Town of Surfside
PLANNING & ZONING BOARD
AGENDA
SEPTEMBER 30, 2021 – 6:00 p.m.
Town Hall Commission Chambers –
9293 Harding Avenue, 2nd Floor, Surfside, FL 33154

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

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

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

1. Call to Order/Roll Call

2. Town Commission Liaison Report – Mayor Charles Burkett

3. Approval of Minutes – August 26, 2021

4. Applications:
   A. 668 88th Street – New Two Story Single Family Residence
   B. 732 88th Street – New Single Family Residence
   C. 9280 Byron Avenue - New Single Family Residence
   D. 9348 Byron Avenue - New Single Family Residence
   E. 9000 Abbott Avenue – New Single Family Residence
   F. 525 95th Street – Single Family Addition and Pergola
   G. 600 94th Street – Front Yard Pool
   H. 228 89th Street – Sign
   I. 9467 Harding Avenue - Sign
5. **Next Meeting Date:** October 28, 2021

6. **Discussion Items:**
   A. Gates and Fences  
   B. Zoning Code  
   C. Future Agenda Items

7. **Adjournment.**
Town of Surfside
PLANNING & ZONING BOARD
MINUTES
AUGUST 26, 2021 – 6:00 p.m.
Town Hall Commission Chambers –
9293 Harding Avenue, 2nd Floor, Surfside, FL 33154

1. Call to Order/Roll Call

Chair Frankel called the meeting to order at 6:00 p.m.

Present: Chair Judith Frankel, Board Member Fred Landsman, Board Member Bravo, Board Member James Mackenzie, and Alternate Board Member Horace Henderson

Absent: Mayor Charles W. Burkett.

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

2. Town Commission Liaison Report – Mayor Charles Burkett

There was no Commission Liaison Report.

3. Approval of Minutes – August 5, 2021

A motion was made by Vice Chair Landsman to approve the August 5, 2021, Planning and Zoning Board Meeting Minutes, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

4. Applications:

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

Deputy Town Clerk Herbello confirmed compliance with notice requirements.

Town Attorney Recio polled the Board Members.

No Board members had any communication with any applicants or representatives.

Deputy Town Clerk Herbello swore in all applicants.
A. 9173 Abbott Avenue – Front Yard Pool

Town Planner Keller introduced the item and provided staff recommendations.

**Background:** This Applicant received approval at the April 30, 2019 Planning and Zoning Board (P&ZB) Meeting for substantial renovations which included remodel of an open den to a bedroom and enclosing a terrace for conversion to a family room with the condition that landscape be planted directly around the front façade. This work was previously constructed. The Applicant also received P&ZB approval in May 2021 for the addition of a 174 square foot (SF) den to the west (front) elevation. This improvement has not taken place. The Applicant is now requesting approval to construct a front yard pool. The interior lot is zoned H30B totaling 5,625 square feet (SF) per the site plan.

The proposed pool is located in the southwest portion of the lot approximately 8.65 feet west of the wall of the Den approved in May. The pool meets setback requirements for the front yard (more than 10 feet from the front property line) and 5 feet from the south property line. The pool is 20 feet by 10.88 feet in size. A 2-foot-high concrete wall is proposed 10 feet from and parallel to the front property line. An 18-inch-high Plum Pine hedge is proposed in front and on the side of the wall. A 38-inch-high Plum Pine hedge is proposed on the inside of the wall. The pool equipment is located near the east portion of the residence just outside of the side yard setback. An existing 5-foot-high fence is located on the south property line.

The pool plan does not include any deck or coping. The addition of these will reduce the landscape/pervious area total in the 20-foot front yard setback area where 50% landscape/pervious area is required. It appears the Applicant can meet the landscape/pervious area requirement but calculations and worksheets are needed.

The proposed 2-foot-high front yard wall and landscaping hedges provide a viable option to walls and fences in the front yard provided the Planning and Zoning Board gives design approval.

**Applicant Package:** A package of the site plan, landscape plan and survey were submitted by the Applicant.

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

- Provide additional dimensions on the site plan defining the location of the pool, pool coping and any deck with dimensions from the property line and other features.
• The wall separating the landscaping hedges and the pool needs to be approved by the Planning and Zoning Board.
• Include the proposed Den on the site plan with a note indicating “to be constructed.”
• Provide calculations and worksheets verifying the 20-foot front yard setback area complies with the 50% landscape/pervious area requirement.

Chair Frankel asked if the previously submitted plans have changed.

Town Planner Keller stated that the plans are the same. He stated that they are making an addition of the den which is shown on the drawings.

Vice Chair Landsman asked if the side of the pool is currently just grass.

Town Planner Keller stated that it is open and stated that the house is set back towards the other property line.

Albert Eskevazi, applicant stated that this home has been before the Board a couple of times and due to the collapse, the permitting sign off has been delayed. He spoke regarding the uniqueness of the house and their family would like a pool. He provided an overview of his project and compliance with front and side setbacks.

The following individuals from the public spoke:
Jeff Rose

Chair Frankel stated that the low wall and hedging is a great solution and thanked the applicant for listening to the Board.

Chair Frankel spoke regarding the height of the hedges.

Building Official McGuinness stated that the pool has to have a 48-inch barrier as per code.

Chair Frankel stated that the coping around the pool is wide enough to hold a safety fence.

Vice Chair Landsman asked if there is a gate or fence from the street going into the home and pool.

Mr. Eskevazi stated that there is no gate, but they will comply with safety code requirements.

Chair Frankel suggested getting a safety alarm for the pool.
Board Member Henderson asked regarding the 2-foot concrete wall, which according to the Building Official needs to be 4-feet and he would like to know if they comply by Florida law.

Town Attorney Recio stated that there is compliance with zoning code and Florida law and they must comply with both.

Mr. Eskevazi stated that they will comply with both safety requirements.

Board Member Henderson asked if they have determined how to maintain the hedge from the inside.

Mr. Eskevazi stated that they will trim the hedges and dispose of the debris in bags.

Board Member Henderson just wanted to make sure it did not fall into the pool.

Chair Frankel stated her concern is the coping around the deck and it being wide enough and coming against the landscape.

Mr. Eskevazi stated that the coping is 1-foot deep and it is part of the calculations of the drawings.

Board Member MacKenzie asked in the event when they show the den on the plans along with the pool, if they will be showing the conditions of shortening the den.

Chair Frankel stated that the drawings show it as if it was completed and it is not clear.

Board Member MacKenzie stated if the drawings include the den.

Mr. Eskevazi stated yes.

Further discussion took place among Mr. Eskevazi and Board Member MacKenzie regarding the math of the dimensions and setbacks of the plan and landscape hedges.

Board Member MacKenzie asked Town Planner Keller if there is not a requirement that when an applicant removes landscaping that they are required to add landscaping.

Town Planner Keller stated that they will put a condition if they remove trees they have to plant new trees. He also addressed the questions regarding the den.
Board Member MacKenzie stated that applicants should provide a landscape plan done by a landscape architect.

Town Planner Keller stated that per the code, in a single family, the owner can do their own landscaping and if trees are removed, they have to go with the permit requirements.

Mr. Eskevazi stated that there is a baby palm that is 9 feet tall that must be removed because the pool will be there, but it will be relocated.

Chair Frankel confirmed that they will be adding more landscaping.

Mr. Rose stated that all tree location is handled by Miami-Dade County not by the Town of Surfside.

Town Planner Keller provided the below additional comments that will be added as part of the condition of approval:

- Provide additional dimensions on the site plan defining the location of the pool, pool coping and any deck with dimensions from the property line and other features.
- The wall separating the landscaping hedges and the pool needs to be labeled as existing and approved by the Planning and Zoning Board.
- Include the proposed Den on the site plan with a note indicating “to be constructed.”
- Provide calculations and worksheets verifying the 20-foot front yard setback area complies with the 50% landscape/pervious area requirement.
- Relocate the A/C and Pool equipment at least 15 feet from the adjacent residence.
- Provide a safety barrier around the pool which complies with the Florida Building Code.
- Obtain tree permits for any trees moved to construct the pool.

