digitally signed by Alejandro Vargas
Date: 2020.07.14
10:01:49 -04'00'
Alejandro Vargas P.E. License # 63894
CSE - CONSULTING STRUCTURAL ENGINEERS
Certificate of Authorization # 26982
1025 Cedar Falls Dr Weston FL 33327
T 954 439 0194  F 954 384 9836  cseng2001@gmail.com

Post Design

\[ \text{Mb} = \text{Moment at post base} \]

\[ \text{CG} = 6' / 2 \times 1.05 = 3.15' \]

\[ \text{Mb} = 1735 \text{ Lbf} \times 3.15' \]

\[ \text{Mb} = 5,466 \text{ Lbf-ft} \]

\[ \text{SM} = \text{required Section Modulus} \]

\[ f'y = 39,000 \text{ PSI for Shape Grade A Steel} \]

\[ \text{SM} = \frac{\text{Mb} \times 12(\text{in/ft})}{(f'y \times .6)} \]

\[ \text{SM} = \frac{5466 \text{ Lbf-ft} \times 12(\text{in/ft})}{(39000 \text{ PSI} \times .6)} \]

\[ \text{SM} = 2.80 \text{ IN3} \]

Use 4" x 4" x 3/16" wall thickness Steel Tube Grade A with SM = 3.30 IN3 > 2.80 IN3, then OK.

Foundation Design

Concrete Foundation:

5'-0" (length) x 6'-0" (width) x 1'-0" (depth) Concrete Footing

\[ \text{Mr} = \text{Resisting Moment} \]

\[ \text{Mo} = \text{Overturning Moment} \]

\[ \text{Mo} = F \times (CG + 1.0') \]

\[ \text{Mo} = 1735 \text{ Lbf} \times (3.15' + 1.0') \]

\[ \text{Mo} = 7,200 \text{ Lbf-Ft} \]

\[ \text{Mr} = 150 \text{ Lbf} / \text{CF} \times (5' \times 6' \times 1') \times 6'/2 + 300 \text{ Lbf} \times 6'/2 \]

\[ \text{Mr} = 14400 \text{ Lbf-ft} \]

Digitally signed by Alejandro Vargas
Date: 2020.07.14
10:01:49 -04'00'

Alejandro Vargas P.E. License # 63894
SF= safety factor = Mr/Mo

SF= 2.00 > 1.5 Then OK.

qmax= 2P / 3bm

P= 150Lbf /CF*(5'*6'*1') + 300 Lbf

P= 4800 Lbf

e= M / P = 7200 Lbf*ft / 4800 Lbf

e= 1.50 FT

m = 6'/2 - 1.5' = 1.50'

qmax= 2*4800 Lbf / (3*5'*1.50')

qmax= 427 PSF < 2000 PSF then OK.

**Steel Reinforcement Design**

As = 0.0018*5'*1.0'*144(IN2/FT2)

As = 1.30 IN2

Using # 5 rebar with 0.31 IN2 ea then

# of # 5 rebars= 1.30 IN2 / 0.31 IN2 = 5 Units

D = distance between center on rebar

D= 4.5' / 4 spaces

D= 1.13 Ft = 13.5" < 18" then OK

Then use # 5 rebar @ 14" OC

Digitally signed by Alejandro Vargas
Date: 2020.07.14
10:01:49 -04'00'

Alejandro Vargas P.E. License # 63894
MEMORANDUM

To: Design Review Board
Thru: Jason Greene, Interim Town Manager
From: James Hickey, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: September 24, 2020
Re: 9472 Harding Window Sign – Mendel’s BBQ

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

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. 90-73**

<table>
<thead>
<tr>
<th>Signs</th>
<th>Permitted 2020</th>
<th>Permitted 2006</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Area</strong></td>
<td><strong>Window Signs</strong> 20 percent of the area of the glass window or door in which the sign is displayed.</td>
<td><strong>Window Signs</strong> 20 percent of the area of the glass window or door in which the sign is displayed.</td>
<td><strong>Window Signs</strong> Undetermined – Requiring the applicant to provide the dimensions of the window/door areas in which the stickers are proposed.</td>
</tr>
<tr>
<td><strong>Location</strong></td>
<td>With the exception of theater marquees and V-box signs, no sign shall be erected so that any portion thereof shall project over a dedicated street or sidewalk or so that any portion thereof shall project more than five feet from any main building wall.</td>
<td>-</td>
<td><strong>Window Signs</strong> Signs do not project over the sidewalk or street</td>
</tr>
<tr>
<td><strong>Permanent window sign</strong></td>
<td>Lettering shall not exceed eight inches in height. Acceptable materials include painted gold leaf or silver leaf, silk-screened, cut or polished metal, cut or frosted vinyl, and etched glass.</td>
<td>Shall not exceed eight inches in height</td>
<td>Undetermined - Requiring the applicant to provide the dimensions of the individual letters.</td>
</tr>
</tbody>
</table>

