Rule 7.05 Decorum. Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the commission shall be barred from further appearance before the commission by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. Signs or placards may be disallowed in the commission chamber by the presiding officer. Persons exiting the commission chambers shall do so quietly.

Any person who received compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the Town Clerk prior to engaging in lobbying activities per Town Code Sec. 2-235. "Lobbyist" specifically includes the principal, as defined in this section, as well as any agent, officer or employee of a principal, regardless of whether such lobbying activities fall within the normal scope of employment of such agent, officer or employee. The term "lobbyist" specifically excludes any person who only appears as a representative of a not-for-profit community-based organization for the purpose of requesting a grant without special compensation or reimbursement for the appearance; and any person who only appears as a representative of a neighborhood, homeowners or condominium association without compensation for the appearance, whether direct or indirect or contingent, to express support of or opposition to any item.

Per Miami Dade County Fire Marshal, the Commission Chambers has a maximum capacity of 99 people. Once reached this capacity, people will be asked to watch the meeting from the first floor.

1. Call to Order/Roll Call

2. Town Commission Liaison Report – Mayor Charles Burkett

3. Approval of Minutes – April 29, 2021

4. Applications:

A. 824 88th Street – Driveway Gates
B. 9538 Harding Avenue - Sign
C. 8712 Byron Avenue – New Two Story Single Family Residence
D. 9148 Emerson Avenue – Single Family Residence Addition with 2nd Story
E. 9173 Abbott Avenue – Single Family – Den Addition
F. 9473 Carlyle Avenue – Garage Conversion, Front Yard Pool and Driveway Revisions
G. 9488 Byron Avenue – Front Door Relocation; Driveway Revisions, Windows and Doors
H. 8834 Abbott Avenue – Driveway Gates
I. 9501 Harding Avenue – Wall Sign
5. Draft Proposed Zoning Code

6. Next Meeting Date: June 24, 2021

7. Discussion Items:
   A. Future Agenda Items

8. Adjournment
1. Call to Order/Roll Call

Chair Frankel called the meeting to order at 6:02 p.m.

Present: Chair Judith Frankel, Vice Chair Oliver Sanchez, Board Member Fred Landsman, and Board Member Bravo.

Absent: Board Member James MacKenzie and Alternate Board Member Horace Henderson.

Also, Present: Mayor Charles Burkett, Town Planner Walter Keller, Town Attorney Tony Recio, Town Manager Andrew Hyatt and Building Official Jim McGuiness.

2. Town Commission Liaison Report – Mayor Charles Burkett

Mayor Burkett spoke regarding the zoning code rewrite. He also stated that they have conducted several workshops. He stated that they have been able to memorialize several suggestions as well as changes and the Commission have provided what they consider important. He commented on the changes they have discussed and stated that they should be able to continue discussing the item at the next zoning code workshop.

3. Approval of Minutes – March 25, 2021

A motion was made by Board Member Landsman to approve the March 25, 2021, Planning and Zoning Board Meeting Minutes, seconded by Board Member Bravo. The motion carried with a 4-0 vote with Board Member Mackenzie absent.

Town Attorney Recio spoke regarding the Town of Surfside Emergency Order and that this will be the last virtual Planning and Zoning Board Meeting they will be having via zoom. He read Emergency Order 15 into the record.

Town Attorney Recio read the quasi-judicial statement into the record.

Town Attorney Recio confirmed compliance of advertisement and noticing with Deputy Town Clerk Herbello.
Deputy Town Clerk Herbello confirmed advertisement and noticing requirements.

Town Attorney Recio polled the Board Members.

Board Member Bravo stated that he was contacted by James Galvin and the discussion lasted about 20 minutes.

Town Attorney Recio asked Board Member Bravo if he is ready to provide an unbiased review of this application.

Board Member Bravo stated that he is able to provide an unbiased review.

Chair Frankel stated that she spoke with Kathleen Kaufman, Historic Preservation consultant for the Seaway.

Town Attorney Recio asked Board Member Bravo if she is ready to provide an unbiased review of this application.

Chair Frankel stated that she is able to provide an unbiased review.

Vice Chair Sanchez stated that he had a brief conversation with an adjacent neighbor of the project.

Town Attorney Recio asked Board Member Bravo if he is ready to provide an unbiased review of this matter.

Vice Chair Sanchez stated that he is able to provide an unbiased review.

Deputy Town Clerk Herbello swore in all applicants and individuals speaking on the items being heard tonight.

4. Applications:

A. 9133 and 9149 Collins Avenue – Seaway Project

Town Planner Keller introduced the item and that this is for an updated review on how to treat the historic portion of the property.

Background: This application is a request for a Site Plan Amendment to the approved development plans of the property commonly known as the Seaway Villas and Surf Club Apartments. This project is an aggregation of the two properties totaling 2.16 acres. The Surf Club Apartments 30 units will be demolished and the Seaway Villas with 28 units will be partially protected, renovated and major portions demolished. The Planning and Zoning Board recommended approval of a Site Plan Amendment at the February 11, 2021 meeting which was subsequently approved by the Town Commission on March 13, 2021.
The Site Plan Amendment approval included the 2017 Miami Dade Historic Preservation Board recommended approval of the redevelopment plan due to the restoration of the villas and landscaped courtyard which are an important feature of the site. The partially protected and restored Seaway Villas will include 2 units and 1,100 square feet of restaurant and lounge.

The current request for Site Plan Amendment is to incorporate the 2019 Miami Dade Historic Preservation Board recommended approval of the redevelopment plan which addresses the restoration and preservation method for the Seaway Villas. The site plan characteristics approved in the recent Site Plan Amendment do not change.

The Applicant is proposing special construction techniques to protect the historic portions of the Seaway Villas. The Applicant should present to the Board information on the proposed method.

This review may be supplemented prior to the Planning and Zoning Board meeting.

Staff Recommendation: Approve the proposed Site Plan Amendment to incorporate the 2019 Miami Dade Historic Preservation Board’s approval.

Ian DeMello, attorney for the applicant, gave a PowerPoint presentation on the property as well as the request and needs on the additional conditions.

Chair Frankel asked what was the difference between their presentation today and what they presented at the last meeting.

Mr. DeMello addressed the questions by Chair Frankel and provided the explanation based on the PowerPoint presentation.

Chair Frankel asked what is different between now and what was approved in March.

Bill Thompson, representing the applicant, explained to the Board the difference from what was approved prior, discussed what was historical and required a second approval from Miami Dade County. He explained the different changes and new information received as it pertains to the west building and wings.

The following individual from the public spoke:
George Kousoulas

Chair Frankel closed public comments.

Board Member Bravo asked regarding restoring the existing structure and better exploratory work can be done onsite. He stated it is better from a construction point and for safety to demolish and recreate the same aesthetics. He stated it will be rebuilt on another location.
Mr. Thompson stated that it will take extensive reinforcement of the four walls of the west building, then they build a rail system to move it and then they are able to move it to its final destination. He stated that it will take about 6 months to move the building.

Board Member Landsman commended the applicant as they went through extraordinary efforts to reinforce, move and preserve the building while maintaining the integrity of the building.

Chair Frankel discussed the project and the courtyard portion of the project and stated that nothing visually has changed.

A motion was made by Board member Bravo to approve the application, seconded by Board Member Landsman. The motion carried with a 4-0 vote with Board Member MacKenzie absent.

Vice Chair Sanchez disconnected from the meeting at 6:36 p.m. due to technical difficulties.

B. 9424 Bay Drive – New Two-Story Single-Family Residence (Deferred from the March 25, 2021 Planning and Zoning Board Meeting)

Background: This application is a request to construct a new 2-story single family residence. The parcel is located in the H30A Zoning District at 9424 Bay Drive. The average lot depth is 182 feet with a width of 50 feet. The Applicant indicates the lot size is 9,100 square feet (SF). The proposed air-conditioned floor space and garage totals 6,407 SF. An existing one-story single-family residence will be demolished in order to construct the new dwelling. An overhead view of the lot from the Miami Dade County Property Appraiser is provided on the following page.

The setback requirements for the H30A Zoning District are 20-foot front, 5-foot side and 25 feet rear (adjacent to Indian Creek). The Applicant is proposing to comply with first floor setbacks with a setback on the rear lot of 43 feet. The Applicant’s proposal on average setbacks is reasonable. Total lot pervious area is proposed to be 40.04% where 35% is required. The front yard setback pervious area is proposed at 52.5% where 50% is required. The rear yard setback area is proposed for 60% where 40% is required. The second floor under ac is proposed at 2,903 SF which is 31.9% where 32% is the maximum. Another measure of the second-floor size is it cannot be larger than 80% of the first floor. Again, the second-floor ac area is 2,903 which is larger than allowed. Lots greater than 112.5 feet are required to have the front and rear yards combined equal 36% or more. The 20-foot front yard and 43-foot rear yard when added together and divided by the 182-foot lot depth is 34.6%. A flat roof is proposed just below the 30 feet height requirement.

A variety of architectural enhancements are proposed. These items include significant breaks in the side walls, provision of balconies, dark metal trimmed windows, glass balcony railings and a large number of windows. The front elevation...
includes a wood garage door with wood and metal enhancements around the entry door. While 2 color renderings are included the architectural details are not provided on the drawings.

Additional dimensioning needs to be added to the drawings related to pervious details to allow checking of the calculations and percentages.

**Applicant Package:** A package of 9 drawings and an application was submitted by the Applicant. A recent survey was not submitted.

**Staff Recommendation:** The staff review for this request is being finalized and will be forwarded to the Board and Applicant prior to the meeting.

Town Planner Keller introduced the item and advised the Board that there are technical issues with this application and the plans they presently have are not the current plans and suggested to defer the item to the next meeting.

Vice Chair Sanchez reconnected to the meeting at 6:37 p.m.

Town Planner Keller stated that the correct plans have not been distributed and the electronic file may not be correct.

Chair Frankel asked that if they have been reviewing the wrong plans.

Town Planner Keller stated that his review was done on the new drawings.

Building Official McGuinness stated that the new plans being submitted are the updated ones.

The following individual from the public spoke:
George Kousoulas commented on the Town Planner Keller’s staff report.

Jeff Rose, representing the applicant spoke regarding the project.

Abian Alsalsi, architect for the applicant spoke on the project.

Chair Frankel closed public comments.

Chair Frankel spoke regarding the 80% mass and having someone build a bigger first floor in order to have a second floor. She asked Town Planner Keller as to where they stand with the zoning code and do they have the flexibility.

Town Planner Keller stated that it can be interpreted that way and what has been presented does meet the zoning code.

Board Member Landsman asked regarding the look, façade and rendering of the property. He commented on the two homes and from a design perspective if it is
something that they should look at. He spoke regarding having variations of different looks.

Chair Frankel stated that they have to be mindful of styles.

Town Attorney Recio spoke regarding Section 90.50.1 of the Code and read it into the record.

Chair Frankel spoke regarding the design review guidelines and the styles of the homes.

Discussion took place regarding the survey and what is the staff recommendation.

Board Member Bravo spoke regarding an email received regarding opposition to the project. He stated that it does address the requirements per code and the style is very similar to others but does not think it is identical. He stated that he went around and saw what is near by and he did see it met the elements.

Vice Chair Sanchez asked Town Planner Keller regarding an item expressed in the letter is permeability and pervious area requirement.

Town Planner Keller stated that they did meet the pervious area requirements.

Vice Chair Sanchez stated that they want to be able to keep the character of Surfside.

Mr. Alsalsi addressed the comments and questions made by the Board.

Building Official McGuinness spoke regarding the overview of the design and they do not have an architectural theme district.

The following individuals from the public spoke:  
Marzieh Ferber agrees with Town Planner Keller and George Kousoulas. He stated that he is in support of the project.
George Kousoulas spoke regarding the setback.

Town Attorney Recio clarified the design review criteria and guidelines.

A motion was made by Board Member Landsman to approve the application as stated without requiring the 272 feet, seconded by Vice Chair Sanchez. The motion carried with a 4-0 vote with Board Member Mackenzie absent.

C. 9208 Bay Drive – New Single-Family Residence

**Background:** This application is a request to construct a new 2-story single family residence. The parcel is located in the H30A Zoning District at 9208 Bay Drive. The average lot depth is 300 feet with a width of 50 feet. The Applicant indicates the lot size is 15,029 square feet (SF). The proposed air-conditioned floor space and garage totals 9,634 SF. An existing one-story single-family residence will be
-demolished in order to construct the new dwelling. An overhead view of the lot from the Miami Dade County Property Appraiser is provided on the following page.

The setback requirements for the H30A Zoning District are 20-foot front, 5-foot side and 50 feet rear (per Zoning in Progress). The Applicant is proposing to comply with first floor setbacks. The Applicant’s proposal on average setbacks is reasonable. Total lot pervious area is proposed to be 37.3% where 35% is required. The front yard setback pervious area is proposed at 52.1% where 50% is required. The rear yard setback pervious area is proposed at 65.5%. The second floor under ac is proposed at 4,600 SF which is 30.6% where 32% is the maximum. Another measure of the second-floor size is it cannot be larger than 80% of the first floor. Again, the second-floor ac area is 4,600 SF which is 78.8%. Lots greater than 112.5 feet are also required to have the front and rear yards combined equal 36% or more. The 20-foot front yard and 62.7-foot rear yard when added together and divided by the 300-foot lot depth is 27.6%. A flat roof is proposed which is equal to the 30 feet height requirement. Table 1 on page 3 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed. These items include significant breaks in the side walls, provision of balconies, a frosted glass garage door, glass balcony railings and a large number of windows. The north elevation includes a waterfall, wood ceiling planks and other features.

This review may be supplemented prior to the Planning and Zoning Board meeting.