Discussion took place among the Board, staff and applicant regarding the height of the wall, safety barrier and hedges.

Vice Chair Landsman asked if the neighbor was opposed to the pool. He stated that they do not have enough community involvement.

Mr. Eskevazi stated that the other neighbor is not there, and her house is under construction.
Board Member Bravo spoke regarding the pervious area and the dimensions of the elevation and would appreciate a better way for the Board to go over what is required.

Board Member Henderson wanted clarification from Building Official McGuinness regarding the safety fence and will only be in the coping of the pool.

Building Official McGuinness also added as part of the condition of approval the following:

- The swimming pool shall comply with Chapter 45 of the 2020 Florida Residential Code, including but not limited to, the requirement for a safety barrier which complies with Section R4501.17 of that Chapter.

Mr. Eskevazi stated that it was never designed or proposed to have a 4-foot fence on top of the coping and spoke regarding the mesh around the pool and the different options.

Chair Frankel stated that as a condition of approval the security gate would be inside and meet the code.

Board Member MacKenzie likes the words that Building Official McGuinness stated regarding the safety fence.

A motion was made by Board Member MacKenzie to approve the item with staff recommendations to include security fence around the pool, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

B. 9524 Carlyle Avenue – Garage Conversion, Window Upgrades and New Deck

Town Planner Keller introduced the item.

**Background:** This application is a request to convert an existing garage to a bedroom and bathroom. New impact windows are proposed for the existing windows and new large rolling windows are proposed for the west (2) and south (1) elevations. Interior improvements are also proposed. An 80 square foot (SF) deck is proposed on the south side of the family room. The existing driveway will be retained. 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 and a Google Street View photo is presented on page 3. The residence has a decorative block wall covering the front of the residence beginning at the north wall of the front bedroom, extending to the west wall of the garage. The Google Street View photo does not depict the windows in the
existing east elevation and it is unclear how access to the existing garage is provided. The existing driveway does not appear as wide as that depicted in the site plan.

**Governing Codes:** The June 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.

**Applicant Package:** A package of drawings, elevations and construction details was submitted by the Applicant. The Applicant did not provide a survey.

**Staff Recommendation:** The proposed Site Plan is recommended for approval subject to the following conditions:

- Provide a clean copy of a recent property survey.
- The rear setback should be 20 feet where 18 feet 9 inches is provided.
- The floor of the existing garage should be raised to meet the existing floor elevation of the residence. Add a note that the garage floor will be raised to match the existing FFE of the residence.
- The driveway needs to be 18 feet in width to provide for 2 parking spaces with closure of the garage. Asphalt driveways are not allowed for new construction. Reconstruction of the driveway to provide the 18-foot width should be either pavers, stamped concrete or color texture treated concrete.
• Two A/C units and pool equipment (future) are located in the north side yard. This equipment needs to be relocated out of the side yard and be situated such that they are a minimum of 15 feet from any adjacent residence. The equipment should also meet flood elevation requirements.
• A future rear yard pool will have to be consistent with setback and landscape/pervious area requirements.

Chair Frankel asked if the decorative screen is staying.

Town Planner Keller stated that it is staying.

Vice Chair Landsman stated it is fixed and there is no access to the garage.

Board Member MacKenzie asked if there is a permit for that.

Town Planner Keller stated he believes it has been there for a while. He recommends approval with a clean copy and staff recommendations as well as the driveway cannot be asphalt.

Chair Frankel and Vice Chair Landsman asked if there is a pool.

Town Planner Keller stated that he does not believe there is a pool.

Jordan Wachtel, applicant addressed the Board’s questions and spoke regarding the property and does not know if they will be placing a pool yet. He also discussed the front driveway and stated that they are currently only doing interior remodeling.

Chair Frankel stated that since they are considering the garage conversion they will be considering the driveway and make it as a condition of approval.

The following individual from the public spoke:
Jeff Rose

Building Official McGuinness spoke regarding the elevation and stated to the applicant to make sure he is conforming with flood requirements and encouraged him to get an appraisal to make sure it does not exceed 50% of the appraised value.

Chair Frankel asked if they will be adding windows.

Mr. Wachtel stated that they will be opening up 2 windows.

Vice Chair Landsman spoke regarding landscaping and if they be placing landscaping that will change the look.
Town Planner Keller stated he did not recommend a change and the code offers some flexibility.

Vice Chair Landsman suggested to change the color of the stones.

Chair Frankel suggested adding hedges or landscaping in front of the windows.

Board Member Henderson spoke regarding the drawings of the new bathroom and will the plumbing be tied into the kitchen plumbing.

Mr. Wachtel stated he was not sure, the wall where the kitchen is will be closed and a new wall will be opened close to the garage.

Board Member Bravo spoke regarding the elevation requirement based on the age of the home. He also spoke regarding the asphalt of the entrance as well as the parking requirement. He spoke regarding the placement of the mechanical equipment.

Chair Frankel clarified if S-3 are the plans for the windows that they will be approving.

Town Planner Keller addressed the questions by Chair Frankel.

Further discussion took place regarding the work needed to be done and the plans that were submitted and an appraisal of the property is recommended.

Building Official McGuinness went through the plan and clarified their questions regarding elevation.

Mr. Wachtel addressed the comments from the Board and Building Official.

Board Member MacKenzie advised the applicant to have all his paperwork to provide to the Building Department.

Board Member Bravo commented on the 50% and believes this house is fine but believes the other house will have an issue.

Vice Chair Landsman stated it is not in this Board’s responsibility to determine the 50% requirement.

Building Official McGuinness addressed the structure evaluation and that pools are exempt from that structure evaluation.
Chair Frankel spoke regarding the purview of the Board which is the design and exterior of a design. She would add that the homeowner agrees to additional landscape to the front of the house.

Town Planner Keller stated the below staff recommendations into the record including the landscape requirements.

- Provide a clean copy of a recent property survey.
- The floor of the existing garage should be raised to meet the existing floor elevation of the residence. Add a note on the plan set the garage floor will be raised to match the existing FFE of the residence.
- The driveway needs to be 18 feet in width to provide for 2 parking spaces with closure of the garage. Asphalt driveways are not allowed for new construction. Reconstruction of the driveway to provide the 18-foot width should be either pavers, stamped concrete or color texture treated concrete.
- Provide calculations and worksheets verifying 50% landscape/pervious area in the front yard setback and 40% landscape/pervious area in the rear yard setback.
- Front yard landscaping to be 20% Florida Friendly.
- Correct drafting errors in the plan drawings.

A motion was made by Board Member Bravo to approve the item with staff recommendations, seconded by Vice Chair Landsman. The motion carried with a 5-0 vote.

C. 9364 Abbott Avenue – Single Family Residence Addition

Town Planner Keller introduced the item.

**Background:** This application is a request for a 460 square foot (SF) addition to the back of a single-family residence for a family room and expanded kitchen. The existing residence includes 1,450 SF of air-conditioned space with a 277 SF garage. The expanded residence will total 1,910 SF of airconditioned space and with the garage total 2,187 SF. A large existing wood deck is connected to the rear of the existing house. The deck will remain as is, although it may be modified due to the construction of the addition.

The lot is zoned H30B with a lot area of 5,625 SF per the Applicant’s submission. A Miami-Dade County Property Appraiser’s Angled photo is provided on the following page and a Google Street View photo is presented on page 3. The proposed addition will match the existing Finished Floor Elevation (FFE) of the existing residence. The addition complies with the rear...
and side setback requirements. The existing driveway and remainder of the residence will remain as is and no existing trees will be impacted by the construction.

**Governing Codes:** The June 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.

**Applicant Package:** A package of drawings, elevations and construction details was submitted by the Applicant. The Applicant did not provide a survey.

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

- Provide a clean copy of a recent property survey.
- A future rear yard pool and deck will have to be consistent with setback and landscape/pervious area requirements.

Vice Chair Landsman stated that he is not thrilled with this and would like that to be included in the application without a pool being requested. He also stated that if they approve it then the homeowner will say you approved it and it said a pool.

