



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

December 17, 2020 – 6:00 p.m.

- 1. Call to Order/Roll Call**
- 2. Town Commission Liaison Report – Mayor Charles Burkett**
- 3. Approval of Minutes – September 24, 2020**
- 4. 2021 Planning and Zoning Board Meeting Dates**
- 5. Applications:**
 - A. 824 88th Street – Awning**
 - B. 9157 Froude Avenue – Garage Conversion**
 - C. 9454 Harding Avenue – Sign**
 - D. 9472 Harding Avenue – Sign**
- 6. Next Meeting Date: January 28, 2021**
- 7. Discussion Items:**
 - A. Future Agenda Items**
- 8. Adjournment**

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

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

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

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

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



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

September 24, 2020 – 6:00 p.m.

1. Call to Order/Roll Call

Chair Frankel called the meeting to order at 6:07 p.m.

Present: Chair Judith Frankel, Board Member Fred Landsman, Board Member James MacKenzie, Board Member Ruben Bravo, and Board Member Oliver Sanchez.

Absent: 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 spoke regarding the new rezoning rewrite that will be coming up and would like the Planning and Zoning Board to have their input. She stated that Board Member Wecselman resigned and if they have any recommendations please advise them.

3. Approval of Minutes – August 27, 2020

A motion was made by Board Member Landsman to approve the August 27, 2020 Planning and Zoning Board Meeting Minutes, seconded by Vice Chair Sanchez. The motion carried with a 5-0 vote.

Chair Frankel stated that an email was sent to the alternates to advise them of their involvement.

Assistant Town Attorney Tony Recio read the statement of virtual meetings and the zoom information for this meeting into the record.

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

No members of the Board had any communication.

Assistant Town Attorney Recio advised the Board members that Items 4C, 4E, 4H and 4J will be deferred to October 29, 2020 due to the applicants not submitting their hold harmless agreement.

A motion was made by Board Member Bravo to defer items 4C, 4E, 4H and 4J to the October 29, 2020 meeting, seconded by Board Member Landsman. The motion passed with a 5-0 vote.

4. Applications:

A. 9516 Bay Drive – New Single-Family Residence

Town Planner Hickey introduced the item and provided the staff recommendations.

Deputy Town Clerk Herbello swore in the applicant Sharon Hakmon.

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

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

Sharon Hakmon, applicant introduced the item and provided a presentation.

Deputy Town Clerk Herbello swore in the parties that would be speaking on this item.

The following member from the public spoke on the item:

George Kousalous

Chair Frankel closed public comments.

Commissioner Salzhauer asked where the AC was being placed.

Board Member MacKenzie stated it was placed on the floor.

Chair Frankel stated that they are in compliance.

Vice Chair Sanchez thanked the applicant and is happy to move forward.

Board Member Landsman thanked the applicant and for the changes he made and for accommodating the Board for the changes that were made.

Chair Frankel asked Vice Chair Sanchez if he is happy with the changes.

Vice Chair Sanchez stated he is happy with the changes made by the applicant.

Board Member MacKenzie thanked the applicant for the changes he made. He commented to the Town Planner to be more stringent with the applications.

Town Planner Hickey addressed the comments made by Board Member MacKenzie regarding the plans and the requirements.

Board Member Bravo discussed the plans and its requirements and the inconsistencies.

Further discussion took place regarding the application and the changes made to the plans.

A motion was made by Board Member Landsman to approve the application and move forward, Seconded by Board Member Bravo. The motion carried by a 5-0 vote.

B. 9309 Abbott Avenue – Addition

Town Planner Hickey introduced the item. He stated that the rear setback is at 20 feet.

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

Abraham Fried, the applicant was sworn into the record by Deputy Town Clerk Herbello.

Abraham Fried, applicant, thanked the Board for the work they have done.

Chair Frankel opened public comments.

Chair Frankel closed public comments.

Vice Chair Sanchez commented on not seeing a lot in terms of elevation. Asked what the transition from existing to new levels. He also stated that he does not see any new bathrooms and if the applicant is content with what they have.

Abraham Fried, applicant, answered the questions by Vice Chair Sanchez and stated he will be keeping the existing staircase.

Chair Frankel asked Town Planner Hickey if they are required to have interior plans.

Town Planner Hickey stated they are not required to provide interior plans.

Abraham Fried clarified that there will be two open rooms using the existing hallways.

Further discussion took place among the Board and Town Planner Hickey regarding the addition being made and the cut off value and raising the finished floor as well as the review of the plans.

Commissioner Salzhauer stated that at the next commission meeting they will be recommending the new planning firm.

Board Member Landsman asked if the motion to approve is denied would this item go on the next agenda.

A motion was made by Vice Chair Sanchez to approve the application with the following conditions: the applicant submit additional documentation for the interior as requested by Board Member MacKenzie, seconded by Board Landsman adjustment to the motion. The motion carried with a 3-2 vote with Board Member MacKenzie and Board Member Bravo voting in opposition.

C. 824 88 Street – Awning

This item was deferred to the October 29, 2020 Planning and Zoning Board Meeting.

D. 1025 90th Street – Garage Conversion

Town Planner Daniel Mantell introduced the item.

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
-

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.

Brian Roller, applicant was sworn in by Deputy Town Clerk Herbello.

Vice Chair Sanchez asked if the applicant is raising the floor.

Brian Roller, applicant stated that he is raising the floor.

Board Member MacKenzie asked if this is approving the pool and pergola.

Brian Roller stated that is different it is the addition.

Board Member Bravo commented on the roof material and if it was white concrete tile for the addition.

Brian Roller stated there is no addition.

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

E. 9157 Froude Avenue – Garage Conversion

This item was deferred to the October 29, 2020 Planning and Zoning Board Meeting.

F. 400 93rd Street – Front Yard Fence

Town Planner Hickey introduced the item.

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

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.

Deputy Town Clerk Herbello swore in the applicant into the record.

David Elmaleh, applicant introduced the item.

Commissioner Salzhauer asked regarding the fencing requirements.

Vice Chair Sanchez asked regarding the fencing on the lots, the landscape hedges and the enclosed area on the east side of the property as well as where the gate is located.

Further discussion took place among the applicant and Board members regarding the requirements and changes to the proposed fences.

After a lengthy discussion a motion was made by Board Member MacKenzie to defer this item to the October 29, 2020 Planning and Zoning meeting and provide the applicant with feedback as to what the Board would like to see. The motion received a second from Vice Chair Sanchez. The motion carried with a 5-0 vote.

Board Member Bravo requested that the applicant submit sign and sealed plans for their review.

Some discussion took place and the discussion will continue at the end under item 5A. Future Agenda Items.

G. 9588 Harding Avenue – Sign

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

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 Clerk McCready sworn in the applicant.

Board members posted a few questions to the applicant related to the sign.

Applicant addressed all questions and concerns.

Board Member Bravo made a motion to approve the application. The motion received a second from Board Member Landsman. The motion carried with a 5-0 vote.

H. 9454 Harding Avenue – Sign

This item was deferred to the October 29, 2020 Planning and Zoning Board Meeting.