**Applicant Package:** A package of drawings and an application was submitted by the Applicant. A recent survey was also submitted.

**Staff Recommendation:** It is recommended the Application be approved subject to the following comments:
- Limit accessory uses to 15% of the total footprint of the first floor (5,839 SF)
- Zoning in Progress does not currently provide for mechanical equipment on the roof
- Relocate the equipment and remove stairs to roof
- Resolve the front and rear setback percentage (36%) for lots greater than 112 feet
- Provide additional information on the gazebo and cabana bath.

Town Planner Keller introduced the item. He stated that he made some changes to his calculations as it pertains to zoning in progress and accessory uses.

Reuven Herssein, applicant, spoke on the project and presented the project. He asked if the Board would approve the application and as it pertains to the zoning code, they will have enough space to place the mechanical equipment on the roof.
Chair Frankel asked regarding the reduction of the size of the gazebo and the stairs.

Danny Sorogon, architect, spoke regarding the project and addressed the comments made by the Board Members as it pertains to the gazebo and mechanical equipment on the roof.

Chair Frankel spoke regarding the mechanical equipment on the roof and she cannot approve stairs that do not lead to a specific place.

Mr. Herssein stated that the stairs go to the roof, which have rooftop drains because it is a flat roof.

Chair Frankel said that her concern is using the roof as a roof deck.

Mr. Herssein stated that there is no plan for a rooftop deck, it is only for maintenance of the house.

Town Planner Keller stated that he also had concerns with the stairs.

Board Member Bravo thanked the applicant for their presentation and commented on the house being a beautiful modern home. He stated that it does present articulation and is a very interesting smart way to resolve the lot and area. He stated that his concerns are with the equipment on the roof as it pertains to the code. He stated that if it is allowed on the roof, it would go over the height allowed.

Town Planner Keller addressed the comments made by Board Member Bravo and spoke regarding the fixed height and there is not enough room in the code to place the mechanicals on the roof.

Further discussion took place among the applicant and the Board Members regarding the application, the roof top stairs and safety concerns.

Chair Frankel appreciates the design of the project and spoke regarding the mechanical equipment placement. She stated that it is a very large home on a large lot and they can find another place to put the mechanical equipment other than the roof.

Town Attorney Recio clarified the mechanical issue and gave a remedy as to getting to the roof other ways.

Chair Frankel will approve the application if they remove the stairs and mechanical equipment on the roof.

Town Planner Keller stated that the stairs could be hidden and they are not permitted under the zoning in progress.

Mr. Herssein asked for staff to approve conditionally if mechanical equipment on the roof is approved and if not, they agree to remove the stairs.
A motion was made by Board Member Bravo to approve the application with the staff recommendations, relocate the stairs, remove the mechanical equipment on the roof and the changes to the gazebo, seconded by Board Member Landsman. The motion carried with a 4-0 vote with Board Member MacKenzie absent.

D. 9416 Carlyle Avenue – New Single-Family Residence

Background: This application is a request to construct a new 2-story single family residence. The parcel is located in the H30B Zoning District at 9416 Carlyle Avenue. The average lot depth is 112.5 feet with a width of 50.12 feet. The Applicant indicates the lot size is 5,638.5 square feet (SF). The proposed airconditioned floor space totals 1,847 SF. An existing one-story single-family residence will be demolished in order to construct the new dwelling. An overhead view of the lot from the Miami Dade County Property Appraiser is provided on the following page.

The setback requirements for the H30B Zoning District are 20-foot front, 5-foot side and 20 feet rear. The Applicant is proposing a 20-foot 2-inch front setback with a setback on the rear lot of 27 feet 11 inches and 5-foot side setbacks. Total lot pervious area is proposed to be 40% where 35% is required. The front yard setback pervious area is proposed at 56% where 50% is required. The rear yard setback pervious area is over 40% where 40% is required. The second floor under ac is proposed at 1,489 SF which is 28% where 32% is the maximum. A flat roof is proposed at the 30 feet height requirement. Table 1 on page 3 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed. These items include a second-floor balcony flush with the first story, dark metal trimmed windows, and glass balcony railings. The front elevation includes grass diamond driveway pavers and stairway lighting maximum 3,000 Kelvin color. The proposed exterior wall finishes are exterior tiles in gray and white, Sherwin Williams Genesis White over smooth stucco, and brown composite wood.

Detailed drawings were provided by the Applicant and the request for the pool is to be provided at a future date and is not included in this application.

Applicant Package: A package of 8 drawings and an application was submitted by the Applicant with a recent survey dated 1/29/2021.

Staff Recommendation: It is recommended the Application be approved subject to the following comments:
- Clarify the location of the air conditioning equipment
- Resubmit the Zoning Requirement sheet to correct discrepancies

This review may be supplemented prior to the Planning and Zoning Board meeting.

Town Planner Keller introduced the item.
Jeff Rose, representing the applicant spoke on the application and project.

Tzipora Shvarzblat, applicant, introduced the item.

Vice Chair Sanchez spoke regarding the project.

Board Member Landsman spoke regarding the uniqueness of the project and asked regarding the driveway.

Building Official McGuinness spoke regarding the pervious.

Board Member Bravo asked regarding the air conditioning equipment.

Mr. Rose addressed the comments made by Board Member Bravo regarding the equipment and keeping it on the ground. He stated that it could be moved to the top if the zoning code changes allowing it.

Discussion took place among the Board Members and Mr. Rose regarding the terrace and articulation on both sides.

A motion was made by Board Member Landsman to approve the application with the air conditioning units as shown on A101 with the equipment on the back, seconded Board Member Bravo. The motion carried with a 4-0 vote with Board Member Mackenzie absent.

E. 8712 Byron Avenue Lot A – New Single-Family Residence

Background: This application is a request to construct a new 2-story single family residence with pool and pool deck. The parcel is located in the H30A Zoning District at the northwest corner of 88th Street and Byron Avenue. The lot depth is approximately 112.5 feet with a width of approximately 75 feet. The Applicant indicates the lot size is approximately 8,389 square feet (SF). The proposed floor space and garage totals 2,577 SF. An overhead view of the lot from the Miami Dade County Property Appraiser is provided on the following page.

The setback requirements for the H30A Zoning District are 20-foot front, 10-foot secondary front, 7.5-foot side and 20 feet rear (per Zoning in Progress). The Applicant is proposing 20'-6” front, 13'-6” secondary front, 7'-11” side and 21'-9” rear. The Applicant’s proposed setbacks meet minimum requirements. The mechanical equipment in the side yard requires a 5-foot setback from the property line and 15 feet from the adjacent home. Total lot pervious area is proposed to be 43.56% where 35% is required. The front yard setback pervious area is proposed at 56.07% where 50% is required. The rear yard setback pervious area is proposed at 67.99% where 40% is required. The second floor is proposed at approximately 1,633 SF which is 19.5% where 32% is the maximum. Another measure of the second-floor size is it cannot be larger than 80% of the first floor. Again, the second-floor area is 1,633 SF
which is 68.76%. A flat roof is proposed just below the 30 feet height requirement. Table 1 on page 3 provides information on site characteristics and zoning requirements.

The proposed driveway consists of pavers at 20’-10” and is aggregated with the walkway made of the same material at 11’-10”, totaling 32’-8” in width and 860.5 square feet total.

A variety of architectural enhancements are proposed. These items include breaks in the side walls, provision of balconies, dark metal trimmed windows, glass balcony railings and a large number of windows. The front elevation includes a wood garage door with wood and metal enhancements around the entry door. The site plan includes color renderings and architectural details.

Two (2) street trees, five (5) lot trees and 25 shrubs are proposed, landscape specifications are not provided. The Code requires one street tree every 20 linear feet, requiring a total of eight (8) street trees, where only two (2) are provided. Five (5) different tree species are also required per Code. Again, the proposal does not specify landscaping, nor does it meet the requirements at this time.

No fences or walls are proposed for this site plan, architectural renderings show hedges along the perimeter of property, details not provided.

This review may be supplemented prior to the Planning and Zoning Board meeting.

**Applicant Package:** A package of plans and an application was submitted by the Applicant.

**Staff Recommendation:** It is recommended the Application be approved subject to the following comments:
- Provide the 15-foot required setback from adjacent house and properly screened mechanical equipment
- Provide landscape details for trees, shrubs and Florida Friendly requirements
- Reduce the driveway width from 20 feet 10 inches to 18 feet
- Reduce the walkway width from 11 feet 10 inches to 5 feet
- Provide a landscape strip between the driveway and walkway
- Town approval subject to MDC plat waiver approval

Town Planner Keller introduced the item.

Gabriel Ammar, applicant, spoke on the project.

Javi Vazquez, attorney representing the applicant, stated that that he is prepared to proceed with both applications as one presentation.
Vice Chair Sanchez spoke regarding the side setback and the placement of the air conditioning units.

Town Planner Keller stated what was moved on the corner house was the pool equipment.

Board Member Landsman spoke regarding the improvements on the lots and stated that the architecture is clean.

Board Member Bravo asked regarding the use of the space on sheet A3.2 (both sets are showing the same thing).

Mr. Andreu addressed the question by Board Member Bravo, the articulation and stated that they have several electric poles.

Further discussion took place among the Board Members and staff regarding the project.

Chair Frankel commented that both houses are identical to each other.

Mr. Ammar commented on another two homes on the water that are identical as well.

Further discussion took place regarding the different issues on differentiating the two homes.

The following individual from the public spoke:

George Kousoulas

Board Member Landsman spoke regarding the similarity of the projects and not opposed to the fact that they are similar since they are in the same family.

Board Member Bravo asked Town Attorney Recio to read Code Section 90.51 as it pertains to the similar properties.

Town Attorney Recio read Code Section 90.51 into the record.

Chair Frankel spoke regarding the material colors.

Discussion took place among the Board Members on the color of the home and the different materials on each house.

Mr. Vazquez asked the Board Members to not deny the application and would like to get an approval of both items.

Chair Frankel stated that Town Planner Keller gave options and stated that the applicant can come back.
A motion was made by Board Member Bravo to defer the item to the May 27, 2021 meeting, seconded by Board Member Landsman. The motion carried with a 4-0 vote with Board Member MacKenzie absent.

F. 8712 Byron Avenue Lot B – New Single-Family Residence

Town Planner Keller introduced the item.

Gabriel Ammar, applicant, spoke on the project.

Javi Vazquez, attorney representing the applicant, stated that he is prepared to proceed with both applications as one presentation.

Vice Chair Sanchez spoke regarding the side setback and the placement of the air conditioning units.

Town Planner Keller stated what was moved on the corner house was the pool equipment.

Board Member Landsman spoke regarding the improvements on the lots and stated that the architecture is clean.

Board Member Bravo asked regarding the use of the space on sheet A3.2 (both sets are showing the same thing).

Mr. Andreu addressed the question by Board Member Bravo, the articulation and stated that they have several electric poles.

Further discussion took place among the Board Members and staff regarding the project.

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The following individual from the public spoke:
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Board Member Landsman spoke regarding the similarity of the projects and not opposed to the fact that they are similar since they are in the same family.

Board Member Bravo asked Town Attorney Recio to read Code Section 90.51 as it pertains to the similar properties.

Town Attorney Recio read Code Section 90.51 into the record.
Chair Frankel spoke regarding the material colors.

Discussion took place among the Board Members on the color of the home and the different materials on each house.

Mr. Vazquez asked the Board Members to not deny the application and would like to get an approval of both items.

Chair Frankel stated that Town Planner Keller gave options and stated that the applicant can come back.

A motion was made by Board Member Landsman to approve the application with staff recommendations, seconded by Board Member Bravo. The motion carried with a 4-0 vote with Board Member MacKenzie absent.

A motion was made by Board Member Landsman to extend the meeting till 10:30 p.m., seconded by Board Member Bravo. The motion carried with a 4-0 vote with Board Member MacKenzie absent.

G. 940 88th Street – Single Family Addition

Background: This application is a request to modify an existing single-family residence. The parcel is located in the H30A Zoning District at 940 88th Street. The average lot depth is 200.25 feet with a width of 75 feet. The Applicant indicates the lot size is 15,015 square feet (SF). The existing floor area is 2,256 SF and is proposed at 4,503 SF with the covered car port. An overhead view of the lot from the Miami Dade County Property Appraiser is provided on the following page.

The setback requirements for the H30A Zoning District are 20-foot front, 7.5-foot side and 50 feet rear (per Zoning in Progress). The proposed setbacks are as follows and is in compliance with the code: 26 feet front, 69'-7" rear, and side setbacks will remain as existing at 7'-11" east and 5 feet west.

Total lot pervious area is proposed to be 41.7% where 35% is required. The front yard pervious area is proposed at 84.8% where 50% is required. The rear yard pervious area is proposed at 79.6% where 40% is required. Lots greater than 112.5 feet are also required to have the front and rear yards combined equal 36% or more. The 26-foot front yard and 69'-7" rear yard when added together and divided by the 200.25- foot lot depth is 47.7%. Table 1 on page 3 provides information on site characteristics and zoning requirements

The proposal includes the demolition and removal of the outside open terrace in the rear, front side entry roof, front and rear windows, front wall, front door, garage door and circular asphalt driveway. The proposed modifications and additions include enclosing the existing garage, addition of a car port, enclosing the front and rear terraces to living areas finish floor elevation to match existing, the addition of an
open terrace in the rear and driveway with pavers. A variety of architectural enhancements are also proposed. These items include breaks in the side walls, white metal trimmed windows to match existing, several new windows and French doors, entry feature and roof to match the existing pitched roof. The front elevation includes a glass entry door with columns and brow around the entry, new windows, a brick wall and wood slates. While color renderings are included, the architectural details are not provided on the drawings.