Town Planner Keller addressed the concern of Vice Chair Landsman and gave an explanation as to what he meant by his recommendations.

Chair Frankel stated this is regarding the pervious of the property.

Carlos Pica, applicant, stated that he submitted everything, and it took him three attempts and is sure that he turned in the survey because he had to redo because it was expired. He advised Town Planner Keller that he sent an electronic copy of the survey today.

Building Official McGuinness spoke regarding exceeding 50% of the value and the elevation requirement.
Vice Chair Landsman asked Town Planner Keller if this is an addition to the back of the property and why are they having these applications coming before them when it is in the back of the home.

Town Attorney Recio stated it still comes before the Board for their review.

Board Member MacKenzie stated the addition is very nice and his proposal of a deck on the north side.

Chair Frankel stated there is an existing deck that is being reduced in size.

Board Member MacKenzie spoke regarding the design of the addition and integrating the deck with the family room.

Mr. Pica stated that they wanted this design.

A motion was made by Board Member Bravo to approve the item with staff recommendation, seconded by Board Member Henderson. The motion carried with a 5-0 vote.

D. 9505 Harding Avenue – Wall Signs – Domino’s

Town Planner Keller introduced the item and clarified the change in the address. Recommendation for Sign A be approved and limited to 25 feet.

**Background:** This application is a request to place Wall Signs in front of 9505 Harding Avenue. Note, the address for this location has been revised from the prior address of 9501. The storefront is the location for a Domino’s store. 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 is on the front of the store with 75 Square Feet (SF) of area. Sign B is located on a roof fin with 36 SF of area. In addition to this Memorandum, the Agenda Packet submitted by the Applicant is attached.

The Applicant’s package provides information on the storefront and sign locations. Sign characteristics and square footage are also provided.

**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. The Code requires a 1/4 inch to 2-inch offset from the wall to allow rainwater to drain and limits illumination to white LEDs.

**Staff Recommendation:** The Applicant’s signs exceed the maximum square footage of 25 SF. It is recommended the permanent wall Sign A with channel letters be approved subject to the following condition:

- Sign A to be limited to a maximum of 25 SF and be offset from the wall a minimum of ¼ inch to a maximum of 2 inches to permit rainwater to flow down the wall face.

Vice Chair Landsman stated that in the past they were not clear which area was being taken over by Dominoes. He asked if they are taking a sliver where the bank was. He asked exactly where the sign will be placed.

Town Planner Keller explained exactly where the sign would be placed.

Chair Frankel asked if the square footage is being counted as frontage. She asked if they could reduce the name Dominoes’.

Town Planner Keller addressed the question by Chair Frankel.

Natalia Sagot, representing the applicant, addressed the comments made by the Board members regarding the size of the sign and it will conform with the dimensions.

Vice Chair Landsman asked regarding the frontage and if they will leave it blank or ask for additional signage.

Ms. Sagot stated that it is their storefront but that the other portion is blocked.

Board Member Henderson asked Town Planner Keller if he is only suggesting sign A to be approved.

Town Planner Keller stated it was only an option because this has been going around for a while and it is up to them to determine how they want to do it as long as they stay with 25 feet.

Ms. Sagot asked if both signs have to be 25 feet.

Town Planner Keller stated that yes, both signs have to be 25 feet.

Vice Chair Landsman stated that the Dominoes’ franchise individual nor the owner is here tonight except for the sign company representative.
Chair Frankel clarified to the Ms. Sagot the size of the signs.

Ms. Sagot stated that Dominoes’ will want the two signs as big as possible but realizes that the size must stay at 25 feet.

Chair Frankel asked if they would approve it, which one would she prefer.

Ms. Sagot stated both signs.

Vice Chair Landsman stated that they did ask that the signage be taken before the DVAC Committee before it came to this Board.

Marian Meischeid, Chair of DVAC, does not have an issue with this sign.

Chair Frankel suggested writing a memo to the Commission to have a DVAC committee member that will show up to the meetings.

Vice Chair Landsman stated that they need more involvement.

Board Member MacKenzie asked if the sign will be lit.

Ms. Sagot stated yes it will be lit.

Board Member MacKenzie stated that he will not be supportive of the sign if it is lit. He believes it will be a distraction.

Ms. Sagot stated that their concern is the sign not being seen.

Chair Frankel asked if there is a lighting requirement that they need to be lit.

Ms. Sagot stated yes and they are LED lights.

Chair Frankel spoke regarding the sign and LED lighting.

Vice Chair Landsman suggested as an option to leave them with the one in Harding since it has to be lit.

Board Member Bravo spoke regarding the lumens and intensity of the sign and it could be lit with a lower intensity.

Town Attorney Recio stated the guideline as to the requirement for the lighting.

Board Member Henderson commented on the size of the sign and if they are looking at two signs for a total of 25 feet or one at 25 feet he will be fine with it.
Board Member MacKenzie spoke regarding the fact that the other buildings will want to come to the Town for signs.

Marianne Meischeid, DVAC Chair stated you need a presence if not the Downtown area will be dead, and it is per the code and the stores need to be recognized.

Chair Frankel would like to see the signage on Harding with more allowable space used on Harding.

The following individual from the public spoke:
George Kousoulas

Vice Chair Landsman stated he is sympathetic to our Downtown and our stores are not thriving and are not busy and how they cover overhead. He stated to have a brand like Dominoes’ is a plus in the community.

A motion was made by Vice Chair Landsman to approve the item with staff recommendations with the 25 square foot be allowed for 2 faces equal in proportional in size and properly lit as per code., seconded by Board Member Henderson. The motion carried with a 3-2 vote with Board Member Bravo and Board Member Mackenzie voting in opposition.

E. 9504 Harding Avenue – Window Sign and Vinyl Decals

Town Planner Keller introduced the item and provided staff recommendations.

**Background:** This application is a request for window signs, door signs, window chevrons and wall sign at 9504 Harding Avenue. The storefront is an existing barber shop with existing signage. The existing wall sign is being retained as is. The main storefront window includes existing signs and a 2-foot-high colored chevron extending along the top of the window. The Applicant is proposing to reduce the chevron to a 6-inch height. Information provided by the Applicant indicates the proposed window signage will total 11.6 square feet (SF) and 23% of the window area.

The door window signage will occupy 2.8 SF and 20% of the door area. The window panel above the door will include the 6-inch-wide chevron which will occupy 1.9 SF or 23% of the top window panel area. A Google Street View photo is depicted on the following page which illustrates the existing chevron.

**Governing Codes:** The Zoning in Progress requirements for a permanent wall sign and window/door signs are detailed in the following Zoning Code sections:
2008 Code: 90.71.1 – Also allows a wall sign of 1 square foot (SF) for each 1 foot of frontage. In the Business District for stores with less than 25 feet of frontage, a 25 SF sign is allowed. This store front has 13 ± feet of frontage.

Current Municode: 90-73. a(3b)(2) – The Code has further restrictions including requiring a ¼ inch to 2-inch offset from the wall to allow rain water to drain and limits illumination to white LEDs.

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

Staff Recommendation: Recommend approval of the window and door signs provided the chevron width is reduced to 4 inches in height. This will reduce the window signage to be consistent with 20% of the window area. Recommend the existing wall sign be approved as is.

Vice Chair Landsman asked what is new and what is existing. He asked if they are in violation.

Town Planner Keller stated that almost all is existing. He stated he does not know if this was a code violation and it is a new business.

Discussion among the Board and Town Planner Keller took place as to what is existing and what is new.

Juan Borges, representing the applicant, stated that the owner recently got the lease to operate the barber shop and it was out of compliance to a violation issued. He would like to remedy the violation and make whatever alterations he can do to rectify the violation and keep as much of the sign as allowed.

Board Member Bravo wanted to make sure that he understands that 4 inches is allowed.

Mr. Borges spoke regarding the 24-inch chevron and reduce it by 18 inches.

Town Planner Keller stated what the code states regarding not to exceed 20% if you reduce the chevron by 4 inches it meets the square footage.