I. 9341 Collins Avenue – Monument Sign

The subject property is located at 9341 Collins Avenue and is within the H120 zoning district (Formally 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

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 Clerk McCready swore in the applicant.

Board Member Mackenzie asked if the number of the building could be located somewhere else instead of on the sign.

Applicant addressed the question and stated that he is fine with whatever the Board approves.

Board Member Bravo disagrees with Board Member Mackenzie and believes that the number should be visible on the sign.

Board Member Landsman agrees that the number should remain on the monument sign.

A motion was made by Board Member Bravo to approve the application. The motion received a second from Board Member Landsman. The motion carried with a 5-0 vote.

J. 9472 Harding Avenue – Sign

Item was deferred to the October 29, 2020 Planning and Zoning Board Meeting.

5. Discussion Items:

A. Future Agenda Items

Board members spoke about some items that are important for them to take into consideration with the zoning code rewrite. The following are some of the items.

George Kousoulas spoke regarding the zoning code

Jeff Rose spoke about FEMA requirements related to seawalls.

Anthony Blate spoke regarding the seawalls and the fact that DERM will review your seawall and if its old, you will have to upgrade it.

Visual survey of seawalls within the Town. Fifty percent (50%) of the value should be the trigger to require seawall replacement if needed.

Second story additions will be required to have an appraisal completed and presented to the Board. Department review should include the Building Department.

Related to fencing the majority of the Board would like to revert back to the 2006 code where fences are not allowed in front yards. However, the Board will have more time to think and provide some extra feedback during the next meeting.

6. 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

2021 PLANNING AND ZONING BOARD MEETING DATES

January 28, 2021

February 25, 2021

March 25, 2021

April 29, 2021

May 27, 2021

June 24, 2021

July 22, 2021

August 26, 2021

September 30, 2021

October 28, 2021

December 16, 2021 (November and December meetings are combined due to Thanksgiving and Christmas Holidays)



Memorandum

To: Planning and Zoning Board
Thru: Andy Wyatt, Town Manager
From: Walter Keller, PE, AICP., Town Consultant Planner
Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
Lillian Arango, Town Attorney
Date: December 10, 2020
RE: 824 88th Street Carport Canopy (Awning)

Background: This application is a request to construct a carport awning. The parcel is located in the H30A Zoning District. In addition to this Memorandum, an Agenda Packet submitted by the Applicant with review by James Hickey, the former Town Planner is attached.

Governing Codes: The Zoning in Progress requirements for a carport awning are detailed in the following Zoning Code sections:

2006 Code: 90-92(3) – Erection of a carport canopy (awning) is listed as a Special Exception requiring consistency with Sec 90-185, approval by resolution and at least 3 affirmative votes of the Town Commission.

2006 Code: 90-185 – Provides for carport canopies as a special exception in the front, side or rear yard setback. Canopies may not exceed 20 feet in length or ten feet in width provided the front yard is greater than 100 feet or exceed 10 feet in height. Side openings shall be at least 6 feet, 3 inches in height.

2008 Code: 90.58 – A Special Exception is not required and there are no size limitations for parcels with front yards less than 100 feet in length. Canopy to comply with the Florida Building Code per 90.58.1.

Current Municode: 90-50.1(1)(7) – Similar to 2008 Code but also minimum height of 7 feet.

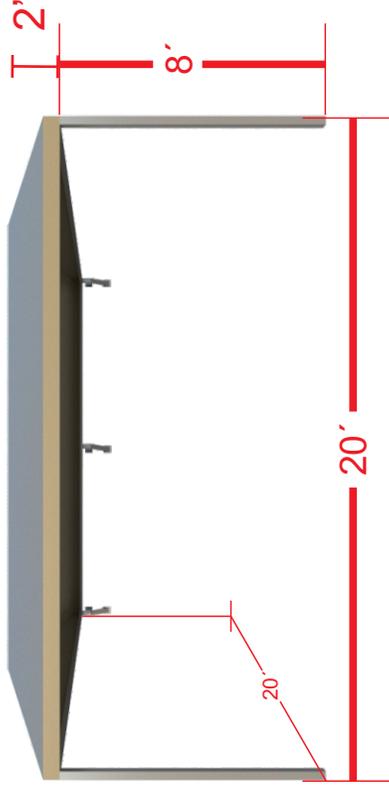
Staff Recommendation: Review of the application package prepared by the former town planner and current planning staff review of the codes and Google Street View photo images of the property indicates the Applicant complies with all the 2006, 2008 and the current Municode relative to a garage conversion and should be approved.

Retos Services Plus LLC
15970 West St Rd 84 Sunrise, FL 33326
CGC1508959

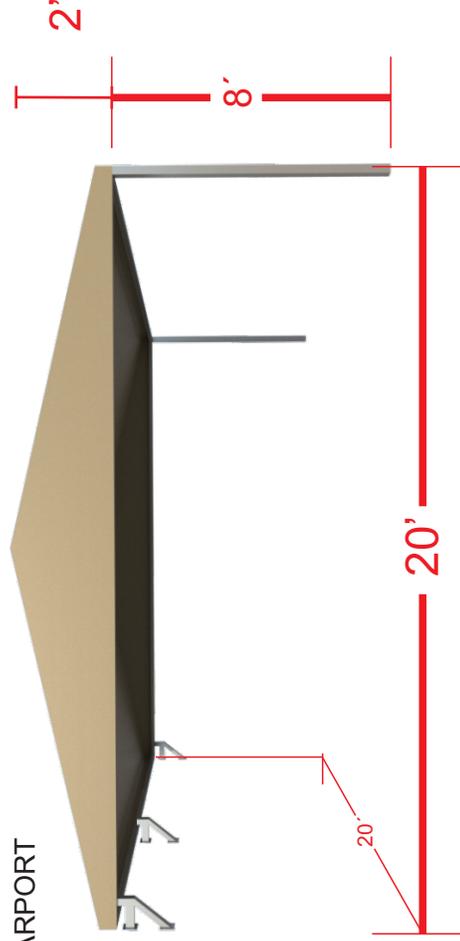
Roy Raskin
824 88th St Surfside, FL 33154