There are no proposed changes to the existing pool, fence, seawall or sea deck. No landscape details were provided. The proposed improvements may require the removal of several trees and bushes. Details and dimensions of the proposed driveway were not provided.

This review may be supplemented prior to the Planning and Zoning Board meeting.

**Applicant Package:** A package of drawings and an application was submitted by the Applicant. A recent survey was not submitted.

**Staff Recommendation:** It is recommended the Application be approved subject to the following comments:
- Provide information verifying building floor area, building features, pervious area and hardscape including existing and proposed
- Provide dimensions for the driveway
- Verify driveway width meets 18-foot maximum requirement and is setback 5 feet from the side yard
- Apply for tree removal permit for all trees to be removed from the site
- Provide details and location of mechanical equipment which must be at minimum 15 feet from adjacent home and cannot be visible from the street or waterway
- Provide details of architectural features
- Carport (canopy) is limited to 20 feet by 20 feet or 400 SF total
- Photometrics, lighting plan, must meet code and submitted to Building Department for approval

Town Planner Keller introduced the item and staff recommendations.

Lori Eduartez, applicant was sworn in.

Eddy Vazquez, representing the applicant introduced the project.

Vice Chair Sanchez asked regarding the carport on the drawings.

Further discussion took place among the Board Members and applicant regarding the application and requirements.

A motion was made by Board Member Landsman to approve the application, seconded by Board Member Bravo. The motion carried with a 4-0 vote with Board Member MacKenzie absent.
H. 9125 Emerson Avenue – Interior and Exterior Remodeling

Background: This application is proposing a remodel of the interior and exterior of a single-family home. In addition to the demolition of the existing asphalt/concrete driveway and replacement of the driveway with concrete pavers. The Applicant is also installing a patio in the rear with an outdoor paved area. Pavers will also be installed on the north side yard. The interior lot is zoned H30B totaling 5,600 square feet (SF) per MDCPA.

An aerial is provided on the following page and a Google Street View is located on page 3. In addition to this Memorandum, a package of a site plan, floor plan, elevations, photos, demolition plan, electrical plan, mechanical plan and plumbing plan was submitted by the Applicant.

The setback requirements for the H30B Zoning District are 20-foot front, 5-foot side and 20 feet rear (per Zoning in Progress). The Applicant is proposing 28’-3” in the rear, the front and side setbacks are existing and meet requirements.

Calculation for total pervious area is not provided, but estimated to be at 51% where 35% is required. The front yard pervious area is proposed at 64.6% where 50% is required. The rear yard pervious area is proposed at 74.8% where 40% is required. Table 1 on page 3 provides information on site characteristics and zoning requirements.

No changes to the existing fence or roof are proposed at this time.

The Applicant proposes the following exterior modifications as part of this application:

- Front (East) Elevation:
  - Demolish brick ornament and replace with painted stucco
  - Replace garage door with impact resistant garage door
  - Install 2 decorative wall sconces near garage door
  - Replace windows with impact resistant windows
  - Replace front door with impact resistant door
  - Demolish concrete planters and replace with garden area
- Rear (West) Elevation:
  - Replace windows with impact resistant windows
  - Replace 1 existing window with impact resistant exterior french doors
  - Addition of an exterior patio with stairs
  - Install 2 decorative wall sconces near exterior door
  - Remove mechanical equipment and relocate
  - Install open paved area in the rear (Patio and Paved Area = 360 SF)
- Left Side (South) Elevation:
  - Demolish brick ornament and replace with painted stucco
  - Replace windows with impact resistant windows
- Remove existing door and block up
- Demolish existing steps
- Install mechanical equipment

- Right Side (North) Elevation:
  - Replace three (3) windows with impact resistant windows
  - Replace existing door with impact resistant glass door
  - Remove two (2) windows and block up

This review may be supplemented prior to the Planning and Zoning Board meeting.

**Applicant Package:** A package of the site plan, elevations and construction documents were submitted by the Applicant.

**Staff Recommendation:** The proposed improvements appear to be generally consistent with the Town’s Land Development Regulations. Recommend approval subject to the following conditions:

- Provide calculations, worksheet and information to determine pervious area requirements for the total lot
- Provide details of architectural colors and materials as part of this application
- Clarify if any trees are to be removed as part of this application; if so, a tree removal permit will be required for all trees removed
- Provide landscape details per code requirements, missing street trees and landscape details

Town Planner Keller introduced the item and recommended approval of the project.

Monique Castellon, representing the applicant, spoke regarding the project, the remodeling of the home and stated that they have the demolition permit.

Julio Emilio, representing the applicant, was sworn in and was available for any comments or questions.

Vice Chair Sanchez stated that this was the home of Vice Mayor Paul’s parents. He stated that he is eager for the work to get done and would like it to happen in a timely manner. He thanked the applicant for keeping the integrity of the old house.

A motion was made by Board Member Bravo to extend the meeting for 10 minutes (until 10:40 p.m.), seconded by Board Member Landsman. The motion carried with a 4-0 vote with Board Member MacKenzie absent.

Building Official McGuinness requested certain amendments from the applicant regarding the floor plans for permitting purposes.
A motion was made by Board Member Landsman to approve the application, seconded by Board Member Bravo. The motion carried with a 4-0 vote with Board Member MacKenzie absent.

I. 924 88th Street – New Single-Family Modifications

**Background:** This application is a request to modify a previously approved single family site plan which is under construction. The parcel is located in the H30A Zoning District with a lot area of 15,570 square feet. In addition to this Memorandum, exhibits submitted by the Applicant are attached.

The Planning and Zoning Board approved a Site Plan Amendment at the January 28, 2021 Planning and Zoning Board meeting relative to the average setbacks on the second floor.

The Town’s Zoning in Progress briefly expired in March. The Town’s Municode became the governing development review and Zoning document when the Zoning in Progress expired. The Applicant submitted the request for the Site Plan Amendment during the expired period. The Applicant is requesting approval for a rooftop deck and for placement of the mechanical equipment on the roof.

**Governing Code:** Requirements for this request are detailed in the following Zoning Code section:

**Current Municode:** 90-50.2 (2) – For in H30A, roof decks can have exterior and interior stairs; stairs are limited to a 30-foot height; and, roof decks shall provide 10-foot setbacks on the rear and sides of the building.

**Current Municode:** 90-44.1 & 2 – Mechanical equipment is limited to 3 feet above the 30-foot maximum height.

This review may be supplemented prior to the Planning and Zoning Board meeting.

**Staff Recommendation:** The Applicant’s proposed roof deck is consistent with the Code. The proposed location of the mechanical equipment is centered in the middle of the roof but exceeds the height allowance for H30A.

Town Attorney Recio gave a background of the application and stated that it was approved in January 2021. He stated at that time there were questions regarding the air conditioning unit. He stated that there was a lapse with the zoning in progress. He stated that you are working under the current zoning code and you can approve mechanical on the rooftop.

Town Planner Keller stated what was approved previously in January 2021.

Town Attorney Recio addressed the comments made and stated that this application was turned in during the zoning in progress.
Chair Frankel asked about the rooftop deck.

Town Planner Keller addressed the comments made regarding the rooftop deck.

Linden Nelson, applicant, was sworn in to answer any questions.

George Kousoulas, representing the applicant, spoke on the project and the lapse with the zoning in progress as well as the rooftop deck requirements.

Chair Frankel spoke regarding the height of the screening and the rooftop deck.

Board Member Bravo asked regarding the access of the area.

Discussion took place regarding the requirements for the rooftop deck.

Mr. Vazquez addressed the questions raised regarding the rooftop decks.

A motion was made by Vice Chair Sanchez to extend the meeting for 10 minutes (unto 10:56 p.m.), seconded by Chair Frankel. The motion carried with a 4-0 vote with Board Member MacKenzie absent.

Town Attorney Recio stated that mechanical equipment and screening is not mentioned in the code but mechanical rooms are mentioned with restrictions.

Vice Chair Sanchez asked how far along were they with the construction.

Mr. Linden answered Vice Chair Sanchez’ question.

A motion was made by Board Member Landsman to approve the mechanical equipment on the top of the roof with the requested fencing and the same height shown, it will be covered, green and delightful as requested, seconded by Vice Chair Sanchez. The motion carried with a 4-0 vote with Board Member MacKenzie absent.

Board Member Bravo asked to make sure that all future applications will have proper renderings showing how they will look with the houses next door.

J. 824 88th Street – Front Yard Gates

Deferred to May 27, 2021 Meeting.

K. 9538 Harding Avenue – Sign

Deferred to May 27, 2021 Meeting.
5. **Draft Proposed Zoning Code**

   Item was not discussed.

**Deferred to May 27, 2021 Meeting**

6. **Next Meeting Date: May 27, 2021**

   Item was not discussed.

7. **Discussion Items:**

   A. **Future Agenda Items**

   Item was not discussed.

8. **Adjournment**

   A motion was made by Board Member Landman to adjourn the meeting without objection at 11:00 p.m. The motion received a second from Board Member Bravo. The motion carried with a 4-0 vote with Board Member MacKenzie absent.

   Respectfully submitted,

   Accepted this _____day of ____________________, 2021.

   _________________________
   Judith Frankel, Chair

   Attest:

   _________________________
   Sandra McCready, MMC
   Town Clerk
Memorandum

To: Planning and Zoning Board  
Thru: Andrew Hyatt, Town Manager  
From: Walter Keller, PE, AICP., Town Consultant Planner  
        Marlin Engineering, Inc.  
CC: Jason Greene, Assistant Town Manager  
    Lillian Arango, Town Attorney  
    James McGuinness, Town Building Official  
Date: May 17, 2021  
RE: 824 88th Street - Driveway Gates

Background: This address received approval for a driveway canopy in December 2020. The Applicant requested approval for driveway gates at the March Planning and Zoning meeting but did not receive approval. The Applicant has considered the Planning and Zoning Board’s discussion and modified the request to construct driveway gates at the driveway connections to Froude Avenue and to 88th Street. The corner lot is located in the H30A Zoning District. In addition to this Memorandum, an Agenda Packet was submitted by the Applicant. A Google Aerial Photo is provided on page 2.

Governing Codes: The March 2021 Zoning in Progress requirements for fences and walls are detailed in the following Zoning Code sections:

  Current Municode: 90-56.2 & 3 – Allows fence or ornamental walls in the front yard or primary corner yard if granted design review approval by the Planning and Zoning Board. Further limits height for a lot wider than 50 feet a 4-foot height plus 1/2 foot for each 10 feet exceeding 50 feet.

This review may be supplemented prior to the Planning and Zoning Board meeting.

Staff Recommendation: This property has large hedges on both Froude Avenue and on 88th Street. Froude Avenue dead ends north of Biscayne Bay adjacent to this property. Engineered drawings provided by the Applicant indicate the gate on 88th Street is 5 feet high with the upper 3 feet close to 50% transparent. The gate on Froude Avenue is 2 feet 6 inches high and also close to 50% transparent. Staff would recommend the gates be fully 50% transparent. Staff does not have any issues with the driveway gates provided the Planning and Zoning Board gives design approval.
VIEW FROM 88TH STREET.

VIEW OF ROAD/GREEN EDGE CURVING INWARD.
VIEW OF INNER GREEN EDGE/NEW 88TH ST GATE LINE

VIEW FROM INSIDE TO 88TH STREET.
FROUDE AVENUE

FROUDE AVE GATE LOCATION

VIEW FROM FROUDE AVENUE

VIEW FROM INSIDE PROPERTY

FROUDE AVE GATE PLAN
824 68TH STREET
Memorandum

To: Planning and Zoning Board  
Thru: Andrew Hyatt, Town Manager  
From: Walter Keller, PE, AICP., Town Consultant Planner  
        Marlin Engineering, Inc.  
CC: Jason Greene, Assistant Town Manager  
        Lillian Arango, Town Attorney  
        James McGuinness, Town Building Official  
Date: May 17, 2021  
RE: 9538 Harding Avenue – Lemel Medical Spa Sign

Background: This application is a request to place a Wall Sign in front of the building window. The parcel is located in the SD-B40 Zoning District and located at the rear of the building adjacent to the parking lot. In addition to this Memorandum, an Agenda Packet submitted by the Applicant is attached.

Governing Codes: The Zoning in Progress requirements for a permanent wall sign and window/door signs are detailed in the following Zoning Code sections:

Current Municode: 90-73.a (3b(2)) – 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 18 feet of frontage and the proposed sign is 19.3 SF.

This review may be supplemented prior to the Planning and Zoning Board meeting.

Staff Recommendation: Recommend approval of the wall sign. It is recommended the permanent wall sign also be approved subject to the following condition:

- The sign shall be illuminated with white LEDs per the Code.
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>
<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>
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<thead>
<tr>
<th>INTERNAL USE ONLY</th>
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<tbody>
<tr>
<td>Date Submitted</td>
</tr>
<tr>
<td>Report Completed</td>
</tr>
<tr>
<td>Fee Paid</td>
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<table>
<thead>
<tr>
<th>ZONING STANDARDS</th>
<th>Required</th>
<th>Provided</th>
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</thead>
<tbody>
<tr>
<td>Sign Area (if applicable)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Awning Size (if applicable)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fence Height (if applicable)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wall Height (if applicable)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

SIGNATURE OF OWNER 4/1/2021
SIGNATURE OF AGENT 4/1/2021

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: 4/1/2021

NAME OF REPRESENTATIVE DATE
Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
From: Walter Keller, PE, AICP., Town Consultant Planner
       Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
     Lillian Arango, Town Attorney
     James McGuinness, Town Building Official
Date: May 17, 2021
RE: 8712 Byron Ave (Lot A) – New 2 Story Single Family Residence

Background: This application is a request to construct a new 2-story single family residence with pool and pool deck. The parcel is located in the H30A Zoning District on Byron Avenue, near 88th Street. The lot depth is approximately 112.5 feet with a width of approximately 75 feet. The existing single-family structure was demolished. The Applicant indicates the lot size is approximately 8,437.5 square feet (SF). The proposed floor space and garage totals 2,577 SF. An overhead view of the lot from the Miami Dade County Property Appraiser is provided on the following page.