Mr. Borges stated that if they have to change it to 4 inches, the owner has no objection.
Vice Chair Landsman asked if it will remain the red, white and blue sign. He asked Ms. Meischeid if she has any input on this barber shop.

Ms. Meischeid stated as long as it fits in, she is fine with the 4 inches.

A motion was made by Board Member Bravo to approve the item with staff recommendations and for the sign to not exceed 4 inches., seconded by Board Member MacKenzie. The motion carried with a 5-0 vote.

F. 9567 Harding Avenue – Wall Sign

Town Planner Keller introduced the item.

**Background:** This application is a request to replace a permanent wall sign. The parcel is located in the SD-B40 Zoning District. A Google Street View photo of the existing wall sign and the storefront is provided on the following page. 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 sections:

**2008 Code: 90.71.1** – Also allows a wall sign of 1 square foot (SF) for each 1 foot of frontage. In the Business District for stores with less than 25 feet of frontage, a 25 SF sign is allowed. This store front has 20 feet of frontage.

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

**Staff Recommendation:** The Applicant’s proposed wall sign is 14.1 SF. The sign is back lit channel letters. It is recommended the permanent wall sign be approved subject to **Sec. 90-73.a(3b)(2).**

Luis Bonilla, applicant, stated they are replacing an existing sign with the same type of sign with front lighting with LED lights.

Chair Frankel clarified to the applicant the recommendation from the Town Planner.

Town Planner Keller stated it has to be by the wall, so the water can drain.

Building Official McGuinness stated that the code being used is incorrect and the applicant will have to amend the plans accordingly and make it a condition of approval.
Vice Chair Landsman asked if he is the owner or the sign person. He asked if this is the new corporate logo and that is why they are changing.

Mr. Bonilla stated it is a new owner and they want to change the whole sign.

A motion was made by Board Member MacKenzie to approve the item with staff recommendations, seconded by Board Member Henderson. The motion carried with a 5-0 vote.

5. **Next Meeting Date: September 30, 2021**

Consensus was reached to hold the next meeting on September 30, 2021.

6. **Discussion Items:**

   A. **Gates and Fences**

   Chair Frankel asked Town Planner Keller to address the item.

   Town Planner Keller stated that his staff has looked at 3 codes in Miami Dade County and Broward County as to how they treat front yard fences. He stated he will bring back to the Board something that might be close to what is in the Code. The difference is that it would not be a design review approval. Basically, if you meet the code, you will be approved. He is also still researching the gates and will come up with some gates that provide visibility to the property and still provide a gate option.

   Chair Frankel stated that they want to get out of the business of approving gates and fences in order to not constantly have this debate. She stated they asked Town Planner Keller to bring something back.

   Board Member Mackenzie asked for clarification that there is still a design issue and if they want to follow the guidelines they should still be before the Board.

   Chair Frankel stated if they do not want any gates or fences then it has to be placed in the code. She explained to Board Member Mackenzie the issue that has been presented to the Board with that topic.

   Town Planner Keller will give examples of gates with certain styles and see if that is something that would be acceptable to the Board and that would go in the code.
Vice Chair Landsman stated that they can give choices and then go before the design review for approval as to the style and height. Also, interior and corner lots need to be addressed as well.

Town Planner Keller stated it would still go before the Board with certain designs.

Town Attorney Recio advised the Board what the proposed change to the code as it relates to gates and fences is. He stated that the ZIP will be published on September 7.

The following individual from the public spoke:
George Kousoulas

Chair Frankel asked if they change the zoning code and say they can have a certain size gate, they cannot deny it only state that it is allowed.

Board Member MacKenzie stated that the design should be discussed.

Chair Frankel stated that is what Town Planner Keller is working on.

Further discussion took place among the Board Members and Town Planner Keller as to the options to be put in the code as it pertains to fences and gates.

Vice Chair Landsman asked Town Planner Keller to bring it back at the next meeting.

Board Member MacKenzie asked if there is follow-up once they come before the Board to make sure the applicant did it correctly.

Town Planner Keller stated that code enforcement is always out checking as well as he checks to make sure it is done correctly before he signs off.

Building Official McGuinness stated that what they approve is what gets built.

B. **Choices and options to be placed on the referendum as to measuring definition.**

Chair Frankel introduced the item and stated that last meeting they spoke regarding the definition of a story and there was a property that was built and now they are not up to code. She stated if you build your house on stilts it counts as a story.
Town Attorney Recio gave a summary of what is counted and what is not and it is being addressed in the new zoning code rewrite. He stated what brought this item about and the charter limits height as to what was in place in 2004. He stated that the charter can be amended but must go before the voters in a normal election. He stated the different ways they can address it and bring it before the voters. He gave some options.

Vice Chair Landsman asked what the appetite of the electorate would be to vote on this when you do not have residents coming to this meeting and would not like to spend the money to do this if there is no appetite.

Board Member Henderson stated that is a valid point and would be difficult but if you do not do anything you will have houses that can’t be raised.

Board Member Bravo agrees that it should be done.

Board Member MacKenzie commented on what the code currently states and the crown of the road as well as FEMA’s requirements.

Town Attorney Recio stated it is 30 feet from the crown of the road.

Chair Frankel addressed the issues that are being presented with some homes.

Town Attorney Recio addressed the questions and comments made by Board Member MacKenzie as to what counts as a story and what needs to go as a charter provision.

Building Official McGuinness addressed the comments made by the Board regarding FEMA requirements and what is working in other cities.

Further discussion took place among the Board Members and staff as to the details, requirements and height limitations and what is required to go before the voters as a charter revision.

The following individuals from the public spoke:
George Kousoulas
Jeff Rose
Marianne Meischeid

Chair Frankel stated that her feeling is that someone will not build a home like Lindsey Lecour. Lindsey Lecour cares about Surfside and the code and if we do not increase the height, it won’t be worth it for homeowners.

Town Attorney Recio asked can you go down the street to park the cars.
Mr. Rose stated no because it will flood.

Board Member MacKenzie stated he can still see viable 10-foot ceilings on ground floor and 9-foot second floor. He believes the concept is great. He suggested tweaking it and avoid going to the charter.

Chair Frankel stated that the Town Attorney will resolve the story issue. She would like to know if they like this option how do they encourage long-term sustainability. She believes that a charter change will be a headache and will require workshops and you will always have the same people showing up at the workshops.

Board Member Henderson stated that the only way the charter will change is by having someone sell it to the voters.

Chair Frankel commented on how to sell it to the public and the work entailed to get the word out and the money that it will cost.

Vice Chair Landsman spoke regarding possible tax incentives but give people incentives to do something different.

Chair Frankel requested to table the discussion regarding the referendum.

Board Member MacKenzie asked what is the process to change the issue with the story.

Town Attorney Recio stated that it will be in the zoning code rewrite.

Chair Frankel stated that they can send an email to the liaison to provide to the Commission.

Vice Chair Landsman asked for Town Attorney Recio to draft up the language to forward to the Board in order to send to the Planning and Zoning Board Liaison.

Town Attorney Recio stated he will draft up the language and send to the Town Clerk to distribute to the Board Members.

C. Future Agenda Items

Chair Frankel asked to place on the next agenda to discuss the zoning code.
Vice Chair Landsman requested to have the proposed zoning code rewrite sent to all the Board Members electronically and hard copy.

7.  Adjournment

A motion was made Vice Chair Landsman to adjourn the meeting without objection at 9:16 p.m. The motion received a second from Board Member Bravo. The motion carried with a 5-0 vote.

Respectfully submitted,

Accepted this _____day of ____________________, 2021.