Carport South Elevation

RIGHT VIEW - CARPORT



FRONT VIEW - CARPORT

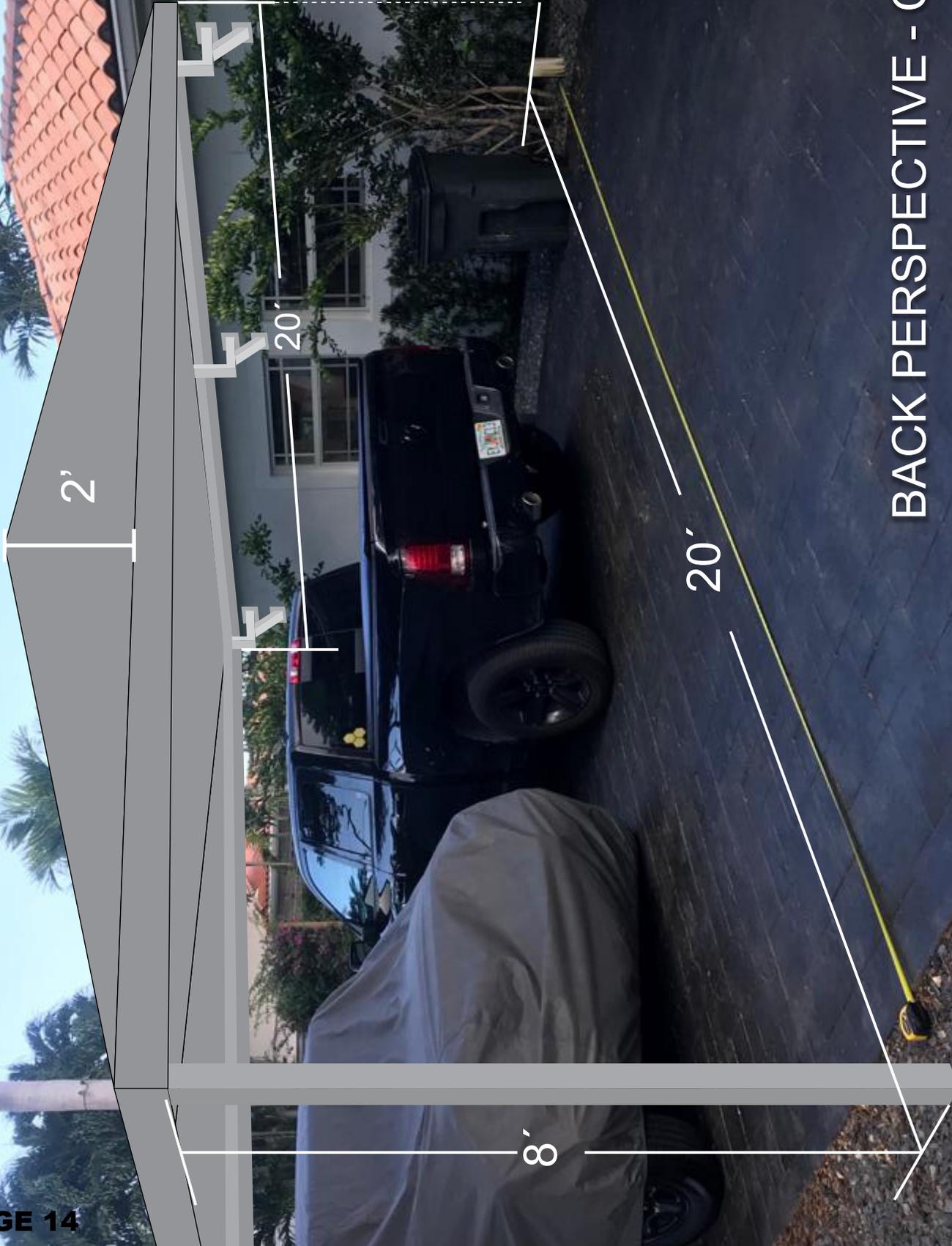


Propose SQ Ft: 440

Primary, Secondary & Curb Setback - 10'

OPTION -A

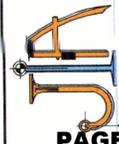
PAGE 14



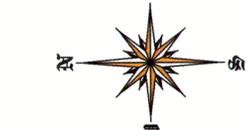
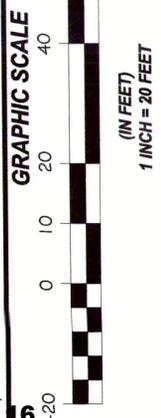
BACK PERSPECTIVE - CARPORT



FRONT VIEW - CARPORT

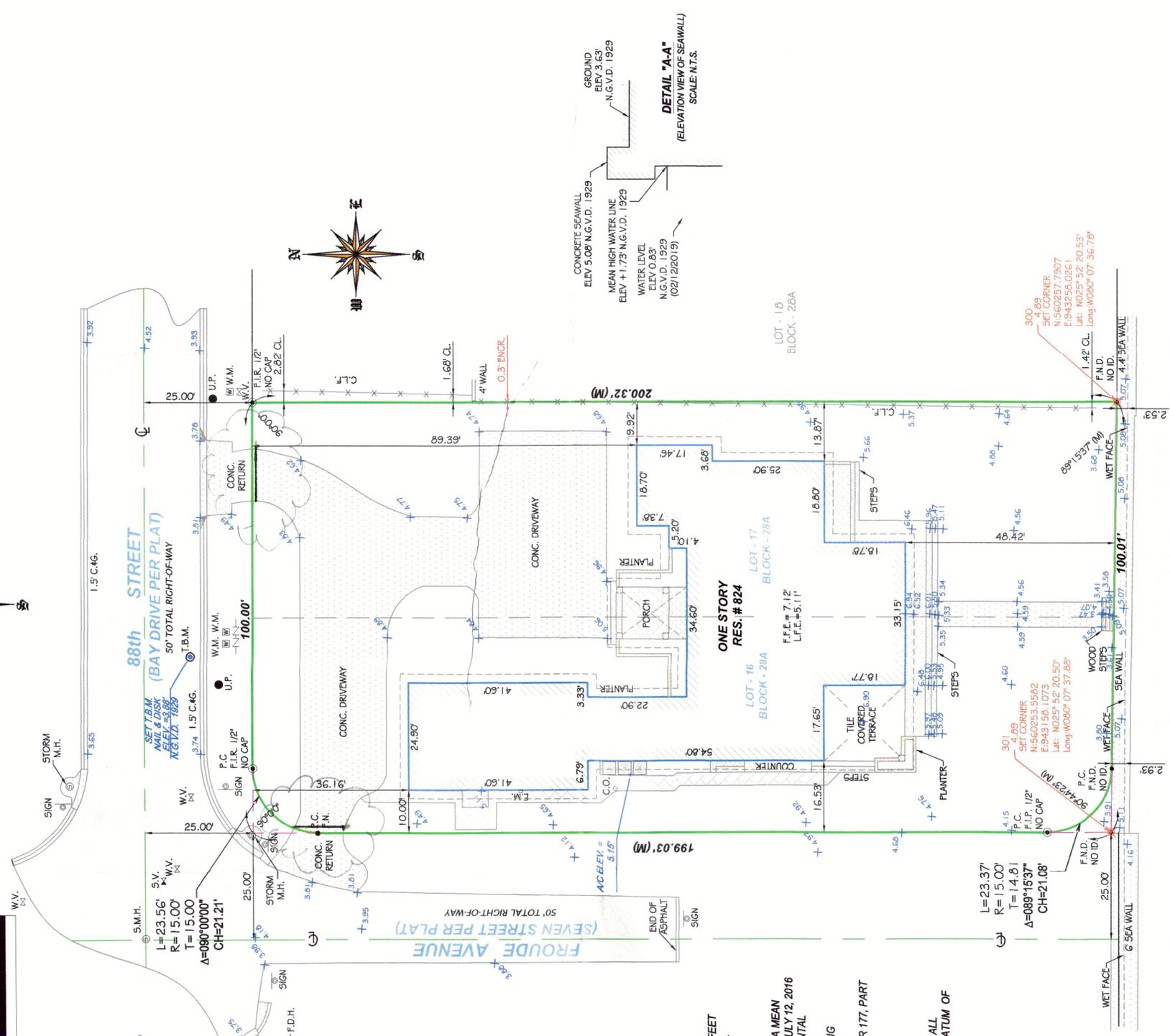


JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
4881 TAMiami TRAIL NORTH
SUITE 3026
BOCA RATON, FL 33433
PH: (561) 395-2822
PH: (561) 395-2822
FAX: (561) 395-2822



SPECIFIC PURPOSE SURVEY

FOR STATE PLANE COORDINATES
WITH LATITUDE AND
LONGITUDE FOR THE SEAWALL



MEAN HIGH WATER DETERMINATION:
AT THIS PROJECT USE MEAN HIGH WATER ELEVATION OF 0.18 FEET
NAVD 88 OR 1.73 FEET N.G.V.D. (NATIONAL GEODETIC VERTICAL
DATUM) 1929.