The setback requirements for the H30A Zoning District are 20-foot front, 10-foot secondary front, 7.5-foot side and 20 feet rear (per Zoning in Progress). The Applicant is proposing 21 feet front, 12’-6” north side, 8’-10” south side and 21’-9” rear. The Applicant’s proposed setbacks meet minimum requirements. The mechanical equipment in the side yard requires a setback of 15 feet from the adjacent home.

Total lot pervious area is proposed to be 43.9% where 35% is required. The front yard pervious area is proposed at 57.4% where 50% is required. The rear yard pervious area is proposed at 68% where 40% is required. The second floor is proposed at approximately 1,633 SF which is 19.5% where 32% is the maximum for the lot. Another measure of the second-floor size is it cannot be larger than 80% of the first floor. The second-floor area is 1,633 SF which is 68.76%. A flat roof is proposed just below the 30 feet height requirement. Table 1 on page 3 provides information on site characteristics and zoning requirements.

The proposed driveway consists of pavers at 20’-10” and is aggregated with the walkway made of the same material at 11’-10”, totaling 32’-8” in width and 860.51 square feet total. The proposed driveway does not meet code requirements.

A variety of architectural enhancements are proposed. These items include breaks in the side walls, provision of balconies, dark metal trimmed windows, metal balcony railings and a large number of windows. The front elevation includes a wood garage door with wood and metal enhancements around the entry door. The site plan includes color renderings and architectural details.
Two (2) street trees, five (5) lot trees and 25 shrubs are proposed, landscape specifications are not provided. The Code requires one street tree every 20 linear feet, requiring a total of three (3) street trees, where only two (2) are provided. Five (5) different tree species are also required per Code. Again, the proposal does not specify landscaping, nor does it meet the requirements at this time.

No fences or walls are proposed for this site plan, architectural renderings show hedges along the perimeter of property, details not provided.

This review may be supplemented prior to the Planning and Zoning Board meeting.
Table 1 – 8712 Byron Avenue Site Characteristics and Zoning Requirements

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Address</strong></td>
<td>8712 Byron Avenue</td>
<td></td>
</tr>
<tr>
<td><strong>General Location</strong></td>
<td>Southern Border of Town</td>
<td></td>
</tr>
<tr>
<td><strong>Property Size</strong></td>
<td>8,437.5 SF (112.5 Feet x 75 Feet)</td>
<td></td>
</tr>
<tr>
<td><strong>Zoning District</strong></td>
<td>H30A</td>
<td></td>
</tr>
<tr>
<td><strong>Lowest Floor Elevation</strong></td>
<td>Base Flood Elevation +10 Feet (N.G.V.D)</td>
<td></td>
</tr>
<tr>
<td><strong>Lot Coverage</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Lot</td>
<td>40% Max. (3,375 SF)</td>
<td>30.6% (2,585 SF)</td>
</tr>
<tr>
<td>Exempt Accessory Uses</td>
<td>15% or Less</td>
<td>10.7% (906.9 SF)</td>
</tr>
<tr>
<td>2nd Story Lot Coverage</td>
<td>32% of the Lot</td>
<td>20.2% (1,701 SF)</td>
</tr>
<tr>
<td>80% of First Floor</td>
<td></td>
<td>67.5% (1,701 SF)</td>
</tr>
<tr>
<td>Lots &gt; 112.5 Feet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pervious Area Total Lot</td>
<td>35% w/20% FL Friendly</td>
<td>46% ±</td>
</tr>
<tr>
<td>Pervious Area Front Yd</td>
<td>50% w/20% FL Friendly</td>
<td>64%</td>
</tr>
<tr>
<td>Pervious Area Rear Yd</td>
<td>40% w/20% FL Friendly</td>
<td>68% ±</td>
</tr>
<tr>
<td>Height – Flat Roof</td>
<td>30 Ft: Avg Datum/Crown-High Pt.</td>
<td>29 Feet 2 Inches</td>
</tr>
<tr>
<td>Height – Pitched Roof</td>
<td>30 Ft: Avg Datum/Crown-Tie Beam.</td>
<td>N/A</td>
</tr>
<tr>
<td>Modification of Height</td>
<td>1% of Height to 3 Ft Max</td>
<td>TBD</td>
</tr>
<tr>
<td>Roof Decks</td>
<td>Prohibited</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Setbacks</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary Frontage</td>
<td>20 Feet Min.</td>
<td>21 Feet</td>
</tr>
<tr>
<td>Secondary Corner</td>
<td>10 Feet Min.</td>
<td>N/A</td>
</tr>
<tr>
<td>Interior Side &gt; 50 Ft</td>
<td>10% Frontage Width</td>
<td>8 Feet 10 Inches (South)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>12 Feet 6 Inches (North)</td>
</tr>
<tr>
<td>Rear</td>
<td>20 Feet Min.</td>
<td>21 Feet 9 Inches</td>
</tr>
<tr>
<td>Pt. Lake &amp; Adj. Canals</td>
<td>25 Feet Min</td>
<td>N/A</td>
</tr>
<tr>
<td>Biscayne Bay</td>
<td>50 Feet Min</td>
<td>N/A</td>
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<tr>
<td><strong>Encroachments</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eaves – Sloped Roofs</td>
<td>24 Inches Max</td>
<td>N/A</td>
</tr>
<tr>
<td>All Other Ornamentals</td>
<td>6 inches Max</td>
<td>N/A</td>
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<td><strong>Accessory Buildings</strong></td>
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<td></td>
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<tr>
<td>Maximum Height</td>
<td>12 Feet Max</td>
<td>N/A.</td>
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<tr>
<td>Max. Aggregated Area</td>
<td>500 SF Max.</td>
<td>860.5 SF</td>
</tr>
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<td>Pools &amp; Decks</td>
<td></td>
<td>738.8 SF</td>
</tr>
<tr>
<td>Primary Front and</td>
<td>10 Feet Min</td>
<td>N/A</td>
</tr>
<tr>
<td>Secondary Corner</td>
<td>10 Feet Min</td>
<td>N/A</td>
</tr>
<tr>
<td>Uncovered Patio</td>
<td>Rear &amp; Side – 5 Feet</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Front &amp; Corner -10 Feet</td>
<td>N/A</td>
</tr>
</tbody>
</table>
Applicant Package: A package of plans and an application was submitted by the Applicant. The plan package was updated at the request of the Board to adjust the look of the residence to be different from the residence proposed for Lot B.

Staff Recommendation: It is recommended the Application be approved subject to the following comments:

- Town approval subject to MDC plat waiver approval and Town Commission plat waiver 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: JAC BYRON LLC
PHONE / FAX: 786-218-3072
AGENT’S NAME: GABRIEL AMMAR
ADDRESS: 924 93rd Street, Surfside, FL 33154
PHONE / FAX:
PROPERTY ADDRESS: 87xx Byron Ave (8712 Byron Ave) LOT A
ZONING CATEGORY: H30A
DESCRIPTION OF PROPOSED WORK: NEW SINGLE FAMILY HOME

INTERNAL USE ONLY
Date Submitted
Report Completed
Fee Paid

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

Required
Provided

8000 SF
9437.50 SF

20' 20' 71'-1"
21' 21'-9' 8'-10"

3200 SF (40%)
3107 SF (37%)

30'
24'-2"

2453 SF (35%)
3870 SF (46%)

04/05/2021
04/05/2021

SIGNATURE OF OWNER
SIGNATURE OF AGENT

PAGE 38

Town of Surfside – Single-Family and Two-Family Site Plan Application
BYRON RESIDENCE LOT A

PROPERTY ADDRESS:
87xx BYRON AVENUE, SURFSIDE, FL 33154-3433

LEGAL DESCRIPTION:
ALL OF LOT 6 AND THE SOUTH HALF OF LOT 7, IN BLOCK 29, OF "NORMANDY BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PARCEL "A" CONTAINING APPROXIMATELY, NET AREA: 8437.499 SQUARE FEET OR 0.1937 ACRES

INDEX OF DRAWINGS
C.S  COVER SHEET / INDEX OF DRAWINGS
S.V  SURVEY

ARCHITECTURAL
A-0.0  SITE PLAN
A-1.0  GRADE / GROUND FLOOR PLAN
A-1.1  SECOND FLOOR PLAN / ROOF PLAN
A-2.0  ZONING DIAGRAM AND CALCULATIONS
A-3.0  EAST & WEST ELEVATIONS
A-3.1  EAST & WEST COLORED ELEVATIONS
A-3.2  NORTH & SOUTH ELEVATIONS
A-3.3  NORTH & SOUTH COLORED ELEVATIONS
A-4.0  RENDERINGS
L-1.0  LANDSCAPE PLAN

LOCATION MAP

20% LANDSCAPING MUST BE FLORIDA FRIENDLY

LIGHT NOTES
- LIGHTING AROUND THE HOUSE SHOULD BE IN A LOW VOLUME DIM MODE.
- LIGHTING SHOULD NOT SPILL INTO ADJACENT NEIGHBORS.
- LIGHTING SHOULD NOT SPILL INTO THE FRONT STREET.
- PHOTOMETRIC PLANS WILL BE SUBMITTED TO THE BUILDING DEPARTMENT WITH CONSTRUCTION DOCUMENTS.
BOUNDARY AND TOPOGRAPHIC SURVEY FOR WAIVER OF PLAT

LOTS 6, 7 AND 8, IN BLCK 29, OF "NORMANDY BEACH", SUBDIVISION LOCATED AT SECTION 35, TOWNSHIP 52 SOUTH, RANGE 42

EAST, RECORDED IN PLAT BOOK 16, AT PAGE 44, OF MIAMI-DADE COUNTY, FLORIDA.

TOWN OF SURFside

PROPERTY ADDRESS:
3154 BYRON AVE, SURFside, FL 33154-4303

LEGAL DESCRIPTION:
Lot 5, Blk 29, of "NORMANDY BEACH", according to the plat thereof, as recorded in Plat Book 25, at Page 44, of the Public Records of Miami Dade County, Miami, Florida.

LOT NET AREA: 8,563.41 Square Feet or 0.196 Acres.

PROPERTY ADDRESS:
742 BYRON AVE, SURFside, FL 33154-4303

Lot 6, Blk 29, of "NORMANDY BEACH", according to the plat thereof, as recorded in Plat Book 25, at Page 44, of the Public Records of Miami-Dade County, Miami, Florida.

LOT NET AREA: 8,343.74 Square Feet or 0.192 Acres.

PROJECT: BYRON RESIDENCE, LOT A
87XX BYRON AVE, SURFside, FL 33154-4303

DATE: 3/24/21

DRAFTED BY: GARY B. CASTEL, PROFESSIONAL LAND SURVEYOR
25485 S.W. 134TH PLACE, HOMESTEAD, FLORIDA 33032

SCALE: F.S

ARCHITECT OF RECORD
J. ALFREDO GAMARRA
LIC # AR0017394

PREVIOUSLY SURVEYED:
OWNED BY V.F.

METHOD OF SURVEY:
PUBLIC SURVEY (EXISTING)

DEVELOPMENT INFORMATION:
There are no existing structures, improvements or utilities other than sewers on the Property.

PROJECT N0:
10624-01

SURVEYORS NOTES:
N. THE ABOVE CATTED PROPERTY WAS SURVEYED AND DESCRIBED AS PERMITTED BY THE OWNER.

PREVIOUS TO THE SURVEY, THE PROPERTY WAS SUBJECT TO THE FOLLOWING RESTRICTIONS:

M. THIS SURVEY WAS PERFORMED IN AccordANCE WITH THE FLORIDA DEPARTMENT OF BUSINESS AND EMPLOYMENT SECURITY SURVEYING DIVISION "STANDARD SURVEY PRACTICES" AND "FLORIDA DEPARTMENT OF BUSINESS AND EMPLOYMENT SECURITY SURVEYING DIVISION "CURRENT SURVEY PRACTICE".

REVISIONS:

COMMUNITY NAME AND MARKER:
TOWN OF SURFside: 12689

FLOOD ZONE: AE
BASE FLOOD ELEVATION: 8.06 ft N.G.V.D. 1989

COMMUNITY NAME AND MARKER:
FLOOD ELEVATION:
8.06 ft N.G.V.D. 1989

STATE: FLORIDA

REVISIONS:
No.
1

JOB NO:
2021-12X

FIELD CHECK:
EDM
DRAFT:
S.F.

CHECKED:
U.S.