### RECOMMENDATION

Staff finds the application meets both the 2020 and 2006 Zoning Codes subject to the following:
1) Provide the dimensions of the window/door areas in which the stickers are proposed. In doing so, show that the maximum 20% coverage is not being exceeded.

2) Provide the dimensions of the letters. In doing so, show that the letters do not exceed 8 inches in height. Additionally, lettering shall be limited to painted gold leaf or silver leaf, silk-screened, cut or polished metal, cut or frosted vinyl, and etched glass.
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
Mendel Segel
(mendel's backporch BBQ Rev)
PHONE / FAX
913 295 7033
AGENT'S NAME
ADDRESS
19313 NE 8th Ct Miami FL 33179
PHONE / FAX
PROPERTY ADDRESS
9472 Harding Ave, Surfside FL 33154
ZONING CATEGORY
DESCRIPTION OF PROPOSED WORK
stairs on door and windows

INTERNAL USE ONLY
Date Submitted
Project Number
20-1097
Report Completed
Date
Fee Paid
$

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

SIGNATURE OF OWNER
DATE
SIGNATURE OF AGENT
DATE
<table>
<thead>
<tr>
<th>ITEM</th>
<th>OUTCOME</th>
<th>NEXT STEPS</th>
<th>TENTATIVE SCHEDULE</th>
<th>COMPLETE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FUTURE PZ DISCUSSION ITEMS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fencing</td>
<td>Existing non-conforming fences and gates within community</td>
<td>Need additional direction for PZ Board</td>
<td>October PZ</td>
<td></td>
</tr>
<tr>
<td>Seawalls</td>
<td>Determine whether to require seawall upgrades when constructing new SFR or additions &gt;50%</td>
<td>Need to research what other communities require</td>
<td>October PZ</td>
<td></td>
</tr>
<tr>
<td>Awnings in downtown district</td>
<td>Code currently requires a break in awnings every 25’</td>
<td>Coordination with the DVAC</td>
<td>Future PZ</td>
<td></td>
</tr>
<tr>
<td>Accessory Structures</td>
<td>ZIP requires 15% maximum requirement regarding accessory structures</td>
<td>Analysis to determine a measurement</td>
<td>Future PZ</td>
<td></td>
</tr>
<tr>
<td>Setback – Indian Creek versus Biscayne Bay</td>
<td>Town planner, Town attorney and Town building official researching information</td>
<td>Present findings to PZ Board</td>
<td>Future PZ</td>
<td></td>
</tr>
<tr>
<td>Rooftop Overhangs</td>
<td>ZIP requires a maximum of 8” overhand for rooftop overhangs</td>
<td>Review whether the reduction from 24” to 8” impacts the aesthetics and overall architectural style for future SFR</td>
<td>Future PZ</td>
<td></td>
</tr>
<tr>
<td>Revision Format</td>
<td>Require future applicants to show revisions of plans “clouded” to better define changes</td>
<td>Direction for PZ as to what the PZ Board would like to include</td>
<td>Future PZ</td>
<td></td>
</tr>
<tr>
<td>Landscape Plans</td>
<td>Require Landscape Architect or appropriate design professional to sign and seal plans.</td>
<td>Included for all submittals, or just New SFR or additions over 50%</td>
<td>Future PZ</td>
<td></td>
</tr>
<tr>
<td>PZ Board Alternates</td>
<td>Strategize on how to include alternates in meetings and discussions on future topics</td>
<td>Schedule future meeting with all PZ members including alternates to discuss ideas/options</td>
<td>Future PZ</td>
<td></td>
</tr>
<tr>
<td>Side Stairs in Setbacks</td>
<td>Discuss whether to allow side stairs in side yard setbacks (current ZIP does not allow)</td>
<td>Coordination with TC needed to determine if Commission is in favor</td>
<td>Future PZ</td>
<td></td>
</tr>
<tr>
<td>ZIP</td>
<td>Finalizing proposed changes</td>
<td>Not determined</td>
<td></td>
<td></td>
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<tr>
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</table>

**COMPLETED**