FOR MEAN HIGH WATER ELEVATION CONTROL:
THE MEAN HIGH WATER LINE ELEVATION WAS OBTAINED FROM A MEAN
HIGH WATER SURVEY PROCEDURAL APPROVAL FORM, DATED JULY 12, 2016
AND PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL
PROTECTION, BUREAU OF SURVEYING AND MAPPING.
THE LOCATION OF THE MEAN HIGH WATER LINE WAS MADE USING
CONVENTIONAL SURVEY METHODS.
THIS MEAN HIGH WATER LINE SURVEY COMPLIES WITH CHAPTER 177, PART
II, FLORIDA STATUTES.

NORTH FOR VERTICAL DATUM CONVERSION:
A CONSTANT FACTOR OF (+) 1.55 FEET NEED TO BE APPLIED TO ALL
ELEVATIONS TO BE CONVERTED FROM THE NORTH VERTICAL DATUM OF
1988 TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.



LEGAL DESCRIPTION:
LOT 16 AND 17, BLOCK 28A, SECOND AMENDED PLAT OF NORMANDY BEACH
SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16,
PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
824 88th ST.
SURFSIDE, FLORIDA, 33154

CERTIFICATION:
ROY RASKIN

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

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

FLOOD ZONE INFORMATION:

THE NEW FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "X"
BASE FLOOD ELEVATION: 8 FT.
COMMUNITY: 120659
DATE OF FIRM: 03/07
DATE OF FIRM: 08/12/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN RESPECT TO WHICH THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY TOWNSHIP AND RANGE.
2. THE CLOSURE IN THE BOUNDARY SURVEYS IS ABOVE 1:5000 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929; MIAMI-DADE COUNTY BENCHMARK #313-RESET, LOCATOR NO. 3220 @ 88th STREET & HAWTHORNE AVE; ELEVATION IS 10.23 FEET OF N.G.V.D. OF 1929.

SURVEYOR'S CERTIFICATION:

I, THE UNDERSIGNED, JOHN IBARRA, A PROFESSIONAL LAND SURVEYOR, HAVE PERSONALLY AND INDIVIDUALLY EXAMINED THE HEREIN DESCRIBED LAND, AND I CERTIFY THAT THE SAME IS ACCURATELY SURVEYED AND SHOWN AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5417, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: *John Ibarra*
JOHN IBARRA (DATE OF FIELD WORK)
02/12/2019
PROFESSIONAL LAND SURVEYOR NO. 5204 STATE OF FLORIDA
I AM NOT PROVIDING THIS SERVICE AND THE ORIGINAL PLANS TO BE A FLORIDA LICENSED SURVEYOR AND MAPPING.

REVISED ON: ORIGINAL SURVEY 12/29/2018
ADDED STATE PLANE COORDINATES FOR SEAWALL 02/12/2019

LEGEND

- O-H- OVERHEAD UTILITY LINES
- X-X-X- CONCRETE BLOCK WALL
- X-X-X- CHAIN LINK FENCE
- X-X-X- IRON FENCE
- X-X-X- WOOD FENCE
- X-X-X- BUILDING SETBACK LINE
- X-X-X- UTILITY EASEMENT
- X-X-X- LIMITED ACCESS RW
- X-X-X- NON-VEHICULAR ACCESS RW
- X-X-X- EXISTING ELEVATIONS

DRAWN BY: LEYVA
FIELD DATE: 02/12/2019
SURVEY NO.: 18-005963-2
SHEET: 1 OF 1

SEAL
L.B.# 7806
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA
NO. 5204

STRUCTURAL NOTES

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. DO NOT SCALE THE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED PART OF THE WORK.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. OUR EXTENT OF LIABILITY IS LIMITED TO THE AMOUNT OF THE ENGINEERING FEE.

DESIGN WIND LOADS:
 THE STRUCTURAL FRAMING WAS DESIGNED USING F.B.C. 2017 AND THE FOLLOWING PERMITTED LOADS:
 DESIGN WIND LOADS WERE DETERMINED IN ACCORDANCE WITH F.B.C. 2017 AND ASCE 7-10.
 WIND VELOCITY: 105 MPH
 GCFI: 0.99
 GCFI: 1.0
 EXPOSURE CATEGORY: C
 RISK CATEGORY: 2

STRUCTURAL STEEL:
 THE MATERIAL, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL COMPLY WITH THE SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION AISC 360-10, ALL ANGLES AND PLATES SHALL BE ASTM A36, FY=36KSI OR APPROVAL EQUAL OR AS APPROVED BY THE ENGINEER.
 ALL TUBES TO BE OUTSIDE DIAMETER, GALV. GATCRSHIELD, STEEL F.Y.=50KSI OR APPROVAL EQUAL OR AS APPROVED BY THE ENGINEER.
 ALL HOLLOW STRUCTURAL TUBES SHALL BE ASTM A500 GRADE B.
 ALL ANCHOR BOLTS SHALL BE A307 OR APPROVAL EQUAL OR AS APPROVED BY THE ENGINEER.
 ALL WASHERS UNDER THE TURNED ELEMENT BOLTS SHALL BE TIGHTENED IN ACCORDANCE WITH THE TURN-OF-THE-NUT METHOD.
 WELDING SHALL BE DONE BY AWS CERTIFIED WELDERS USING THE MOST ADVANCED WELDING TECHNIQUES. SHIELDED METAL ARC WELDING (SMAW) SHALL BE USED FOR ALL WELDING.
 ALL STEEL SHALL RECEIVE SHOP AND FIELD TOUCH-UP COATS OF PAINT IN ACCORDANCE WITH SSPC SPECIFICATIONS.