_____________________
Judith Frankel, Chair

Attest:

_______________________
Sandra McCready, MMC
Town Clerk
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
Julian Johnston

PHONE / FAX
305-502-3985

AGENT'S NAME

ADDRESS
2405 Meridian Ave, Miami Beach, FL 33140

PHONE / FAX
(305) 502-3985

PROPERTY ADDRESS
1008 88th St, Surfside, FL 33154

ZONING CATEGORY
H30A

DESCRIPTION OF PROPOSED WORK
New 2 story (1,485 sq ft) single family residence

INTERNAL USE ONLY

Date Submitted
Project Number
21-

Report Completed
Date
9/7/21

Fee Paid

$9,750

ZONING STANDARDS

<table>
<thead>
<tr>
<th>Required</th>
<th>Provided</th>
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<tbody>
<tr>
<td>Plot Size</td>
<td>20' 50' 7.5'</td>
</tr>
<tr>
<td></td>
<td>max 40' max 30' t.o. beam</td>
</tr>
<tr>
<td>Setbacks (F/R/S)</td>
<td>20' 50' 7.5'</td>
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<tr>
<td></td>
<td>max 40' max 30' t.o. beam</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td></td>
</tr>
<tr>
<td>Height</td>
<td></td>
</tr>
<tr>
<td>Pervious Area</td>
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</table>

SIGNATURE OF OWNER

DATE

G/30/21

SIGNATURE OF AGENT

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

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

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

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

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

[Signature]
NAME OF REPRESENTATIVE
DATE 9/7/21
September 7, 2021

Town of Surfside
Planning Department
9293 Harding Ave
Surfside, FL 33154

RE: 668 88 St (Folio #: 14-2235-005-4040)
Surfside, FL 33154

To whom this may concern:

This letter is to inform you of my ownership of property located in Surfside, FL, folio # 14-2235-005-4040. I have chosen to refer to this property by the address “668 88 St.”

Should you have any further questions feel free to contact me.

Respectfully,

[Signature]

Julian Johnston
Owner, 668 88 St

This foregoing instrument was acknowledged before me this 8th day of September 20_ by Julian Johnston who is personally known to me or who has produced NA - personally known as identification and who has taken an oath.

[Signature]
Caterina Cafferata
Notary Public, State of Florida

[Seal]

Printed Name
Commission Number HH044170
My Commission Expires 09/20/2024
**PLANNING AND ZONING BOARD SUBMITTAL**

**FOR**

668 88 ST

SURFSIDE, FL 33154

---

### INDEX OF DRAWINGS:

<table>
<thead>
<tr>
<th>ARCHITECTURE</th>
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</thead>
<tbody>
<tr>
<td>3 Design Architecture</td>
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</table>

### SCOPE OF WORK:

NEW 2 STORY (9,449.81 SQ FT) SINGLE FAMILY RESIDENCE

---

### FOLIO

14-2235-005-4040

### ZONING INFORMATION

<table>
<thead>
<tr>
<th>LEGAL DESCRIPTION</th>
<th>ZONING DESIGNATION:</th>
<th>FLORIDA BUILDING CODE - 2017</th>
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<tbody>
<tr>
<td>NORMANDY BEACH 2ND AND PL</td>
<td>H30A</td>
<td></td>
</tr>
<tr>
<td>PB 16-44</td>
<td></td>
<td></td>
</tr>
<tr>
<td>E/1/2 OF LOT 25 &amp; LOT 26 BLK 28A</td>
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</tr>
<tr>
<td>LOT SIZE: 15,107 SQ FT M/L</td>
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<td>FAU 14-2235-005-4040</td>
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### APPLICABLE CODES

Florida Building Code - 2017
Town of Surfside Zoning Code - Latest Edition

### BUILDING AREA:

9,425.95 SQ FT

### BUILDING HEIGHT:

2 STORIES

### ZONE DESCRIPTION:

FLORIDA BUILDING CODE - 2017
Town of Surfside Zoning Code - Latest Edition

### NEW CONSTRUCTION:

- NEW 2 STORY (9,449.81 SQ FT) SINGLE FAMILY RESIDENCE

---

### ZONING INFORMATION:

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<tr>
<th>FLOOD ZONE:</th>
<th>B1, ELEVATION +8.0 NGVD</th>
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<tbody>
<tr>
<td>BUILDING AREA:</td>
<td>9,425.95 SQ FT</td>
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<td># OF STORIES ABOVE GRADE</td>
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### SCOPE OF WORK:

- NEW 2 STORY (9,449.81 SQ FT) SINGLE FAMILY RESIDENCE

---

### DRAWINGS:

- A-0.0 COVER SHEET / ZONING INFORMATION
- A-0.1 LOT COVERAGE & 2ND FLOOR AREA DIAGRAMS AND CALCULATIONS
- A-0.2 PREVIOUS / IMPERVIOUS DIAGRAM AND CALCULATIONS
- A-1.0 SURROUNDING BUILDINGS CONTEXT MAP
- A-1.1 FRONT FACADES OF ADJACENT HOMES

---

### LEGAL DESCRIPTION:

<table>
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<th>AREA OF WORK</th>
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<tr>
<td>14-2235-005-4040</td>
<td>EXISTING TOTAL AREA: 0 SQ FT</td>
</tr>
<tr>
<td></td>
<td>NEW AREA: 9,425.95 SQ FT</td>
</tr>
</tbody>
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---

### OCCUPANCY GROUP:

R 3 ACCORDING TO THE EXISTING FBC 2020 ED.

---

### CLASSIFICATION OF WORK:

NEW CONSTRUCTION
LOT SIZE: 15,084.00 SQ FT
ALLOWABLE LOT COVERAGE (40%) 6,033.60 SQ FT
PROPOSED LOT COVERAGE: 5,254.55 SQ FT (34.84%)
LOT SIZE: 15,884.00 SQ FT
REQUIRED MIN. PERVIOUS AREA (35%) 5,279.40 SQ FT
PROPOSED PERVIOUS AREA: 6,207.48 SQ FT (41.15%)
THE FOLLOWING DRAWINGS ILLUSTRATE THE PROPOSED SCOPE OF WORK FOR 668 88TH STREET, SURFSIDE, FLORIDA 33154, TO BE PERMITTED BY SURFSIDE MUNICIPALITY.

- NEW LANDSCAPE DESIGN.
SITEWORK GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL WORK BY THE SUBCONTRACTORS.

2. CONTRACTORS SHALL NOTIFY ALL CONSTRUCTION AT JOBSITE AND NOTIFY LANDSCAPE ARCHITECT AND CONTRACTOR OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO COMMENCING WORK.

3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL CONSTRUCTION MUST COMPLY WITH HOW TO REQUIREMENTS. LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND REGULAR CODES. INSPECTORS USE APPROVAL CONSENT AT ALL TIMES.

4. WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS OR DESIGN DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR’S EXPENSE.

5. ALL WORK SHALL CONFORM TO THE APPROPRIATE JURISDICTIONS. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO ERECTION OR TRENCHING. DAMAGE SHALL BE REPORTED BY THE CONTRACTOR AT ONSET TO THE GENERAL CONTRACTOR. ALL WATER, GAS, TELEPHONE, ELECTRICAL, SEWER, AND EXISTING BUILDING UTILITIES OR UTILITIES ONSITE STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR SHALL VERIFY UTILITIES LOCATION OF UTILITIES. RESPONSIBLE FOR NOTIFICATIONS TO THE CONTRACTOR PRIOR TO COMMENCING WORK.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESERTING ALL LAND MONUMENTS IDENTIFIED BY THE LOCAL JURISDICTION. ADDITIONAL CLEAN GRAVEL TO BE ADDED THROUGHOUT THE DURATION OF THE CONTRACT. CONTRACTOR SHALL KEEP ALL ITEMS IMPLEMENTED BY LANDSCAPE CONTRACTOR. CONTRACTOR TO PROVIDE ONSITE WATERING TO REDUCE FUGITIVE DUST LEAVING THE CONSTRUCTION SITE TO BE INSPECTED ON A MONTHLY BASIS BY LANDSCAPE ARCHITECT IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF THE CONTRACT.

7. CONTRACTOR TO MAINTAIN ALL BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND MORTAR FROM TRENCHES AND OTHER EXCAVATION TO BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL LAND MONUMENTS IDENTIFIED BY THE LOCAL JURISDICTION SHALL BE MAINTAINED. ALL BINS TO BE MAINTAINED DAILY.