DATE: 02/11/2021

DRAFT NO:
1

SURVEYOR'S CERTIFICATION:
I, GARY B. CASTEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE DESCRIPTION, UTILITIES, EASEMENTS OR RESTRICTIONS OF RECORD ON OR ADJACENT TO THE LAND HEREIN DESCRIBED EXCEEDS THE AGGREGATE AREA OF THE PROPERTY AND THAT THIS PART OF PRINT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GARY B. CASTEL
PROFESSIONAL LAND SURVEYOR
25485 S.W. 134TH PLACE, HOMESTEAD, FLORIDA 33032

Mobile Phone: (786) 486-6766
E-Mail: esplandinsc@gmail.com

Not valid without the signatures and original raised seal of a Florida Licensed Surveyor and Mapper.
LOT COVERAGE AREA = 8,437.50 SQ.FT

TOTAL FOOT PRINT = 3,947 SQ.FT

MAX. LOT COVERAGE ALLOWED = 3,375 SQ.FT (40%)

REQUIRED COVERED/ UNCOVERED TERRACE, PATIOS WHICH ARE OPEN ON TWO SIDES TO NOT EXCEED 15% OF TOTAL FOOT PRINT = 592 SQ.FT (15%)

PROPOSED COVERED/ UNCOVERED TERRACE, PATIOS WHICH ARE OPEN ON TWO SIDES TO NOT EXCEED 15% OF TOTAL FOOT PRINT = 558 SQ.FT (14%)

PROPOSED LOT COVERAGE = 2,645 SQ.FT (31%)

GROUND FLOOR AREA = 2,585 SQ.FT

SECOND FLOOR AREA = 1,739 SQ.FT

FRONT YARD PERVIOUS / IMPERVIOUS CALCULATIONS

FRONT YARD AREA = 1499 SQ.FT

REQUIRED FRONT YARD PERVIOUS AREA = 749.5 SQ.FT (50%)

PROPOSED FRONT YARD PERVIOUS AREA = 1039 SQ.FT (69%)

REAR YARD PERVIOUS / IMPERVIOUS CALCULATIONS

REAR YARD AREA = 1500 SQ.FT

REQUIRED REAR YARD PERVIOUS AREA = 600 SQ.FT (40%)

PROPOSED REAR YARD PERVIOUS AREA = 1046 SQ.FT (70%)

SITE PERVIOUS / IMPERVIOUS CALCULATIONS

LOT SIZE = 8,437.50 SQ.FT

REQUIRED SITE PERVIOUS AREA = 3,375 SQ.FT (40%)

PROPOSED SITE PERVIOUS AREA = 3,890 SQ.FT (46%)
CONSULTANTS:
THE DRAWINGS AND INFORMATION CONTAINED HEREIN ARE PROPERTY OF ARTEHOMES. THE USE OF THIS INFORMATION IS RESTRICTED TO AUTHORIZED PARTIES ONLY. FULL OR PARTIAL REPRODUCTION OF THIS MATERIALS REQUIRES WRITTEN CONSENT OF ITS OWNER AND SHOULD BE RETURNED WHEN REQUESTED.
CONSULTANTS: 

THE DRAWINGS AND INFORMATION CONTAINED HEREIN ARE PROPERTY OF ARTEHOMES. THE USE OF THIS INFORMATION IS RESTRICTED TO AUTHORIZED PARTIES ONLY. FULL OR PARTIAL REPRODUCTION OF THIS MATERIAL REQUIRES WRITTEN CONSENT OF ITS OWNER AND SHOULD BE RETURNED WHEN REQUESTED.

PROJECT:

BYRON RESIDENCE, LOT A
87XX BYRON AVE,
SURFSIDE, FL 33154

DATE:

3/24/21

DRAFTED BY:

SCALE:

REVISION

DRAWN BY:

F.S

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017394

NORTH & SOUTH COLORED ELEVATION

ALUMINUM MULLION
BRONZE FINISH

WOOD
OAK FINISH

CLEAR IMPACT GLASS

STUCCO
WHITE FINISH

PAGE 48
LANDSCAPE NOTES

1. All plant materials shall be Florida No.1 or better as given in the current Grade and Standards for Nursery Plants. 2nd Edition 1998 (w/ updates May 2005) Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

2. All trees, palms, and other plants shall be planted with the top of their rootballs no deeper than the final grade surrounding the planting area.

3. In areas where parent surfaces are sloped or multi-level, the final level of both surface should be used as a reference point for planting height and soil depth.

4. All plant materials shall be handled carefully to prevent damage to foliage and roots. Cutting and trimming should be done with precision to ensure a neat appearance.

5. All plant materials shall be subjected to inspection and approved by the Landscape Architect at the time of delivery. All plant material shall be kept free from road, pea, egg, or colored rock, building materials, weeds, weeds, noisy pests and debris.

6. Sod shall be St Augustine and free of weeds, insects, fungus, and disease, laid with alternating and abutting joints. Sod shall be pressed down by a roller and watered immediately after installation. Sod shall be in 6 to 18 inches of planting soil around the root ball.

7. Foundation plantings shall be spaced 7 to 9 feet apart on a 12" grid. Foundation plantings shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Foundation plantings shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball.

8. All plant materials shall be kept 4" from base of all plant material. Mulch bed shall be a minimum of 12" wider than plants measured from outside edge of foliage.

9. Sod shall be St Augustine and free of weeds, insects, fungus, and disease, laid with alternating and abutting joints. Sod shall be pressed down by a roller and watered immediately after installation. Sod shall be in 6 to 18 inches of planting soil around the root ball.

10. All trees shall be pruned to be superior to form, branching and symmetry as to be superior to form, branching and symmetry. All trees shall be pruned to be superior to form, branching and symmetry.

11. All plants shall be exceptionally sturdy, symmetrical, light, leafy and trained in appearance as to be superior to form, branching and symmetry.

12. All plants shall be pruned to be superior to form, branching and symmetry as to be superior to form, branching and symmetry.

13. All trees shall be pruned to be superior to form, branching and symmetry as to be superior to form, branching and symmetry.

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50. All trees shall be pruned to be superior to form, branching and symmetry as to be superior to form, branching and symmetry.
Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
From: Walter Keller, PE, AICP., Town Consultant Planner
        Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
    Lillian Arango, Town Attorney
    James McGuinness, Town Building Official
Date: May 17, 2021
RE: 9148 Emerson Avenue – Single Family Residence Addition w/2nd Story

Background: This application is a request to renovate and expand an existing single family residence. The parcel is located in the H30B Zoning District at 9148 Emerson Avenue. The average lot depth is 112.5 feet with a width of 50 feet. The Applicant indicates the lot size is 5,627 square feet (SF). The proposed air-conditioned first floor space and garage totals 2,174 SF. The proposed air-conditioned second floor space is 870 SF. An overhead view of the lot from the Miami Dade County Property Appraiser is provided on the following page.

The setback requirements for the H30B Zoning District are 20 foot front, 5 foot side and 20 feet rear (per Zoning in Progress). The Applicant is proposing to comply with first floor setbacks. The Applicant’s proposal on average setbacks is reasonable given the size of the second floor air conditioned floor area. Total lot pervious area is proposed to be 47.9% where 35% is required. The front yard setback pervious area is proposed at 72.1% where 50% is required. The rear yard setback pervious area is proposed at 92.7%. The second floor under ac is proposed at 870 SF which is 15.5% where 32% is the maximum. Another measure of the second floor size is it cannot be larger than 80% of the first floor. The second floor ac area is 870 SF which is 40.0%. A flat roof is proposed with a parapet which reaches a height of 27 feet 4 inches from the crown of the road. Table 1 on page 3 provides information on site characteristics and zoning requirements.

A large variety of architectural enhancements are proposed. These items include original art deco concrete screen, concrete eyebrows, scored stucco, coralina and zellige tiles, concrete breeze block and coralina, wood outswing door and aluminum flush garage door. The aluminum components to match new windows with anodized aluminum finish. Wood components will match white oak finish of front door. Flagstone pavers are proposed for the 8 foot wide driveway and the 4 foot walk.

This review may be supplemented prior to the Planning and Zoning Board meeting.
9148 Emerson Avenue MDCPA Angled Top View
Table 1 – 9148 Emerson Avenue Site Characteristics and Zoning Requirements

<table>
<thead>
<tr>
<th>Address</th>
<th>9148 Emerson Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Location</td>
<td>West Central Area of Town</td>
</tr>
<tr>
<td>Property Size</td>
<td>5,627 SF (112.5 Feet x 50.06 Feet)</td>
</tr>
<tr>
<td>Zoning District</td>
<td>H30B</td>
</tr>
<tr>
<td>Lowest Floor Elevation</td>
<td>Base Flood Elevation +2 – 10.0 Feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot Coverage</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Lot</td>
<td>40% Max. (2,511 SF)</td>
<td>38.6% (2,174 SF)</td>
</tr>
<tr>
<td>Exempt Accessory Uses</td>
<td>15% or less</td>
<td>23.8% (1,286 SF)</td>
</tr>
<tr>
<td>2nd Story Lot Coverage</td>
<td>32% of the Lot</td>
<td>15.5% (870 SF)</td>
</tr>
<tr>
<td></td>
<td>80% of First Floor</td>
<td>40.0% (870 SF)</td>
</tr>
</tbody>
</table>

| Lots > 112.5 Feet        | Front + Back Yds = 36% of Lot    | N/A                           |
| Pervious Area Total Lot  | 35% w/20% FL Friendly           | 47.9% ±                       |
| Pervious Area Front Yd   | 50% w/20% FL Friendly           | 71.2%                         |
| Pervious Area Rear Yd    | 40% w/20% FL Friendly           | 92.7%                         |

| Height – Flat Roof       | 30 Ft: Avg Datum/Crown-High Pt. | 27.33 Feet                   |
| Height – Pitched Roof    | 30 Ft: Avg Datum/Crown-Tie Beam.| N/A                          |
| Modification of Height   | 1% of Height to 3 Ft Max        | N/A                           |
| Roof Decks               | Prohibited                      | N/A                           |

**Setbacks**

| Primary Frontage         | 20 Feet Min.                    | 20.67 Feet                    |
| Secondary Corner         | 10 Feet Min.                    | N/A                           |
| Interior Side < or = 50 Ft| 5 Feet Min.                    | 5 Feet                        |
| Interior Side > 50 Ft    | 10% Frontage Width              | N/A                           |
| Rear                     | 20 Feet Min.                    | 21.42 Feet                    |
| Pt. Lake & Adj. Canals  | 25 Feet Min                    | N/A                           |
| Biscayne Bay             | 50 Feet Min                    | N/A                           |

**Encroachments**

| Eaves – Sloped Roofs     | 24 Inches Max                   | N/A                           |
| All Other Ornamentals    | 6 inches Max                    | N/A                           |

**Accessory Buildings**

| Maximum Height           | 12 Feet Max                     | N/A.                          |
| Max. Aggregated Area     | 500 SF Max.                    | TBD                           |
| Pool                     | 14.67 Feet x 30 Feet            | N/A                           |
| Primary Front and        | 10 Feet Min                    | N/A                           |
| Secondary Corner         | 10 Feet Min                    | N/A                           |
| Uncovered Patio          | Rear & Side – 5 Feet            | N/A                           |
|                         | Front & Corner -10 Feet         | N/A                           |
Applicant Package: A package of drawings and an application was submitted by the Applicant. A recent survey was also submitted.

Staff Recommendation: It is recommended the Application be approved subject to the following conditions:

- Pergolas are limited to a 12 foot height.
- Include a Landscape Data Table on the Site Plan identifying existing and proposed plant material and consistency with Florida Friendly requirements.
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
Mr. and Mrs. Daniel and Judith Frankel

PHONE / FAX
305-986-1836

AGENT'S NAME
Ricardo Lopez

ADDRESS
25 SE 2 Avenue, suite 427

PHONE / FAX
305-373-9833

PROPERTY ADDRESS
9148 Emerson Avenue

ZONING CATEGORY
H30B

DESCRIPTION OF PROPOSED WORK
New second floor to accommodate new Master Suite. Also Kitchen remodel, Dining Extension, new Powder Room under stairs, and new Dining Terrace w/ Pergola.

INTERNAL USE ONLY

Date Submitted
5/7/21

Project Number
21- 424

Report Completed
8

Date
5-07-2021

Fee Paid
$ 200.00

ZONING STANDARDS

Required
Provided

Plot Size

Setbacks (F/R/S)

Lot Coverage

Height

Pervious Area

SIGNATURE OF OWNER
5/7/21

SIGNATURE OF AGENT
2621-05-07

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.

<table>
<thead>
<tr>
<th>Please advise the name of the Representative who will attend the hearing on behalf of this application:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ricardo Lopez</td>
</tr>
<tr>
<td>2021-05-27</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>NAME OF REPRESENTATIVE</th>
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</table>
TOWN OF SURFSIDE
SUBMISSION CHECKLIST
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

Project Name ___________________________  Project Number ___________________________

SUBMITTAL REQUIREMENTS FOR REVIEW:
☐ Completed “Single-Family and Two-Family Site Plan Application” form

☐ Application fee: $________ made out to “Town of Surfside”

☐ Ownership Affidavit

☐ Survey less than one (1) year old. A survey over one (1) year is sufficient as long as the property has not changed ownership and the owner provides an affidavit that no changes have occurred since the date of the survey.

☐ Recent photographs, as visible from the street, of the subject property and of the adjacent two (2) homes on each side of the subject property on the same side of street. If the adjacent lot(s) are vacant then the next adjacent home(s) shall be utilized.