CONCRETE:
 CONCRETE SHALL ACHIEVE MINIMUM 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS: 3,000 PSI REGULAR WEIGHT FOR FOOTINGS.
 CONCRETE SLUMP SHALL NOT EXCEED 4" ± 1" PRIOR TO THE ADDITION OF PLASTICIZER.
 REQUIRED CONCRETE COVERAGE OVER REBAR SHALL BE AS FOLLOWS:
 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.
 2" FOR CONCRETE EXPOSED TO EARTH AND/OR WEATHER.
 1-1/2" FOR #5 AND LARGER REBAR.
 1-1/2" FOR #3 AND SMALLER REBAR.
 CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ACI 301 AND ASTM C-94 FOR MEASURING, MIXING, TOLERANCES, ETC. ALL CONCRETE SHALL BE CURED USING A CURING COMPOUND SHALL HAVE AN AFFIRMATIVE DYE. THE CURING COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE VISIBLE WATER HAS LEFT THE UNFINISHED CONCRETE. ALL SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RECOATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED IN THE WORK. OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.

REINFORCING STEEL:
 REBAR SHALL BE ASTM A615 GRADE 60 DEFORMED BARS FREE FROM OIL SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF THE ACI STANDARDS AND SPECIFICATIONS.

SOIL STATEMENT:
 THE SOIL CONDITION AT THIS SITE HAS BEEN OBSERVED BY THE ENGINEER TO BE COMPOSED OF SAND AND SOIL. THE CAPACITY OF THE SOIL IS CONSIDERED TO HAVE ALLOWABLE MAXIMUM DESIGN BEARING CAPACITY OF 2000 P.S.F. (SHOULD ANY OTHER CONDITIONS OR MATERIALS BE ENCOUNTERED IN THE PROCESS OF CONSTRUCTION THE ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK). THE ENGINEER SHALL AT THE TIME OF CONSTRUCTION THE ENGINEER SHALL SUBMIT TO THE BUILDING OFFICIAL A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THAT THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

REINFORCING STEEL:
 REBAR SHALL BE ASTM A615 GRADE 60 DEFORMED BARS FREE FROM OIL SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF THE ACI STANDARDS AND SPECIFICATIONS.

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FOUNDATION DETAIL

FOOTING SCHEDULE			
MARK	SIZE	REINFORCING	
	L X L	HEIGHT	TOP (T) & BOTTOM (B)
F-1	2'-6" X 2'-6"	24"	1#5 @ 12" E.W.

AMINING SHOP DRAWINGS

Engineer P.L.L.C., CA# 29119
 Consulting Engineering Services
 3119 Lakeside Drive, Suite 200, Jacksonville, FL 32209-3626
 Phone: 904.251.1111 Fax: 904.251.1112
 E-mail: jaram@amininc.com

W.A.M. CONSULTING ENGINEERS
 LICENSE NO. 12488
 2748th St. S.E. Palm Bay, FL 32909
 Phone: 321.331.1544 Fax: 321.331.1544
 E-mail: jaram@amininc.com

811
 Call Before You Dig
 1-800-4-A-DAWG
 www.811.com

SD-3
 DRAWING NO. 19
 SHEET 3 OF 3



Memorandum

To: Planning and Zoning Board
Thru: Andy Wyatt, Town Manager
From: Walter Keller, PE, AICP., Town Consultant Planner
Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
Lillian Arango, Town Attorney
Date: December 10, 2020
RE: 9157 Froude Avenue Garage Conversion

Background: This application is a request to approve a prior conversion of an existing garage into a 3rd bedroom. The parcel is located in the H30B Zoning District. In addition to this Memorandum, an Agenda Packet submitted by the Applicant with review by James Hickey, the former Town Planner is attached.

Governing Codes: The Zoning in Progress requirements for a garage conversion are detailed in the following Zoning Code sections:

2006 Code: 90-145(b)1(d) – allows for a garage conversion provided the garage door is replaced with a solid exterior wall with at least one window and with access internally from the main premises.

2008 Code: 90.41.4 – Also allows if an exterior door is no longer at grade level, stairs may be installed to comply with the Florida Building Code but must not extend more than 24 inches into the side or rear setbacks.

Current Municode: 90-50.1(1)(7) – further requires if the garage is at the front or primary corner of the property, landscaping should be along the base of the exterior wall.

Staff Recommendation: Review of the application package prepared by the former town planner and current planning staff review of the codes and Google Street View photo images of the property (see attached) indicates the Applicant complies with all the 2006, 2008 and the current Municode relative to a garage conversion and should be approved.



Town of Surfside, Florida Development Review





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

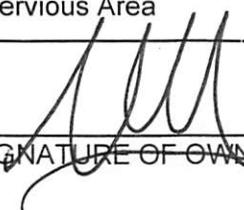
TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

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

PROJECT INFORMATION	
OWNER'S NAME	INFINITY HIGHLAND OAKS LLC
PHONE / FAX	954.255.0083
AGENT'S NAME	Joaquin Jones
ADDRESS	2000 NW 150 th Ave Suite 1105-2 Pembroke Pines, FL, 33028
PHONE / FAX	
PROPERTY ADDRESS	9157 FROUDE AVE
ZONING CATEGORY	0800 SGL FAMILY - 1701-1900 SQ
DESCRIPTION OF PROPOSED WORK	LEGALIZE CODE VIOLATION 200045 demolishing attached structure

INTERNAL USE ONLY			
Date Submitted	7/30/20	Project Number	20-986
Report Completed		Date	
Fee Paid	\$ 200.00		

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

	07/30/2020		07/30/2020
SIGNATURE OF OWNER	DATE	SIGNATURE OF AGENT	DATE



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

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

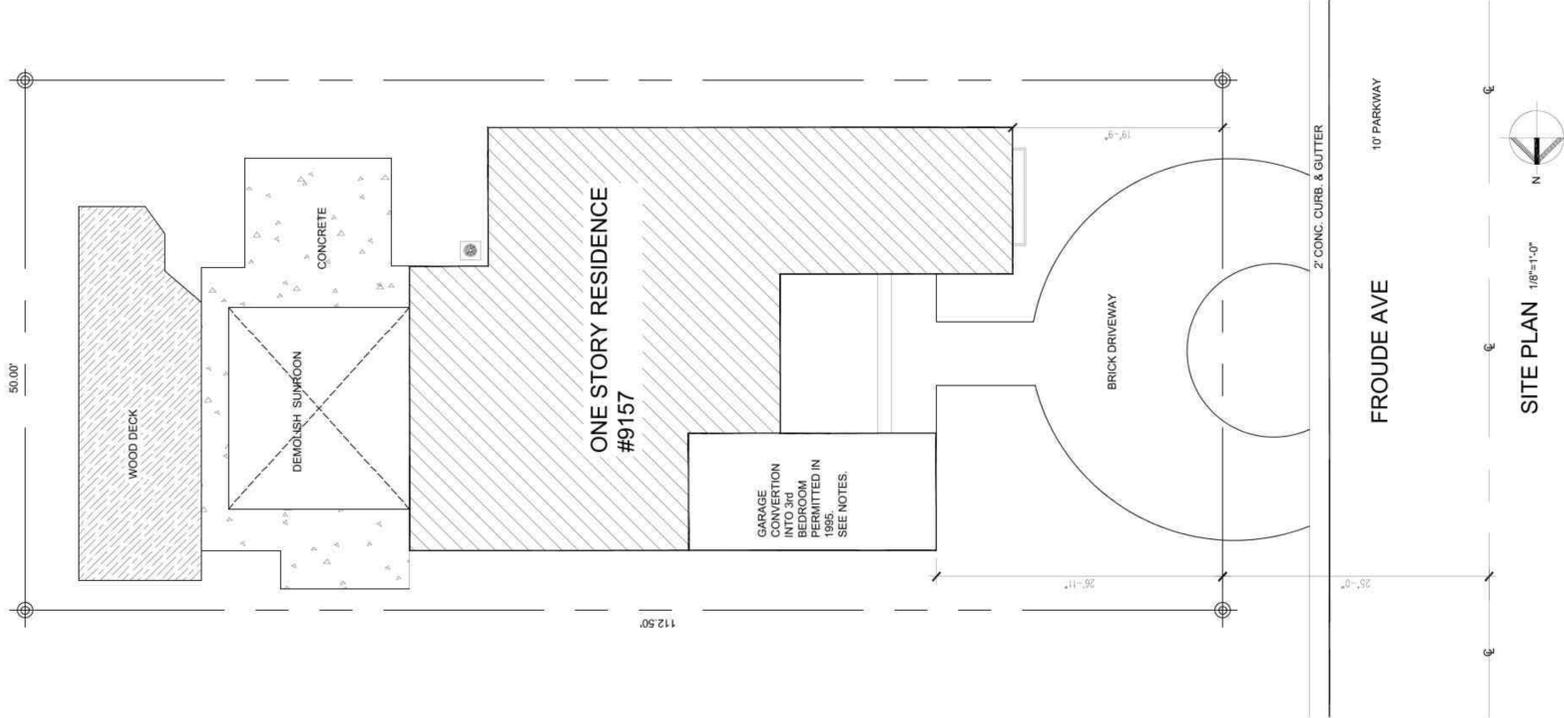
Plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 21 days prior to the meeting, with the payment of applicable fees (example: \$200.00 for Plan Review for Zoning), at which time they will be considered. Incomplete plans and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