9. GENERAL CONTRACTOR TO KEEP ALL ITEMS IMPLEMENTED BY LANDSCAPE CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS OR DESIGN DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR’S EXPENSE.

10. CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS OR DESIGN DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR’S EXPENSE.

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12. ALL GENERAL CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS OR DESIGN DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR’S EXPENSE.

13. THE CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS OR DESIGN DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR’S EXPENSE.

SITEWORK GENERAL NOTES CONTINUED

1. PROVIDE SUPPORT AS REQUIRED FOR EXCAVATION, TRANSPORTATION AND EXCAVATION OF BUILDING, ELECTRICAL, ELECTRONIC, DRAINAGE, DRAINAGE, LINES, IRRIGATION, AND MIRRORS PRIOR TO CONSTRUCTION.

2. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND EXTENDED RELATIONSHIP BETWEEN ARCHITECTURAL, PLANNING AND FRAMEWORKS. PLANNING CONSTRUCTION OF THESE SYSTEMS IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF 4 FEET HIGH TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS IDENTIFIED BY THE LOCAL JURISDICTION SHALL BE MAINTAINED. ALL BINS TO BE MAINTAINED DAILY.

3. GENERAL CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS OR DESIGN DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR’S EXPENSE.

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SOIL EROSION CONTROL NOTES

1. PROVIDE SUPPORT AS REQUIRED FOR STORAGE, TRANSPORTATION AND EXCAVATION OF BUILDING. ELECTRICAL, ELECTRONIC, DRAINAGE, DRAINAGE, LINES, IRRIGATION, AND MIRRORS PRIOR TO CONSTRUCTION.

2. CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS OR DESIGN DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR’S EXPENSE.

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TREE DISPOSITION PLAN

1. THE CONTRACTOR IS TO COMPLETELY REMOVE ALL PLANT MATERIAL DESIGNATED FOR REMOVAL (I.E. ROOT BALL, DEBRIS, SAW DUST, ETC.).
2. THE CONTRACTOR IS TO BACKFILL ALL EXCAVATED ROOT BALLS FLUSH TO THE ADJACENT ELEVATION LEVEL.
3. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.

TREES & PLANTING TO BE REMOVED NOTES

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PLANTING NOTES

1. PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND BE IN MOIST/PLUMP CONDITION. WHEN ON THE JOB, LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL IMPOSE A 20% PENALTY ON MATERIAL THAT DOES NOT MEET THE STANDARDS ESTABLISHED IN THIS DOCUMENT. MATERIAL INSPECTED TO MEET THE SPECIFICATIONS MAY STILL BE REJECTED ON SITE FOR DISCREPANCIES.

2. THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL STOCKPILED AND/OR PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.

3. PROVIDE MATCHING 2X6X12-FOOT FOURSIDE OF PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.

4. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.

5. ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

6. ALL PLANT MATERIAL SHALL BE INSTALLED PLUMB AND PER THE SPECIFICATIONS CONTAINED WITHIN THIS CONTRACT AND AS PER THE LANDSCAPE ARCHITECT'S DIRECTION. ANY NECESSARY STAKING AND/OR SUPPORTS MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

7. THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT'S DIRECTION.

8. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO INSTALLATION.

9. ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE BASED UPON NEEDS.

10. SPECIFIED PLANT MATERIAL IS TO BE MEASURED MINIMUM SIZES.

11. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FINISH GRADE, UNLESS OTHERWISE INDICATED.

12. MULCHING MATERIALS (SHREDDED BARK) SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MUCH OR PLANTING BEDS SHALL NOT BE PLACED WITHIN 6 INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.

13. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD TO BE SPECIFIED FOR REVIEW TO THE LANDSCAPE ARCHITECT. ANY NECESSARY FERTILIZING, GASSED, AND/or WATERING SHALL BE APPROVED IN AccordANCE WITH THE LANDSCAPE ARCHITECT'S DIRECTION.

14. PLANTS SHALL BE DEPOSSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINAGE DITCHES OR HILLS.

15. STAKING PLANT MATERIALS TO BE PLACED IN THE MANNER AND PURPOSE AS SPECIFIED.

16. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN 6 INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.

17. ALL PLANT MATERIAL SHOWN QUANTITIES SHALL TAKE PRECEDENCE.

18. PROVIDE OR STICK MANUFACTURER'S certifications that MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.

19. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 15 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERNIAL PLANTING ZONES UNLESS OTHERWISE NOTED.

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

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

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

Ari L. Sklar 7/22/2021
NAME OF REPRESENTATIVE DATE
HOME RENOVATION FOR:
MRS. WENDY GREENBERG
732 88th ST, SURFSIDE, FLORIDA 33154

PROJECT TEAM

DRAWING INDEX

ARCHITECTURAL
A0.0 COVER
A0.1 GENERAL NOTES
A0.6 EXISTING / DEMO SITE PLAN
A0.7 PROPOSED SITE PLAN
A2.0 EXISTING / DEMO FIRST FLOOR PLAN
A2.1 EXISTING / DEMO SECOND FLOOR PLAN
A2.2 PROPOSED FIRST FLOOR PLAN
A2.3 PROPOSED SECOND FLOOR PLAN
A2.4 EXISTING / DEMO ELEVATIONS
A2.5 PROPOSED ELEVATIONS
A2.5 PROPOSED DETACHED GARAGE ELEVATIONS
A2.6 PROPOSED COLORED ELEVATION SAMPLES
A2.7 EXISTING MATERIAL SAMPLES
A2.8 EXISTING WINDOW SAMPLES
A4.0 SECTIONS

CODE INFORMATION

TO THE BEST OF THE ARCHITECT’S KNOWLEDGE, THE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR THIS PROJECT COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND IN ACCORDANCE WITH CHAPTER 633, FLORIDA STATUTES.

LEGAL DESCRIPTION

LOT #20 AND THE WEST ONE-HALF OF LOT #21, INCLUSIVE OF BLOCK 28A, SECOND AMENDED PLAT OF NORMANDY BEACH, ACCORDING TO THE PLAT BOOK 16, PAGE 44, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SCOPE OF WORK

ALTERATIONS & ADDITIONS TO AN EXISTING 2-STORY RESIDENCE AND 1-STORY DETACHED GARAGE STRUCTURE.

LEVEL OF ALTERATION COMPLIANCE:
ALTERATION - LEVEL 3
AS PER F.B.C. 2020 (EXISTING) SEC. 604, CHAPTER 7, 8 & 9.

SEPARATE PERMITS

1. ROOFING-WATERPROOFING SYSTEM.
2. EXTERIOR PRIVACY ALUM. FENCE & GATES.
3. METAL GUARDRAILS & RAILING SYSTEMS.
4. ALUM. FRAMED IMPACT-RESISTANT WINDOW & DOOR SYSTEMS.
5. DECORATIVE LOUVERED SHUTTER SYSTEMS.
6. COMPOSITE LUMBER DECKING AT EXTERIOR SUNDECK.

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6. COMPOSITE LUMBER DECKING AT EXTERIOR SUNDECK.
HOME RENOVATION FOR:
MRS. WENDY GREENBERG
732 88th STREET
SURFSIDE, FLORIDA 33154

DRAWN BY:
CHECKED BY:
08-09-21

PROJECT #:21-014

PLANNED ELEMENTS:
REVIEW SET
PRELIMINARY
NOT FOR CONSTRUCTION
DRY RUN PERMIT SET
PERMIT SET
BID SET
CONSTRUCTION SET

SUBMITTAL DATE:

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

EXISTING PHOTOS
A0.0.2

PAGE 54
PROPOSED NORTH ELEVATION (FRONT)

PROPOSED WEST ELEVATION (RIGHT SIDE)

ELEVATION KEY NOTES

PAINT FINISH NOTES

ALL WALLS, CEILINGS & CEILINGS SHALL BE PAINTED AN OFF-WHITE PAINT COLOR. APPLY A 2-COAT SYSTEM OF HIGH QUALITY EXTerior PAINT PRODUCTS. APPLY A MINIMUM OF TWO COATS. DO NOT OVERPAINT OR UNDERPAINT WALLS.