FOR THE FOLLOWING PLEASE PROVIDE:
• Two (2) full sized sets (24” x 36” sheets) of complete design development drawings signed and sealed
• One (1) CD, with site plan in PDF format, or other common windows based format.
• Provided prior to Design Review Board Meeting – Fifteen (15) reduced sized sets (11” x 17” sheets) of the complete design development drawings

☐ Site Plan (Minimum scale of 1” = 20’).
Please show / provide the following:
☐ Tabulations of total square footage, lot coverage, setbacks and acreage
☐ Entire parcel(s) with dimensions and lot size in square feet
☐ Existing and proposed buildings with square footage
☐ Buildings to be removed
☐ Setbacks
☐ Dimensions and locations of all existing and proposed right-of-ways, easements and street frontage, including sidewalks, curb and gutter and planting strips
☐ All existing and proposed site improvements, including, but not limited to, all utilities, retaining walls, fences, decks and patios, driveways and sidewalks, signs, parking areas, and erosion control features
☐ Location of all existing and proposed trees, vegetation, palms and note tree species
☐ Locations and dimensions of parking spaces and lot layout
☐ Driveway entrance width and setbacks from property line

☐ Architectural Elevations (Minimum scale of 1/8” = 1’):
Please show / provide the following:
☐ Provide color elevations, showing all material finishes, textures and landscaping for all elevations of the proposed building(s). They should include, at a minimum:
☐ All exterior materials, colors and finishes, keyed to samples provided

Cont.
- 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
**FRANKEL RESIDENCE**

9148 EMERSON AVENUE
SURFSIDE, FL 33154

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**TOWN OF SURFSIDE**
PLANNING AND ZONING BOARD PRESENTATION
MAY 27, 2021

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**SHEET INDEX**

<table>
<thead>
<tr>
<th>SHEET DESCRIPTION</th>
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<tbody>
<tr>
<td>A-0.0 COVR</td>
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<tr>
<td>A-0.1 SITE LABEL</td>
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</tr>
<tr>
<td>A-0.2 SITE PLANS FOR PHV</td>
<td>3</td>
</tr>
<tr>
<td>A-0.3 SITE PLANS FOR STH</td>
<td>4</td>
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<tr>
<td>A-1.0 FIRST FLOOR PLAN</td>
<td>5</td>
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<tr>
<td>A-1.1 SECOND FLOOR PLAN</td>
<td>6</td>
</tr>
<tr>
<td>A-2.0 FRONT/REAR ELEVATIONS</td>
<td>7</td>
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<tr>
<td>A-2.1 SIDE ELEVATIONS</td>
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<tr>
<td>A-3.0 ELEVATION DETAILS</td>
<td>9</td>
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<tr>
<td>A-3.1 MATERIAL FINISHES</td>
<td>10</td>
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<td>A-3.2 MATERIAL FINISHES</td>
<td>11</td>
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**FLOREZ LOPEZ ARCHITECTURE**
THE INGRAHAM BUILDING
25 SOUTHEAST 2ND AVENUE, SUITE 427
MIAMI, FL 33131 | 305-373-9833
LOT COVERAGE

- LOT SIZE: 5,627 SQ. FT.
- LOT COVERAGE: 2,174 SQ. FT. (38.6%)  

SECOND FLOOR AREA

- SECOND FLOOR AREA: 870 SQ. FT.
  *40% OF 1ST FLOOR AREA (2,174 SQ. FT.)  
  *15.5% OF LOT AREA (5,627 SQ. FT.)

TOTAL LOT AREA: 5,627 SQ. FT. 100%

NOTE: MINIMUM 20% TO BE FLORIDA FRIENDLY LANDSCAPING. INCLUDING APPROPRIATE PLANT SELECTION FOR USDA HARDINESS ZONE 10B.

ZONING REQUIREMENT TABULATIONS

- LOT SIZE: 5,627 SQ. FT. (0.13 acres)  
- MAX LOT COVERAGE: 40% (5,627 SQ. FT.) = 2,250.8 SQ. FT.

FIRST FLOOR BUILDING SETBACKS:

- FRONT SETBACK: 20'-8" PROPOSED  
- SIDE SETBACK (NORTH): 5'-0" PROPOSED  
- SIDE SETBACK (SOUTH): 5'-0" PROPOSED  
- REAR SETBACK: 21'-5" PROPOSED  
- FIRST FLOOR LOT COVERAGE: 2,251 SQ. FT. MAX. 2,174 SQ. FT.

PROPOSED SECOND FLOOR AREA

- PROPOSED SECOND FLOOR AREA MAX 85% MAX 32%  
- MAX HEIGHT FROM CORNER OF ROAD: 21' TO 28'  

PERVIOUS AREA:

- MIN. FROM PREVIOUS AREA: 50% (500 SQ. FT.) 72% (712 SQ. FT.)  
- MIN. REAR YARD PERVIOUS AREA: 40% (400 SQ. FT.) 93% (927 SQ. FT.)  
- MIN. TOTAL LOT PERVIOUS AREA: 35% (1,970 SQ. FT.) 48% (2,694 SQ. FT.)  

NOTE: SEE ACCOMPANYING DIAGRAMS, THIS SHEET.
PROPOSED 1ST FLOOR PLAN

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

N

FRANKEL RESIDENCE
7' - 10"
14' - 9"
32'
22' - 3"
7' - 2"
8"
12' - 6"
8"
11' - 11"
17' - 9"
1' - 4"
54' - 2"
28' - 0"
59' - 6"
13' - 7"
9' - 5"
9' - 8"
12' - 3"
20'
FRONT SETBACK
REAR SETBACK
SIDE SETBACK

FRANKEL RESIDENCE
9148 EMERSON AVE.
SURFSIDE
FLORIDA   33154

FLOREZ LOPEZ
ARCHITECTURE

INGRAHAM BUIDING
25 SOUTH EAST 2ND AVENUE
MIAMI, FL 33131
305-373-9833
RLOPEZ.STUDIO@GMAIL.COM

PAGE 64
FINISH NOTES:

- All aluminum components to match new windows with anodized aluminum finish, or painted in similar warm gray.
- All wood components to match white oak finish of new front door + side lites.
- All glass to be clear.
- See elevation details for colored representation of exterior finishes.
**Material Finishes**

- **Coralina Flagstone Pavers**
- **Existing Art Deco Precast Concrete Screen**
  - To be cleaned, refinished, and painted
- **Existing Art Deco Scored Stucco**
  - To be refinished as needed and implemented on new balcony
- **Flagstone Pavers**
- **Flush Garage Door**
- **Oak Wood** Clear Natural Finish
- **Wood Outswing Door**

**Existing Art Deco Precast Concrete Screen**
- To be cleaned, refinished, and painted

**Coralina Flagstone Pavers**

**Existing Art Deco Scored Stucco**
- To be refinished as needed and implemented on new balcony

**Flagstone Pavers**

**Flush Garage Door**

**Oak Wood**
- Clear Natural Finish

**Wood Outswing Door**

---

**NOT TO SCALE**
MATERIAL FINISHES

NOT TO SCALE

- CORALINA TILE
- GOLD

- ALUMINUM WINDOWS
- CLEAR ANODIZED FINISH, CLEAR GLASS

- ZELLIGE TILE
- JADEITE / OYSTER

- ENCAUSTIC CONCRETE TILE
- CORALINA PAVERS
- 1/2" THICK

- BREEZE BLOCK
- CORALINA PAVERS
- 13 4/" THICK

- 4" MOROCCAN ZELLIGE TILE
- JADEITE / OYSTER

- ENCAUSTIC CONCRETE TILE
- CORALINA PAVERS

- 8 X 8 X 1/2" THICK

- 8 X 8 PRECAST CONCRETE BREEZE BLOCK
- CORALINA PAVERS

- 1/2" THICK
Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
From: Walter Keller, PE, AICP, Town Consultant Planner
        Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
    Lillian Arango, Town Attorney
    James McGuinness, Town Building Official

Date: May 17, 2021
RE: 9173 Abbott Avenue – Single Family - Den Addition

Background: This Applicant received approval at the April 30, 2019 Planning and Zoning Board Meeting for substantial renovations which included a garage conversion, enclosing an open terrace area and other improvements. The Applicant is now proposing the addition of a 174 square foot den to the east (front) elevation. There are no other modifications proposed as part of this application. The interior lot is zoned H30B totaling 5,625 square feet (SF) per the site plan.

An Aerial is provided on the following page. In addition to this Memorandum, a package of a site plan, landscape plan, demolition plan, floor plan, roof plan, existing and proposed elevations was submitted by the Applicant.

The setbacks for the proposed addition will remain as existing. Lot coverage is proposed at 39.9% where 40% is allowed.

Calculation for total pervious area is proposed at 52.29% where 35% is required. The front yard pervious area is proposed at 64.6% where 50% is required. Table 1 on page 3 provides information on site characteristics and zoning requirements.

The proposed den will be 18'-0” in height and include a flat roof to match the existing roof. The den will include windows and match the existing façade.

Finally, the proposal will include the addition of 6 new palm trees. Five palms will be planted in the front yard and one palm will be planted in the side yard. Aerial review indicates a mixture of existing trees and shrubs on the property.
Table 1 – 9173 Abbott Avenue Site Characteristics and Zoning Requirements

<table>
<thead>
<tr>
<th>Address</th>
<th>9173 Abbott Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Location</td>
<td>Center</td>
</tr>
<tr>
<td>Property Size</td>
<td>5,625 SF (112.5 Feet x 50 Feet)</td>
</tr>
<tr>
<td>Zoning District</td>
<td>H30B</td>
</tr>
<tr>
<td>Lowest Floor Elevation</td>
<td>Existing</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot Coverage</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Lot</td>
<td>40% Max. (2,250 SF)</td>
<td>39.9% (2,248 SF)</td>
</tr>
<tr>
<td>Exempt Accessory Uses</td>
<td>15% or Less</td>
<td>N/A</td>
</tr>
<tr>
<td>2nd Story Lot Coverage</td>
<td>32% of the Lot</td>
<td>N/A</td>
</tr>
<tr>
<td>80% of First Floor</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

| Lots > 112.5 Feet | Front + Back Yds = 36% of Lot | N/A |
| Pervious Area Total Lot | 35% w/20% FL Friendly | 52% ± |
| Pervious Area Front Yd | 50% w/20% FL Friendly | Not Provided |
| Pervious Area Rear Yd | 40% w/20% FL Friendly | Not Provided |

| Height – Flat Roof | 30 Ft: Avg Datum/Crown-High Pt. | 18’-0” |
| Height – Pitched Roof | 30 Ft: Avg Datum/Crown-Tie Beam. | N/A |
| Modification of Height | 1% of Height to 3 Ft Max | + 4’-0” |

<table>
<thead>
<tr>
<th>Setbacks</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Frontage</td>
<td>20 Feet Min.</td>
</tr>
<tr>
<td>Secondary Corner</td>
<td>10 Feet Min.</td>
</tr>
<tr>
<td>Interior Side &lt;= 50 Ft</td>
<td>5 Feet Min.</td>
</tr>
<tr>
<td>Rear</td>
<td>20 Feet Min.</td>
</tr>
<tr>
<td>Pt. Lake &amp; Adj. Canals</td>
<td>25 Feet Min</td>
</tr>
<tr>
<td>Biscayne Bay</td>
<td>50 Feet Min</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Encroachments</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Eaves – Sloped Roofs</td>
<td>24 Inches Max</td>
</tr>
<tr>
<td>All Other Ornamentals</td>
<td>6 inches Max</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Accessory Buildings</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Maximum Height</td>
<td>12 Feet Max</td>
</tr>
<tr>
<td>Max. Aggregated Area</td>
<td>500 SF Max.</td>
</tr>
<tr>
<td>Pools &amp; Decks</td>
<td>N/A</td>
</tr>
<tr>
<td>Primary Front and</td>
<td>10 Feet Min</td>
</tr>
<tr>
<td>Secondary Corner</td>
<td>10 Feet Min</td>
</tr>
<tr>
<td>Uncovered Patio</td>
<td>Rear &amp; Side – 5 Feet</td>
</tr>
<tr>
<td>Front &amp; Corner -10 Feet</td>
<td>N/A</td>
</tr>
</tbody>
</table>
**Applicant Package:** A package of the site plan, landscape plan, demolition plan, floor plan, roof plan, existing and proposed elevations was submitted by the Applicant.

**Staff Recommendation:** The proposed improvements are consistent with the Town’s Land Development Regulations and can be approved subject to the following conditions:

- Clarify existing and proposed landscape characteristics relative to Florida Friendly plant material.
- Removal of any existing trees in the vicinity of the proposed den shall be consistent with tree permitting requirements.
# TOWN OF SURFSDIE

**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

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>OWNER'S NAME</td>
<td>Albert Etsironi</td>
</tr>
<tr>
<td>PHONE / FAX</td>
<td></td>
</tr>
<tr>
<td>AGENT'S NAME</td>
<td>Albert Etsironi</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>9163 Abbott St. Surfside, FL 33154</td>
</tr>
<tr>
<td>PHONE / FAX</td>
<td>786-580-2282</td>
</tr>
<tr>
<td>PROPERTY ADDRESS</td>
<td>9175 Abbott St. Surfside</td>
</tr>
<tr>
<td>ZONING CATEGORY</td>
<td>R2</td>
</tr>
<tr>
<td>DESCRIPTION OF PROPOSED WORK</td>
<td>New 2004 Den</td>
</tr>
</tbody>
</table>

## INTERNAL USE ONLY

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
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<tbody>
<tr>
<td>Date Submitted</td>
<td>4.1.2021</td>
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<tr>
<td>Report Completed</td>
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<tr>
<td>Fee Paid</td>
<td>$200.00</td>
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## ZONING STANDARDS

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<tr>
<th>Standard</th>
<th>Required</th>
<th>Provided</th>
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<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></td>
<td></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:

NAME OF REPRESENTATIVE

DATE

April 1, 2021
PROPERTY ADDRESS: 9733 ABBOTT AVE., SURFSIDE, FL 33154

CERTIFIED TO:
ALBERT ESKENAZI
CLEAR TITLE SERVICES, INC.
FEMA DATE: 09/11/09

LEGAL DESCRIPTION: LOT 12, BLOCK 5, ALTONS DEL MAR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN FIRST DEED BOOK, PAGE 83 OF THE PUBLIC RECORDS OF MIAMI-Dade COUNTY, FLORIDA.