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

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

Sequin Toms
NAME OF REPRESENTATIVE

07/30/2020
DATE



SCOPE OF WORK:

- 1- DEMOLISH SUNROOM WITH METAL FLAT ROOF ON REAR. SCOPE OF WORK IS TO LEGALIZE CODE VIOLATION NUMBER 230945 (SEE NOTE BELOW).
- 2- ELECTRICAL: REMOVE SUNROOM CIRCUITS TO PANEL. ADD 10 YRS. BATTERY SMOKE DETECTORS INSIDE SLEEPING AREAS (KEEP OR REPLACE EXISTING HARDWIRED SMOKE DET. OUTSIDE SLEEPING AREAS.)
- 3- PLUMBING: NO PLUMBING WORK.
- 4- MECHANICAL: NO MECHANICAL WORK.

LEGALIZATION NOTES:

GARAGE CONVERSION INTO 3RD BEDROOM WITHOUT PERMITS IS PART OF THIS CODE VIOLATION AS WELL AS REAR ADDITION BUT WE FOUND INFORMATION OF PERMIT #940000447 TO CONVERT GARAGE INTO A 3RD BEDROOM AND THE CONSTRUCTION OF 3RD EXISTING BATHROOM INSPECTED AND APPROVED.

DATE	TYPE	DESCRIPTION	PERMIT NO.	ISSUED BY	STATUS
01/12/2007	PERMIT	REAR ADDITION	90003-0001
01/12/2007	PERMIT	REAR ADDITION	90003-0002
01/12/2007	PERMIT	REAR ADDITION	90003-0003

GENERAL NOTES:

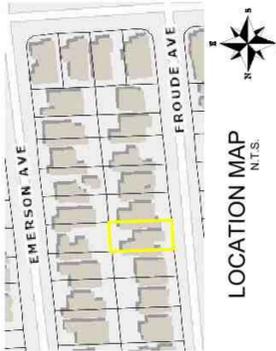
- 1- ALL ALTERATION LEVEL 2 WORK SHALL COMPLY WITH:
 - A. THESE GENERAL NOTES (UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS).
 - B. SIXTH EDITION OF FLORIDA BUILDING CODE RESIDENTIAL EXISTING BUILDING 2017
 - C. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
- 2- ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL SUPERSEDE NOTED.
- 3- THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS RESPONSIBILITY OF THE GENERAL CONTRACTOR. NOTED DIMENSIONS TAKES PRECEDENT OVER OTHERWISE NOTED OR SHOWN.
- 4- ALL CONDITIONS AND ALL APPLICABLE REQUIREMENTS OF THE CONTRACT BETWEEN SUBCONTRACTORS AND BUILDER SHALL GOVERN ALL SECTIONS OF THE SPECIFICATIONS.
- 5- ALL WORK THAT IS IMPLIED OR REASONABLY INFERRABLE FROM CONTRACTOR DOCUMENTS, DRAWINGS AND SPECIFICATIONS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DRAWING AND SPECIFICATIONS ARE DIRECTED TO THE ATTENTION OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BY MENTION, NOTES OR DETAIL, ITEMIZATION OR IMPLICATION, HOWEVER BRIEF MEANS THAT COMPLETE PACKAGE FITS WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS.
- 6- ALL PERMITS, INSPECTIONS, APPROVALS, ETC. SHALL BE APPLIED FOR AND PAID BY THE SUBCONTRACTOR IN ALL FIELDS OF HIS WORK. PRIME BUILDING PERMITS SHALL BE OBTAINED BY THE GENERAL CONTRACTOR. PERMIT FEES AND OTHER LOCAL FEES SHALL BE PAID BY OWNER.
- 7- ALL WORK COMPLETED OR OTHERWISE, SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, FENCES, BARRICADES, ETC., AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER WORK.
- 8- OMISSIONS: IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS PER SIMILAR CONDITION SHOWN OR NOTED; CONTRACTOR SHALL CONSULT DESIGNER BEFORE PROCEEDING WITH ANY WORK IN QUESTION.

GENERAL DEMOLITION NOTES:

1. THE SCOPE OF WORK HAS GENERALLY BEEN INDICATED ON THE DRAWING FOR CONTRACTORS INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE FULL SCOPE, EXTENT, NATURE AND MANNER OF DEMOLITION REQUIRED.
2. ONLY WORKMEN SKILLED AND KNOWLEDGEABLE IN THEIR RESPECTIVE TRADES SHALL BE EMPLOYED IN THE DEMOLITION OF ANY WORK.
3. CONTRACTORS SHALL TAKE SPECIAL CARE TO DEMOLISH ONLY THAT WORK WHICH IS REQUIRED TO BE DEMOLISHED AND NOT TO DISTURB ANY WORK WHICH IS TO REMAIN. IF IN THE COURSE OF DEMOLITION, CONTRACTOR DESTROYS OR DISTURBS ANY WORK WHICH IS TO REMAIN, THEN HE SHALL, AT HIS OWN EXPENSE, REPAIR OR REPLACE SUCH WORK AS NECESSARY.
4. ANY CUTS AND PENETRATIONS IN EXISTING WORK REQUIRED TO ACCOMPLISH NEW WORK SHALL BE KEPT TO AN ABSOLUTE MINIMUM.
5. ALL DEMOLITION WORK TO BE DONE DURING THOSE HOURS DESIGNATED BY OWNER.
6. REMOVE AND DISCARD ALL DEMOLISHED ITEMS IN A MANNER FULLY APPROVED BY THE CITY OF COUNTY AND ANY OTHER GOVERNMENT AGENCY.
7. DO NOT SCALE DRAWINGS.
8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT TO THE OWNER'S REPRESENTATIVE ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF WORK. ALL BUILDING DEPARTMENT PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK.
9. IN ALL CASES, THE CONTRACTOR SHALL PATCH ALL DISTURBED EXISTING STRUCTURES (WALLS, COLUMNS, ETC.) WHICH ARE TO REMAIN TO MATCH ADJACENT CONDITIONS AND PREPARE FOR THE RECEIPT OF NEW FINISHES.
10. CONTRACTOR SHALL PROTECT PATCH AND REPAIR ALL EXISTING WORK ADJACENT TO HIS WORK OR DAMAGED AS A RESULT OF HIS WORK.
11. CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING MATERIALS TO BE REUSED AND SHALL ALSO MAINTAIN PROTECTION FOR ALL TRAFFIC AREAS OF BUILDING HE USES DURING THE EXECUTION OF WORK PERTAINING TO THIS CONTRACT WITH THE UNDERSTANDING THAT THE CONTRACTOR WILL REPAIR ANY DAMAGE ATTRIBUTABLE TO HIS OPERATION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF ALL CUTTING AND PATCHING MADE NECESSARY BY THE WORK OF ALL TRADES INVOLVED IN THIS ALTERATION.
13. ANY ELECTRICAL DEMOLITION TO BE DONE BY QUALIFIED ELECTRICAL CONTRACTOR AND COORDINATED WITH ELECTRICAL DRAWINGS.

LEGAL DESCRIPTION:

ALTOS DEL MAR NO 4 PB 10-63 LOT 14 BLK 15 LOT SIZE 50,000 X 112
OR 19292-0112 09 2000 4 COC 22884-2371 09 2004 1FOLIO 14-2235-001-2240



NO.	DATE	REVISION

DEMOLISH SUNROOM ON REAR TO LEGALIZE
INFINITY HIGHLAND OAKS LLC
9157 FROUDE AVE
954.253.0083 INFO@SOMARIPROPERTYMANAGEMENT.COM



RODOLFO ALONSO P.E.
PE LIC. # 61603
9015 SW 22 ST
MIAMI, FLORIDA 33165
workdome@att.net
PH: (305) 219 8761

DWG TITLE	FLOOR PLAN DETAILS NOTES ELEVATIONS
SCALE	AS SHOWN
DRAWN BY	CHKD R.A.
PROJECT NO.	2020071301
DATE	07/13/2020
SHEET NUMBER	A-1

PERMIT SET FOR CONSTRUCTION

EXCEPT AS AGREED IN WRITING AND WITH THE APPROVAL AND COOPERATION OF RECORDING AGENCIES, NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE PROJECT ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROJECT.

SKETCH OF SURVEY

PREPARED BY:
GUNTER GROUP, INC.
 LAND SURVEYING - LAND PLANNING
 FLORIDA CERTIFICATE OF AUTHORIZATION # LB 4507
 9350 S.W. 22nd TERRACE
 MIAMI, FLORIDA 33165
 (305) 220-0073

LEGEND:

-  - CENTER LINE
-  - WATER METER
-  - WOOD POWER POLE
-  - EXISTING ELEVATION
-  - AIR CONDITIONER

ABBREVIATIONS:

R/W	RIGHT OF WAY
(Meas)	MEASURED
(R)	RECORD
RES.	RESIDENCE
No.	NUMBER
F.F.E.	FINISH FLOOR ELEVATION
C.L.F.	CHAIN LINK FENCE
W.F.	WOOD FENCE
PL	PLANTER
CL	CLEAR
ENC.	ENCROACH

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 63, 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 7,500 feet) as specified in Chapter 5J-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 hereon do not extend to any unnamed parties.
- 9) Elevations shown referred to N.G.V. Datum 1929, Miami-Dade County benchmark No.: T-243, elevation 13.03 feet; located at Surfside 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.: 120659, Panel No.: 0144, Suffix: L, Date of FIRM: 09-11-2009, Flood Zone: AE, based flood elevation: 8 feet.
- 11) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning Information.
- 12) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 13) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.

I hereby certify to Multitech Building; 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 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.



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

SEAL

9157 Froude Avenue, Surfside, Fl. 33154.	DATE:	JOB No.:	SKETCH No.:
	06-21-2020	20-32093	29663

REVISIONS:

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

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



Memorandum

To: Planning and Zoning Board
Thru: Andy Wyatt, Town Manager
From: Walter Keller, PE, AICP., Town Consultant Planner
Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
Lillian Arango, Town Attorney
Date: December 10, 2020
RE: 9454 Harding Avenue Vish Wall Sign

Background: This application is a request to place a permanent wall sign. The parcel is located in the SD-B40 Zoning District. In addition to this Memorandum, an Agenda Packet submitted by the Applicant with review by James Hickey, the former Town Planner is attached.

Governing Codes: The Zoning in Progress requirements for a permanent wall sign are detailed in the following Zoning Code sections:

2006 Code: 90-209(c)1 – Provides a wall sign of 1 square foot (SF) for each 1 foot of frontage. In the Business District for stores with less than 25 feet of frontage, a 25 SF sign is allowed. This store front has 15 feet of frontage.

2008 Code: 90.71.1 – Also allows a wall sign of 1 square foot (SF) for each 1 foot of frontage. In the Business District for stores with less than 25 feet of frontage, a 25 SF sign is allowed. This store front has 15 feet of frontage.

Current Municode: 90-73.a(3b(2)) – The Code has further restrictions including requiring a 1/4 inch to 2 inch offset from the wall to allow rain water to drain and limits illumination to white LEDs.

Staff Recommendation: The Applicant's proposed sign is 35 SF with green LED illumination. It is recommended the permanent wall sign be approved subject to the following conditions:

1. The size of the proposed sign shall be limited to a maximum of 25 SF per the Code; and,
2. The sign shall be illuminated with white LEDs per the Code.