PROPOSED ALUMINUM FRAME IMPACT RESISTANT GLASS WINDOW & DOORS ASSEMBLED IN CLEAR CLAD AND WHITE ALUMINUM FRAMES IN WOODSIDE COATING FINISH.
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
500 93rd Surfside LLC

PHONE / FAX
310-666-7556

AGENT'S NAME
Jeffrey R Rose

ADDRESS
8851 froude ave, surfside, fl 33154

PHONE / FAX
305-733-2485

PROPERTY ADDRESS
Folio#14-2235-006-1580 9280 Byron Ave

ZONING CATEGORY
H30B

DESCRIPTION OF PROPOSED WORK
new 2 story single family home

INTERNAL USE ONLY

Date Submitted

Project Number
21.919

Report Completed

Date

Fee Paid

$0

ZONING STANDARDS

Required

Provided

Plot Size
5,600

5,625

Setbacks (F/R/S)
20 | 20 | 5

20 | 20 | 5

Lot Coverage
40%

40%

Height
30'

30'

Pervious Area
35%

35%

SIGNATURE OF OWNER
9/3/21

DATE

SIGNATURE OF AGENT
9/7/21

DATE

Town of Surfside – Single-Family and Two-Family Site Plan Application
Lot 11 interior 500 93rd St, Surfside, FL 33154

EXTERIOR MATERIALS PRESENTATION TO PLANNING & ZONING BOARD
Flat Roof stucco with white paint, ES Windows or similar frame and mullions Duranar Seawolf medium grey
Wood of pergolas and trellises, weather grey wood (suitable species cedar/teak/ipe) Front door charcoal
grey or emerald green. Specialty finish on exterior board formed architectural concrete
Driveway, lighting, railing

**Grass Pavers**

Exterior lighting or similar
Max kelvin 3,000 or less

Glass railing or similar
9289 Carlyle Ave
Behind (West) of Subject

Neighbors

9308 Byron Ave and Dog Park
Right (North) of Subject

Lot 11 500 93rd St
Surfside, FL 33154

9280 Byron Avenue Interior Vacant Land
9272 Byron Avenue
Left (South) of Subject

9289 Byron Avenue
Across (East) of Subject
LEGAL DESCRIPTION:
Lot 11, Block 9, ALTOS DEL MAR NO. 5, according to the plat thereof, as recorded in Plat Book 8, Page 92 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S REPORT AND GENERAL NOTES
(Not valid without the attached Survey Map)
1. Legal Description has been furnished by the client.
2. References to "Deed," "Record," or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
3. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
4. North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line being noted as BR on the Survey Map.
5. Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
6. Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
7. Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining property owners. Adjoining parties have not been investigated.
8. The Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
9. This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
10. FLOODPLAIN INFORMATION: As scaled from Federal Insurance Rate Map (FIRM) of Community No. 526269 (Town of Surfside), Panel 0144, Suff. L, revised on Sept 11th, 2020, this real property falls in Zone "AE" with Base Flood Elevation 8 feet (NGVD 1929).
11. HORIZONTAL ACCURACY: Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7, 500 feet.
12. VERTICAL CONTROL AND ACCURACY: The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevations are based on a level loop from and to the following official Bench Marks:
   Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark Z-313, Elevation = 9.59 feet
   Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark Z-243, Elevation = 13.03 feet

I HEREBY CERTIFY TO:
500 93rd Surfside LLC.

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

Odalys C. Bello-Izaguirre
Professional Surveyor and Mapper LS6199, State of Florida
Field Work Date: 01/29/2021
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**

SHMUEL LEVY

**PHONE / FAX**

718-915-4875

**AGENT’S NAME**

Daniel Naim/Naim Development LLC

**ADDRESS**

1111 Kane Concourse, Suite 302 Bay Harbor Islands, FL 33154

**PHONE / FAX**

+1 (786) 200-7355

**PROPERTY ADDRESS**

9348 BYRON AVE

**ZONING CATEGORY**

H30B

**DESCRIPTION OF PROPOSED WORK**

REPLACE EXISTING ONE STORY SINGLE FAMILY HOME WITH A NEW 2 STORY, 5 BEDROOM, 5 1/2 BATH SINGLE FAMILY HOME

**INTERNAL USE ONLY**

Date Submitted

9/3/2021

Report Completed

9/3/2021

Fee Paid

5,625 FT²

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<td>5,625 FT²</td>
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<td>20 20 5</td>
<td>22.2 20 5</td>
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<tr>
<td>Lot Coverage</td>
<td>40% 2,250 FT²</td>
<td>40% 2,247 FT²</td>
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<tr>
<td>Height</td>
<td>30' ABOVE CROWN OF RD</td>
<td>28.5' ABOVE CROWN OF RD</td>
</tr>
<tr>
<td>Pervious Area</td>
<td>35% 1,968.75 FT²</td>
<td>35% 1,989 FT²</td>
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9/3/2021

SIGNATURE OF OWNER

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

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NAME OF REPRESENTATIVE          DATE
TOWN OF SURFSIDE
SUBMISSION CHECKLIST
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

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 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
Town of Surfside

- 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
These drawings shall not be used for construction unless they are signed and sealed and have been approved by the building department. It is the contractor's responsibility to build from the most up-to-date and complete set of construction documents. The release and use of partials during design development and bidding shall not relieve the general contractor of his/her responsibility for his/her work and its coordination with all trades.
This plan is not a survey. Refer to the enclosed survey for survey information. The boundary shown must be verified by the licensed surveyor performing the site stakeout. Property lines must be established in the field by the licensed surveyor performing the stakeout.

- GPS Control Monument
- Fire Hydrant
- Water Valve
- Water Meter
- Center Line
- Power Pole
- Power Pole Anchor
- Palm Tree
- Oak Tree
- Existing Grade Elevation
- Proposed Grade Elevation
- Proposed Swale
- Proposed Silt Fence
- Setbacks

- Parcel Boundary Line
- Fence - Wood
- Fence - Chain Link

Proposed Silt Fence. Keep Silt Fence 2' in from side and rear property lines. See Details.

Proposed Silt Fence. Keep Silt Fence 5' in from side and rear property lines. See Details.

Existing One Story Residence to be demolished before demolishing the existing house, contractor shall locate and mark point of service of the water, sewer and gas lines into the property. Those markings shall be done in such way that they don't get damaged during construction.

Existing Paver Walk and Asphalt Driveway to be removed.

Existing Tree to be removed.

Florida strangler fig (Ficus aurea)

9348 Byron Avenue, Surfside, FL 33154-2438

These drawings shall not be used for construction unless they are signed and sealed and have been approved by the building department. It is the contractor's responsibility to build from the most up-to-date and complete set of construction documents. The release and use of partial during design development and bidding shall not relieve the general contractor of his/her responsibility for his/her work and its coordination with all trades.
**Plant List**

**Trees & Palms**
- **Filicium decipiens**
  - **Japanese fern tree**
  - **Description**: 12' ht, 2" cal

**Shrubs & Groundcover**
- **Zoysia empire**
  - **Empire turf**
  - **Description**: 1310 sq ft

**Additional Plants**
- **Verawood (Bulnesia arborea)**
  - **Description**: 12' ht, 2" cal
- **Florida Silver Palm (Coccothrinax argentata)**
- **Flame Tree (Delonix regia)**
- **JAPANESE YEW (Podocarpus macrophyllus)**
- **Lady Palm (Rhapis excelsa)**
- **Graceful Bamboo (Bambusa textilis 'Gracilis')**
- **Narrow-leafed Bird of Paradise (Strelitzia juncea)**
- **Philodendron Selloum**

**Plant Notes**
1. All plants shall be installed at the proper planting depth and所有的植株应按适当的深度种植
2. All planting beds to be formed as @ 6" high, extending part of the wall (see plant planting details)
3. All trees shall be installed at a height sufficient to allow for growth
4. Landscape plan shall be fitted to coordinate with all other elements
5. All plants shall be of unspecified species and sizes
6. Landscape plantings shall be suitably grouped in planting beds
7. Landscape plantings shall be subject to the approval of the landscape architect
8. All planting beds to be installed in continuity of landscape design
9. All planting beds shall be installed in continuity of landscape design
10. All planting beds shall be installed in continuity of landscape design

**Scale**: 3/16" = 1'-0"
**MATERIAL FACADE LEGEND**

- **WHITE STUCCO**
- **STACKED STONE**
- **LAVASTONE**
- **NATURALSTONE**
- **DRYVIT SUPERWHITE.**
- **CONCRETE PLANTER**
- **CONCRETE FLAT ROOF**
- **ALUMINUM HANDRAILS**
- **ALUMINUM PICKET FENCE**
- **F.F.E.**
- **BOREAL**
- **CHARCOAL**
- **LAMINATE**
- **FOAM PLASTIC INSULATION**
- **CEMENTED TO A NONCOMBUSTIBLE BACKING.**

**GENERAL**

- This drawing is not intended to be used for construction unless it is signed and sealed and has been approved by the building department. Each architect and engineer is responsible for his/her work and his/her documents. The release and use of partial documents, will not relieve the general contractor of his/her responsibility for his/her work and his/her documents.