SURVEYOR'S NOTES:
1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7) OWNERSHIP OF FENCES ARE UNKNOWN.
8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
11) ELEVATIONS BASED ON BM# D-181 LOC# 2215 St ELEV. 9.47'

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

BEARINGS THEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF 107°30'54" PG 63

PROPERTY ADDRESS: 91-3 ABBOTT AVE., SURFSIDE, FL 33154

CERTIFIED TO:
ALBERT ESKENAZI
CLEAR TITLE SERVICES, INC.
FEMA DATE: 09/11/09

LEGAL DESCRIPTION: LOT 12, BLOCK 5, ALTONS DEL MAR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN FIRST DEED BOOK, PAGE 83 OF THE PUBLIC RECORDS OF MIAMI-Dade COUNTY, FLORIDA.

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11) ELEVATIONS BASED ON BM# D-181 LOC# 2215 St ELEV. 9.47'

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

BEARINGS THEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF 107°30'54" PG 63
PROPERTY ADDRESS: 9173 ABBOTT AVE., SURFSIDE, FL 33154

CERTIFIED TO:
ALBERT ESKENAZI
CLEAR TITLE SERVICES, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION: LOT 12, BLOCK 6, ALTOS DEL MAR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 63 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR’S NOTES:
1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7) OWNERSHIP OF FENCES ARE UNKNOWN.
8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
11) ELEVATIONS BASED OFF OF BM D-181 LOC# 2215 St ELEV. 9.74

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

BEARS WHEN SHOWN ARE REFERRED TO ASSUMED VALUE OF SAID PB: 10 PG: 63
GENERAL DEMOLITION NOTES:

1. The contractor shall field verify all existing conditions affecting the preliminary demolition, whether shown or not shown. Items may have to be relocated and/or temporarily suspended, supported, or removed as required for purposes of design discovery. The secondary and final demolition phase is to be initiated upon completion of all design documents and finalization of the design intent.

2. Preliminary demolition does not impact mechanical, HVAC, plumbing, and fire protection systems. The removal and relocation of above-stated items is pending finalization of the design intent. Bath and plumbing fixtures are to be left in their exact locations.

3. General contractor shall coordinate preliminary demolition operations with all other required sub-contractors and respective trades where applicable. All demolition work shall be conducted under controlled conditions.

4. Remove fixtures and electrical devices as indicated on plan. Preliminary demolition plan only reflects impacted outlets and switches. Fixtures are not currently installed.

5. Coordinate any shutdown of existing services and equipment remaining in use with owners' representative. Provide adequate notice and make provisions to minimize impact to any neighboring units or tenants.

6. Remove all conduit and wire back to nearest upstream device remaining in service. Where demolition work affects electrical service to downstream devices to remain, extend conduit and wire as required to maintain electrical service.

7. Dispose of all materials off-site. All materials shall be disposed of in accordance with all federal, state, and local regulations. Contractor shall be responsible for the complete removal and discarding of all demolition waste, including any unforeseen items within the scope of the project.

8. Care should be exercised during demolition to have the least impact on the conduit of existing devices. Where feasible, existing conduit should be left intact and temporarily supported until the design intent can establish the desired relocation and/or removal service in such cases needs to be interrupted.

9. Care should be exercised to protect all existing finished surfaces and appliances during demolition. The contractor is expected to protect from dust and debris all existing appliances throughout the unit, inclusive of bathroom fixtures, plumbing fixtures, cabinetry, kitchen appliances, etc.
EXISTING ROOF TO REMAIN

NEW ROOF

EXISTING ROOF TO REMAIN

ROOF PLAN
SCALE: 1/4" = 1'-0"
WHITE ESP ALUMINUM FRAME WINDOWS
W/ GREY GLASS IN ALL ELEVATIONS

ALL ELEVATIONS TO MATCH COLOR
IN RENDERING

<table>
<thead>
<tr>
<th>ELEVATION</th>
<th>EXISTING WALL OPENING %</th>
<th>NEW WALL OPENING %</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH ELEVATION</td>
<td>11.4%</td>
<td>* 10.2%</td>
</tr>
<tr>
<td>SOUTH ELEVATION</td>
<td>10.8 %</td>
<td>11.11%</td>
</tr>
</tbody>
</table>

*DOOR REMOVED
Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
From: Walter Keller, PE, AICP., Town Consultant Planner
Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
Lillian Arango, Town Attorney
James McGuinness, Town Building Official
Date: May 17, 2021
RE: 9473 Carlyle Avenue – Garage Conversion, Front Yard Pool and Driveway Revisions

Background: This application is a request to convert an existing garage to a bedroom, bathroom and part laundry/pantry. A pool is proposed in the southern area of the front yard. New impact windows and door are proposed for the front (east) elevation and two new windows are proposed on the northside of the converted garage where the exterior door is removed. The existing driveway will be replaced and widened to 18 feet using pervious turf blocks. The interior lot is zoned H30B totaling 5,600 square feet (SF). A Miami-Dade County Property Appraiser’s Angled Photo is provided on the following page.

Governing Codes: The March 2021 Zoning in Progress relevant requirements for lots in the H30B District are:

Maximum lot coverage is 40% of the lot (except swimming pools, screen enclosures and pergolas). Uncovered steps and exterior balconies; uncovered terraces, patios, breezeways, or porches open on two sides; and covered terraces, patios, breezeways, or porches open on two sides are not included but cannot exceed 15% of the total footprint.

Each lot must provide 35% pervious area and 50% of front yards and 40% of rear yards must be landscaped, and 20% of the landscaped area must be Florida Friendly as defined in the current Zoning Code.

MuniCode: 90-50.1 (7) – allows for a garage conversion and the garage door maybe replaced with a solid exterior wall with at least one window and with access internally from the main premises. Landscaping shall be provided along the base of the new exterior wall.

MuniCode: 90-54.2 & 3 – uncovered pools and decks, porches, patios or terraces may occupy a setback provided they are located at least five feet from adjacent rear or interior side lot lines and ten feet from any street lot line.

MuniCode: 90-61(8) – The proposed driveway should be located outside of the 5 foot side setback.
Applicant Package: A package of drawings, elevations, materials detail and survey was submitted by the Applicant. Applicant provided details on pervious area calculations.
Staff Recommendation: The proposed Site Plan is recommended for approval subject to the following conditions:

- The 18 foot wide turf block driveway encroaches 2 feet into the side yard setback area and needs to be moved out of the side yard setback area.
- The pool encroaches into the front yard setback area. The pool needs to be revised to provide 10 feet separation from the property line adjacent to the street.
- Add a note that the garage floor will be raised to match the existing FFE of the existing residence.
- Clarify the status of other windows and doors which were not addressed in the elevations provided (sides and rear portions of residence).
- Provide calculations and documentation on the 50% front yard pervious/landscape area including turf block pervious characteristics and consistency with 20% Florida Friendly plant/tree requirements.
PROPOSED SITE PLAN

POOL
12'X18'
5'-0" 15'-0"
10'-0"
5'-0"
4'-8"

COVERED PORCH
136 SQ.FT.

CARLYLE AVENUE
50.00' R/W
32' ASPHALT PAVEMENT

1.5' GUTTER
7.5' PARKWAY
7.30'
112.50'
112.50'
50.00'
13.75'
73.35'
37.00'
23.60'
11.85'
13.50'
14.50'
6.30'
4.50'

EXISTING 1 STORY SINGLE FAMILY HOME

EXISTING DECK 231 SQ.FT.

DRIVEWAY 381 SQ.FT.
TURF BLOCK 40%
PERMEABLE AREA=

POOL DECK 70 SQ.FT.

FRONT PERVIOUS AREA 394 SQ.FT.
PERVIOUS AREA 1,628 SQ.FT.
PERVIOUS AREA 71 SQ.FT.

NEW POOL TO COMPLY WITH SAFETY BARRIERS AS PER F.B.C. RESIDENTIAL 4501.17

ZONING REQUIREMENTS: H30B
LOT SIZE: 112.5' x 50'= 5,625 SQ.FT.

REQUIRED PROPOSED

MIN. PERVIOUS AREA (35% OF 5,625 SQ.FT.) 1,968.75 SQ.FT.
2,292 SQ.FT.
FRONT SET BACK PERMEABILITY (50% OF 1,057 SQ.FT) 528.50 SQ.FT.
654 SQ.FT.

ZONING REQUIREMENTS PER 2006 ZONING CODE: RS-2
LOT SIZE: 5,625 SQ.FT.

MIN. PERVIOUS AREA
FRONT SET BACK PERMEABILITY (50% OF 1,057 SQ.FT) 258.50 SQ.FT.
654 SQ.FT.

DRAWING LOG
1/4" = 1'-0"
SCALE: DRAWN BY: V.V.L
REVIEW BY: J.D.M.
JORGE D. MANTILLA
ARCHITECT
5901 SW 63rd COURT SOUTH MIAMI FLORIDA 33143
STATE OF FLORIDA LICENSE No. 14320
P: (305) 815-4649 E-mail: mantillaarchitect@gmail.com
RELEASE DATE: 05-05-21
SHEET NO. 9473 CARLYLE AVENUE
SURFSIDE, FLORIDA 33154
GARAGE CONVERSION
OWNER: MR. SCHUMULY RUBASKIN

SITE & LOCATION
1 OF 4
PLAN
NOT TO SCALE
LOCATION MAP
PAGE 89
EXISTING F.F.E. GARAGE DOOR TO BE REMOVED AND REPLACED WITH NEW WINDOW.

EXISTING SPANISH S TILE ROOF TO REMAIN.

EXISTING FRONT/WEST ELEVATION SCALE 1/4"=1'-0".

EXISTING PLANTER REMOVE STONE.

STONE TO BE REMOVED.

WINDOWS AND DOOR TO BE REPLACED.

EXISTING F.F.E. NEW IMPACT WINDOW ALUM. WHITE FINISH.

EXISTING SPANISH S TILE ROOF TO REMAIN.

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

5" SMOOTH STUCCO FINISH.

NEW WINDOWS ALUM. WHITE FINISH.

NEW DOOR ALUM. WHITE FINISH.

NEW F.F.E.

ALL WINDOWS TO BE REPLACED. SAME DIMENSIONS. OPENINGS ARE NOT BEING MODIFIED.

RELEASE DATE:

PROPOSED SHEET NO.

FRONT ELEVATION

PAGE 92
DRIVEWAY

GRASS DIAMOND PAVER
Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
From: Walter Keller, PE, AICP., Town Consultant Planner
        Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
    Lillian Arango, Town Attorney
    James McGuinness, Town Building Official
Date: May 17, 2021
RE: 9488 Byron Avenue – Front Door Relocation, Driveway Revisions, Windows and Doors

Background: This application is a request to renovate an existing single family residence. The front door location will be moved to face Byron Avenue and a new 18 foot wide concrete driveway and 6 foot wide walkway. This corner lot is zoned H30B totaling 6,160 square feet (SF).

A Google Aerial Photo is provided on the following page and a Google 3D View is located on page 3.

Governing Codes: The March 2021 Zoning in Progress relevant requirements for lots in the H30B District are:

- Maximum lot coverage is 40% of the lot (except swimming pools, screen enclosures and pergolas). Uncovered steps and exterior balconies; uncovered terraces, patios, breezeways, or porches open on two sides; and covered terraces, patios, breezeways, or porches open on two sides are not included but cannot exceed 15% of the total footprint.

- Each lot must provide 35% pervious area and 50% of front yards and 40% of rear yards must be landscaped, and 20% of the landscaped area must be Florida Friendly as defined in the current Zoning Code.

- MuniCode: 90-54.2 & 3 – uncovered pools and decks, porches, patios or terraces may occupy a setback provided they are located at least five feet from adjacent rear or interior side lot lines and ten feet from any street lot line.
9488 Byron Avenue Google Aerial Photo
Applicant Package: A package of drawings, elevations, materials detail and survey was submitted by the Applicant. Applicant provided details on pervious area calculations.

Staff Recommendation: The proposed improvements are consistent with the Town’s Land Development Regulations subject to the following comments.

- Revise front yard area to provide 50% pervious/landscape area; and,
- Provide 10 foot setback from the 94th Street property line to the Pool and or Pool Deck.
PROPOSED NORTH ELEVATION
SCALE 1/4"=1'-0"

5' 8"
SMOOTH STUCCO FINISH PAINTED IN WHITE

EXISTING ROOF TO REMAIN
BLACK FASCIA & METAL DRIP

BLACK ALUM. WINDOWS

4'-2" 2'-2"

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

6'-4"

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

BLACK ALUM. PERGOLA

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

5' 8"
SMOOTH STUCCO FINISH PAINTED IN WHITE

EXISTING F.F.E.
+7.18' N.G.V.D.

EXISTING ROOF TO REMAIN
BLACK FASCIA & METAL DRIP

RELOCATED ENTRANCE DOOR

DRAWING LOG
1/4" = 1'-0"
SCALE:
DRAWN BY: V.V.L
REVIEW BY: J.D.M.
JORGE D. MANTILLA
ARCHITECT
5901 SW 63RD COURT
SOUTH MIAMI, FLORIDA 33143
STATE OF FLORIDA LICENSE No. 14320
P: (305) 815-4649 E-mail: mantillaarchitect@gmail.com

RELEASE DATE:
A-300
PROPOSED SHEET NO.
4 OF 4

9488 BYRON AVENUE
SURFSIDE, FLORIDA 33154
SFH RENOVATION
OWNER: MR. MICHAEL VINCIGUERRA
02-28-21
PAGE 102
SURVEYOR'S NOTE:
*There may be easements recorded in the Public Records not shown on this Survey.*
NEIGHBORS

Rear/West
9489 Carlyle Ave

Subject Property
9488 Byron Ave

Front/East
424 95th ST

Left/South
9480 Byron Ave

Right/North
501 95th St
Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
From: Walter Keller, PE, AICP., Town Consultant Planner
        Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
    Lillian Arango, Town Attorney
    James McGuinness, Town Building Official
Date: May 17, 2021
RE: 8834 Abbott Avenue - Driveway Gates

Background: This Applicant is requesting approval for two manual driveway gates off Abbott Avenue. This interior lot is located in the H30A Zoning District with 5,600 square feet of lot area with a width of 50 feet. In addition to this Memorandum, an Agenda Packet was submitted by the Applicant. The Applicant’s property photo is more current than the Google Street View and is included in the Applicant’s submittal.