DRB Meeting	4/2/2020
Application / Plans Due	3/9/20

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

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

PROJECT INFORMATION	
OWNER'S NAME	Shemi Bar Natan
PHONE / FAX	786-325-9474
AGENT'S NAME	SERGIO LAMONA
ADDRESS	9454 Harding Ave, Surfside
PHONE / FAX	3057638074
PROPERTY ADDRESS	
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	CHANNEL LETTERS ILLUMINATED BY LED'S

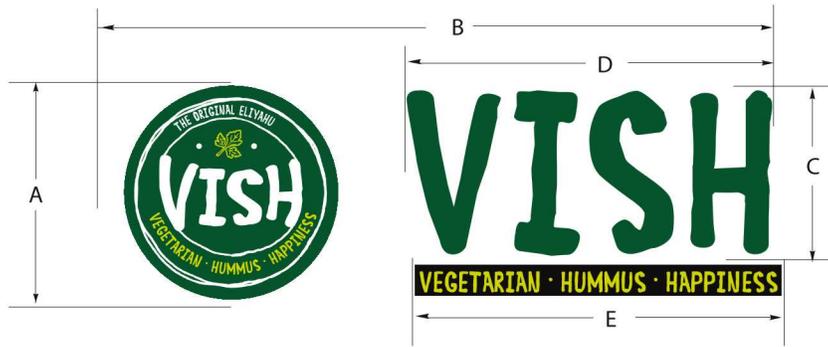
INTERNAL USE ONLY			
Date Submitted	3/19/20	Project Number	2020-553
Report Completed		Date	
Fee Paid	\$ 200.00		

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

SIGNATURE OF OWNER  DATE 3-5-2020

SIGNATURE OF AGENT  DATE

Font : ARIAL BLACK



	A	B	C	D	E	F
--	---	---	---	---	---	---

Sq. Ft.
(A x B)

SP-FL-24B	34"	105"	24"	80"	75"	n/a	24.7"
-----------	-----	------	-----	-----	-----	-----	-------

Face Color : Green Trim Cap : Green Return : White Type Letters : Arial Black
Channel Letters Offset from wall 1.5" Aluminum spacers , White Led's

The external disconnect shall be located at the point the branch the branch circuit enters the enclosure and disconnect all wiring before it enters the sign or the wiring shall be in a raceway and the switch in a box isolated from the sign. NEC 600.6(A)(1)

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



DRAWING MAKE BY:



PRESENTATION DRAWING

Client: VISH RESTAURANT
Client's Location: 9454 Harding Ave
 Surfside, FL, 33154
Sales Rep: Sergio
Project Manager: rocio
PM Approval:
Date: 09/15/2020
Drawn By: sergio carmona

CONTRACT INFORMATION

SERGIOS SIGNS
Scale: 3/16" = 1'-0"
Work Order#
Sign Description:
Mfg & Install: one (1) set each of intern.illum.channel letters 5" deep.

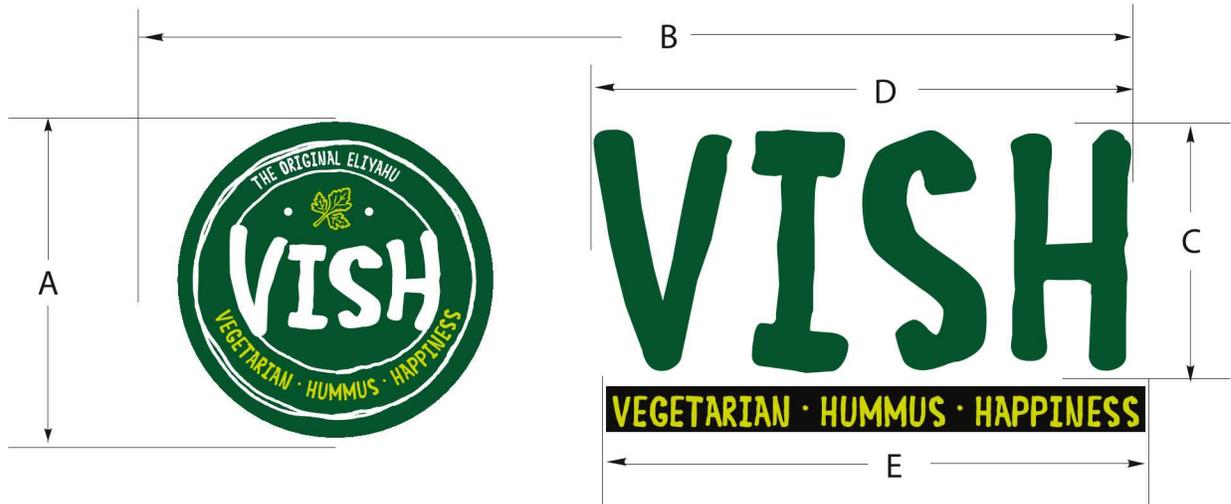
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

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

THIS IS AN ORIGINAL UN-PUBLISHED DRAWING CREATED BY sergiosigns. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY sergiosigns. 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:

Font : ARIAL BLACK



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 vinyl Green 3m Oracal

Wireway Cut out letters with white acrylic back , apply translucent green vinyl

Copy "Vegetarian Hummus Happiness"



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

Full Image Translucent Vinyl 3m



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

Only Cut out letters Apply Translucent
 Green vinyl 3m Oracal
 Wireway Black background



Memorandum

To: Planning and Zoning Board
Thru: Andy Wyatt, Town Manager
From: Walter Keller, PE, AICP., Town Consultant Planner
Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
Lillian Arango, Town Attorney
Date: December 10, 2020
RE: 9472 Harding Avenue Mendel's BBQ Window Sign

Background: This application is a request to place a permanent window sign. The parcel is located in the SD-B40 Zoning District. In addition to this Memorandum, an Agenda Packet submitted by the Applicant with review by James Hickey, the former Town Planner is attached.

Governing Codes: The Zoning in Progress requirements for a permanent wall sign are detailed in the following Zoning Code sections:

2006 Code: 90-209(c)6(e) – Provides a window sign of 1.5 square foot (SF) for each window or door. In addition, the lettering is limited to 8 inches in height and the total area of the sign cannot exceed 20% of the window and or door area.

2008 Code: 90.71.1 – Also allows a window sign of 1.5 square foot (SF) for each window or door. In addition, the lettering is limited to 8 inches in height and the total area of the sign cannot exceed 20% of the window and or door area.

Current Municode: 90-73.a(3)c – The Code only limits the sign to not exceed 20% of the window or door area. Lettering is limited to 8 inches in height. Allowable material include painted gold leaf, silver leaf, silk-screened, cut or polished metal, cut or frosted vinyl and etched glass.

Staff Recommendation: The Applicant's proposed sign is not dimensioned in the application. Based on the more restrictive Code, it is recommended the sign be approved subject to the following conditions:

1. The size of the proposed sign shall be limited to a maximum of 1.5 SF per the Code; and,
2. The sign lettering be 8 inches or less and sign material comply with 90-73.a(3)c.



7

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

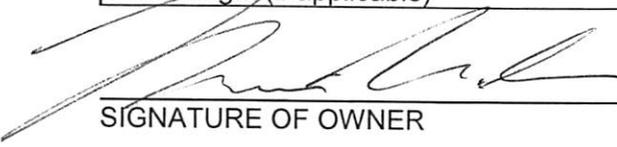
TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW APPLICATION
 (Signs, awnings, store fronts, fences, and walls etc)

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

<u>PROJECT INFORMATION</u>	Mendel Segal (mendel's backyard BBQ & Brew)
OWNER'S NAME	
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	stickers on doors and windows

<u>INTERNAL USE ONLY</u>			
Date Submitted	_____	Project Number	20-1097
Report Completed	_____	Date	_____
Fee Paid	\$ _____		

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



SIGNATURE OF OWNER DATE SIGNATURE OF AGENT DATE



Door 24" x 15"