Governing Codes: The March 2021 Zoning in Progress requirements for fences and walls are detailed in the following Zoning Code sections:

Current Municode: 90-56.2 & 3 – Allows fence or ornamental walls in the front yard or primary corner yard if granted design review approval by the Planning and Zoning Board. Further limits height for a lot wider than 50 feet a 4-foot height plus 1/2 foot for each 10 feet exceeding 50 feet.

The Applicant is proposing 2 swing gates on each opening. Each gate would be 70 ½ inches wide and 46 inches high. Based on the separation of the slats, the gate provides greater than 50% opacity. The gates have hedges and or landscape shrubs adjacent to the gates without fencing.

This review may be supplemented prior to the Planning and Zoning Board meeting.

Staff Recommendation: Staff does not have any issues with the driveway gates provided the Planning and Zoning Board issues design 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

<table>
<thead>
<tr>
<th>OWNER'S NAME</th>
<th>Francesco Foggia and Daniela Tveri</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHONE / FAX</td>
<td>310-703-9730</td>
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<tr>
<td>AGENT'S NAME</td>
<td></td>
</tr>
<tr>
<td>ADDRESS</td>
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</tr>
<tr>
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<tr>
<td>PROPERTY ADDRESS</td>
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<tr>
<td>ZONING CATEGORY</td>
<td></td>
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<tr>
<td>DESCRIPTION OF PROPOSED WORK</td>
<td>driveway gate</td>
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### INTERNAL USE ONLY

- **Date Submitted**: 5-7-2021
- **Report Completed**: 5/7/2021
- **Fee Paid**: $200.
- **Project Number**: 21-180
- **Date**: 5/7/2021

### ZONING STANDARDS

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<td>Plot Size</td>
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<td>Setbacks (F/R/S)</td>
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**Signature of Owner**: 5-7-21

**Signature of Agent**
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:
Francesco Foggia and Camela Toven
NAME OF REPRESENTATIVE DATE 5-7-21
TOWN OF SURFSIDE
SUBMISSION CHECKLIST
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

Project Name: 8834 Abbott Avenue, Surfside, Florida, 33154
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) flash drive, 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 native 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
SURVEY OF LOT 15, BLOCK B, OF SECOND AMENDED PLAT OF NORMANDY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS: 8034 ABBOTT AVE, MIAMI BEACH, FL 33154
FOR: FRANCESCO FOGGIA

LOCATION SKETCH
Scale 1" = NT.S

ABBREVIATION AND MEANING

A = ARC
AC = AIR CONDITIONER PAD
A.E. = ANGULAR EASEMENT
AIR = ALUMINUM ROOF
AIR = ALUMINUM SHED
ASPHALT = ASPHALT
B.C. = BLOCK CORNER
B.C.R. = BROWARD COUNTY RECORDS
B.M. = BENCHMARK
B.O. = BASE OF REAR
B.O.E. = BUILT-UP OVEN
C.A. = CATCH BASIN
C.B.R. = CONCRETE BLOCK WALL
C.D. = CHORD
C.S. = CHORD SPARING
C.L.P. = CONCRETE POCKET
C.R.L.F. = CURB DRAINAGE LINE
C.M.E. = CANAL MAINTENANCE EASEMENTS
C.O.C. = CONCRETE OASIS
C.P. = CONCRETE PORCH
C.S. = CONCRETE SLAB
D.E. = DRAINAGE EASEMENTS
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
D.R. = DRIVE
E = EASEMENT
E.P. = ELECTRIC POWER EASEMENT
F. = FENCE
F.P. = FOUND IRON PIPE
F.M. = FOUND MASONRY
F.N. = FOUND NAIL
F.N.D.K. = FOUND NAIL & D/S K
F.P. = FOUND POST
F.R.F. = FOUND ROAD FURNISON
F.R.M. = FOUND ROAD METER
F.R.W. = FOUND ROAD WIRING
F.S.S. = FOUND SUNK ROADSIDE
F.T. = FOUND TOWER
G. = GROSS CONSTRUCTION
G.G. = GENERAL LOWERING
G.R. = GRADE RECEIVING
H.C. = HARDWARE CLOSET
H.T.S. = HANGING TUBING SYSTEM
H.W. = HANGING WIRE
H.Z. = HANGING ZONE
O.E. = OVERHEAD EASEMENT
O.U.C. = OVERHEAD UTILITIES
O.V. = OVERHANG
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMPLETION
P.O.G. = POINT OF GROUND
P.P. = POWER POLE
P.S. = PLAT BOOK
P.S.P. = PRIMARY SURVEY POINT
P.S.P. = PRIMARY SURVEY POINT
P.T. = POINT OF TANGENCY
P.V. = PAVEMENT
P.W. = PAVE WIRE
R = RADIO SET
R.A. = ROAD ALIGNMENT
R.B. = ROAD BANK
R.E. = ROADWAY EASEMENT
R.L. = ROADWAY LIMIT
R.M. = ROADWAY MARK
R.O.E. = ROADWAY EASEMENT
R.O.P. = ROADWAY POINT
R.O.T. = ROADWAY TERMINUS
R.S.P. = ROADSIDE PIPE
R.S.R. = ROADSIDE RAIL
R.S.W. = ROADSIDE WIRE
R.W. = ROAD WIRE
R.W. = ROAD WIRE
R.P. = ROADWAY POLE
R.P.M. = ROADWAY MARK
S.E. = SIDEWALK
S.P. = SET POINT
S.P.B. = SIDEWALL
S.P.L. = SIDEBASELINE
S.P.W. = SIDEWALK
S.T. = SET TOWER
S.T. = SET TOWER
S.T.E. = SET TOWER EASEMENT
S.T.W. = SET TOWER WIRE
S.T.W. = SET TOWER WIRE
T = TANGENT
T.W. = TOWNSHIP
U.S. = UTILITY EASEMENT
W.E. = WIND EASEMENT
W.M. = WATER METER
W.R. = WIND ROOF
W.S. = WIND SHEER
X = CENTER LINE
Y = MONUMENT LINE
Z = ANGLE

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- THE INFORMATION SHOWN ON THIS SURVEY IS BASED ON PUBLIC RECORDS AND SHOULD NOT BE CONSIDERED AS THE GRANTOR OF THE EASEMENT.
- THE SURVEY IS SUBJECT TO THE LIMITATIONS, RESTRICTIONS, RESERVATIONS, ENCUMBRANCES, AND EASEMENTS SHOWN ON THE PUBLIC RECORDS.
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BOUNDARY SURVEY
SCALE = 1" : 20'

LOT 6
BLOCK 9
LOT 6
BLOCK 9
LOT 5
BLOCK 9
LOT 14
BLOCK 9
LOT 15
BLOCK 9
LOT 16
BLOCK 9
ONE STORY
RES. II 8834
LOT 15
BLOCK 9

SURVEYOR'S NOTE:
A) Concrete Return Encroaching onto Right-of-way on the East side of Property
B) Wood Fence Encroaching onto Neighbor's Property (Lot, 16 Block 9) on the North side.
C) Wood Fence Encroaching onto Neighbor's Property (Lot, 15 Block 9) on the South side.
D) Overhead Utility Line Encroaching onto Subject Property on the Northeast side of Property.

SURVEYOR'S NOTE:
- There may be Easements recorded in the Public Records not shown on this Survey.
- The purpose of this Survey is for use in obtaining Title Insurance and financing and should not be used for Construction purposes.
EACH GATE = 70 1/2"W X 46"H HORIZONTAL SLATS OCEANVIEW STYLE, WHITE SWING IN, MANUAL OPENING. ALL GATES ARE ACTIVE AND OPEN 1.75" SLATS, 2.75" REVEAL, 2.5" FRAME POSTS = 5"L X 5"W X 46"H
EXAMPLES OF DOUBLE DRIVEWAY GATES IN SURFSIDE
Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
From: Walter Keller, PE, AICP., Town Consultant Planner
Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
Lillian Arango, Town Attorney
James McGuinness, Town Building Official
Date: May 17, 2021
RE: 9501 Harding Avenue – Wall Sign – Domino’s

Background: This application is a request to place a Wall Sign in front of 9501 Harding Avenue. The parcel is located in the SD-B40 Zoning District with 21 feet 5 ½ inches of frontage. The illuminated channel logo and letters will be front lit. Two different signs were submitted. Sign A has 24.6 Square Feet (SF) of area. Sign B has 55.34 SF of area. In addition to this Memorandum, an Agenda Packet submitted by the Applicant is attached.

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

**Current Municode: 90-73.a (3b(2)** – 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 21.44 feet of frontage and the proposed sign A is 24.6 SF. Sign B is not consistent with the Town Code.

This review may be supplemented prior to the Planning and Zoning Board meeting.

Staff Recommendation: Recommend approval of the wall sign. It is recommended the permanent wall Sign A with channel letters be approved subject to the following condition:

- The sign shall be offset from the wall a minimum of ¼ inch to a maximum of 2 inches to permit rain water to flow down the wall face.
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.

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<td><strong>Sign Area (if applicable)</strong></td>
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<tr>
<td><strong>Awning Size (if applicable)</strong></td>
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<tr>
<td><strong>Fence Height (if applicable)</strong></td>
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<td><strong>Wall Height (if applicable)</strong></td>
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<th>DATE</th>
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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:

Natalia Sagot  5/6/21
NAME OF REPRESENTATIVE  DATE
TOWN OF SURFSIDE
SUBMITTAL CHECKLIST
MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW
(Signs, awnings, store fronts, fences, and walls etc)

Project Name ___________________________ Project Number ___________________________

SUBMITTAL REQUIREMENTS FOR REVIEW:
- Completed “Multi-Family and Non-Residential Site Plan Application” form
- Application fee: $________ made out to "Town of Surfside"
- Ownership Affidavit
- Recent photographs of the subject property and all abutting, diagonal and fronting properties visible from the street (to be provided prior to Design Review Board Meeting)

FOR THE FOLLOWING PLEASE PROVIDE:
- Two (2) full sized sets (24" x 36" sheets) of complete design development drawings signed and sealed
- One (1) flash drive, 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

PLANS SHALL INCLUDE IF APPLICABLE:
- Sign Plan (Minimum scale of 1" = 20'). Please show / provide the following:
  - Entire parcel(s) with dimensions and lot size in square feet
  - Location of existing and proposed signs with square footage
  - Material of proposed sign
  - Manner of Illumination of proposed sign
  - Method of securing or fastening proposed sign
  - Wording of the proposed sign, with coordinating letter size
  - Architectural Elevations of façade

- Awning Plan or Storefront Change (Minimum scale of 1" = 20'). Please show / provide the following:
  - Entire parcel(s) with dimensions and lot size in square feet
  - Location of Existing and proposed awnings with square footage
  - Material of proposed awning or storefront change
  - Method of securing or fastening proposed awning
  - Window and framing materials
  - Wording of the proposed awning, with coordinating letter size
  - Architectural Elevations of façade

Cont.
Fence or Wall Plan (Minimum scale of 1" = 20'). Please show / provide the following:
- Entire parcel(s) with dimensions and lot size in square feet
- Setbacks
- Location of existing and proposed fence(s)
- Length, width, and height of proposed fence(s)
- Detailed material of proposed fence (color image of proposed fence material is suggested)
- Elevations of fence or wall

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.
**FLORIDA BUILDING CODE: H105.3 WIND LOAD**

- Designed and constructed to withstand wind pressure as provided for in Chapter 16.

**FBC 2020 7th Edition**

**ASCE 7-16, ASD, EXP CAT D, V = 175 MPH, ZONE 5 LOADING**

---

**Fastener Schedule**

- 1/4" x 4" Tapcon screw (Min 3" Embedment)

---

**Specifications: Channel Letter & Logo Set**

1. Existing Facade: TBD
3. Jawlin trimcap bonded to face, #8 pan head screws to returns painted to match PMS 307 C Blue for letters and White for logo
4. 3mm Sign/Signal Life composite backs fastened to returns w/ 1/2" #18 gauge staples.
5. Seal w/ VOC compliant 360 white latex caulk to prevent moisture intrusion.
6. Principle Quik Mod 3 White LED's
7. 3/16" White acrylic faces w/ translucent vinyl applied to faces
   - 3M 3730-127 Intense Blue
   - 3M 3730-33 Red (for Logo)
8. 3M Blockout white for 17" centers
9. Disconnect switch UL Outdoor rated toggle type w/ no ground wire per NEC 600-6
10. Primary electrical feed in UL conduit / customer supplied UL junction box
11. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
12. 11/2" Drain holes w/ tight baffles at bottom of letter cans (2) per letter
13. Concrete Block wall

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**Specifications: Principle Quik Mod 3 LEDs**

- Beam Angle 110° Ultra Wide Lens Domes Basking Optics with Diamondback Optic Lens Technology
- Certifications UL & cUL Recognized (SAA Manual), CE, RoHS, CSA
- Dimensions QM3: 0.69W x 3.14" x 0.29"H
- Fastening Peel & stick / Mechanical screw hole
- Input 12VDC, Power Supply P-LED 12VDC
- Protection Grade IP68
- Spacing QM3: 1.5 mods/ft. (fully stretched)
- Quantity: Fifty-five (55) units

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**Section @ LED Channel Letter**

**Front Lit (Remote)**