**NOTES**

- These drawings shall not be used for construction unless they are signed and sealed and have been approved by the building department.

**PROJECT TITLE**

- Byron Residence

**DRAWING TITLE**

- No. Date Description

**DRAWING NUMBER**

- A.202

**CONCEPT DESIGN**

- ANDRES HOLLMANN P.A. 94333

**ARCHITECT OF RECORD**

- 140 S Dixie Highway, Unit 106
- Hollywood, FL 33020
- LICENSE NUMBER AA26001991

**STRUCTURAL ENGINEER**

- HUGO MIJARES NCARB AAIA LEED AP

**DURING DESIGN DEVELOPMENT AND BIDDING SHALL**

- HIS/HER RESPONSIBILITY FOR HIS/HER WORK AND HIS/HER DOCUMENTS. THE RELEASE AND USE OF PARTIAL

**APPLICATION**

- 9/6/2021 6:41:15 PM

**CONSTRUCTION UNLESS THEY ARE SIGNED AND**

- NOT RELIEVE THE GENERAL CONTRACTOR OF

**RESPONSIBILITY TO BUILD FROM THE MOST UP-TO-**

- HIS/HER RESPONSIBILITY FOR HIS/HER WORK AND HIS/HER DOCUMENTS. THE RELEASE AND USE OF PARTIAL

**PRODUCTS.**

- THIS DRAWING IS NOT INTENDED TO BE USED FOR

**BUILDING UNLESS IT IS SIGNED AND SEALED AND**

- EACH ARCHITECT AND ENGINEER IS RESPONSIBLE FOR HIS/HER WORK AND HIS/HER DOCUMENTS. THE

**RELEASE AND USE OF PARTIAL DOCUMENTS, WILL**

- THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS THEY ARE SIGNED AND SEALED AND HAVE BEEN APPROVED BY THE BUILDING DEPARTMENT.

**21171**

- 5646 BYRON AVE. Surfside, FL 33154-2438
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>9000 Abbott Surfside LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHONE / FAX</td>
<td>310-666-7556</td>
</tr>
<tr>
<td>AGENT'S NAME</td>
<td>Jeffrey R Rose</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>8851 froude ave, surfside, fl 33154</td>
</tr>
<tr>
<td>PHONE / FAX</td>
<td>305-733-2485</td>
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<tr>
<td>PROPERTY ADDRESS</td>
<td>Folio#14-2235-001-0940 9000 Abbott Ave</td>
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<tr>
<td>ZONING CATEGORY</td>
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<tr>
<td>DESCRIPTION OF PROPOSED WORK</td>
<td>new 2 story single family home</td>
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**INTERNAL USE ONLY**

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**ZONING STANDARDS**

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9/1/21 9/2/21  
SIGNATURE OF OWNER DATE SIGNATURE OF AGENT DATE

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

PAGE 99
BUILDING COVERAGE
SCALE 1/16"=1'-0"

SECOND FLOOR AREA
SCALE 1/16"=1'-0"
SECOND FLOOR AREA
SECOND FLOOR ________________________ 1,689 SQ.FT. = 77% OF FIRST FLOOR

BUILDING COVERAGE BREAKDOWN:
TOTAL LOT ____________________________ 6,037 SQ.FT.
1ST FLOOR UNDER A/C ____________________ 1,986 SQ.FT.
STORAGE ________________________________ 133 SQ.FT.
COVERED ENTRY __________________________ 81 SQ.FT.
COVERED TERRACE ________________________ 284 SQ.FT.
FRONT TERRACE _________________________ 128 SQ.FT.
OPEN TRELLIS ___________________________ 80 SQ.FT.
POOL & DECK ____________________________ 260 SQ.FT.
POOL & A/C EQUIPMENT ____________________ 50 SQ.FT.
DRIVEWAY AND WALKWAYS ________________ 654 SQ.FT.
PLANTERS ________________________________ 309 SQ.FT.

SITE PERVIOUS AND IMPERVIOUS CALCULATIONS
HB30
SCALE 1/16"=1'-0"

SITE PERVIOUS/IMPERVIOUS CALCULATIONS
REQUIRED MIN. PERVIOUS AREA ___________ 35% (6,037 SQ.FT.) = 2,113 SQ.FT.
TOTAL LOT ____________________________ 6,037 SQ.FT.
IMPERVIOUS AREA ________________________ 3,751 SQ.FT.
PERVIOUS AREA __________________________ 2,286 SQ.FT.
38% > 35% MIN REQUIRED

FRONT YARD PERVIOUS AND IMPERVIOUS CALCULATIONS
SCALE 1/16"=1'-0"
FRONT YARD PERVIOUS/IMPERVIOUS CALCULATIONS
REQUIRED MIN. PERVIOUS AREA ___________ 50% (952 SQ.FT.) = 476 SQ.FT.
IMPERVIOUS AREA ________________________ 383 SQ.FT.
PERVIOUS AREA __________________________ 569 SQ.FT.
60% > 50% MIN REQUIRED

REAR YARD PERVIOUS AND IMPERVIOUS CALCULATIONS
SCALE 1/16"=1'-0"
REAR YARD PERVIOUS/IMPERVIOUS CALCULATIONS
REQUIRED MIN. PERVIOUS AREA ___________ 40% (1,101 SQ.FT.) = 440 SQ.FT.
IMPERVIOUS AREA ________________________ 322 SQ.FT.
(POOL 200 SQ.FT + DECK 122 SQ.FT.)
PERVIOUS AREA __________________________ 779 SQ.FT,
71% > 40% MIN REQUIRED

FIRST FLOOR MAX. COVERAGE
SCALE 1/16"=1'-0"
MAX. LOT COVERAGE
MAX. COVERAGE ________________________ 40% (6,037 SQ.FT.) = 2,415 SQ.FT.
1ST FLOOR LOT COVERAGE _____________ 2,200 SQ.FT.
COVERED TERRACE ___________________ 15% (2,200 SQ.FT.) = 330 SQ.FT.
TERRACE PROPOSED: __________________ 284 SQ.FT.

ARCHITECT
JORGE D. MANTILLA
5901 SW 63rd COURT SOUTH MIAMI FLORIDA 33143
STATE OF FLORIDA LICENSE No. 14320
P: (305) 815-4649 E-mail: mantillaarchitect@gmail.com

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

9000 Abbott Ave
Surfside, FL 33154

EXTERIOR MATERIALS PRESENTATION
TO PLANNING & ZONING BOARD
Flat Roof stucco with white paint, ES Windows or similar frame and mullions Duranar Seawolf medium grey. Wood of pergolas and trellises, weather gray wood (suitable species cedar/teak/ipe) Finishes on stem walls and vertical accent! Jerusalem stone (warm and light) Mixture of textured and honed.
Driveway, lighting,

Concrete Driveway
and grass inlay

Exterior lighting or similar
Max kelvin 3,000 or less
Neighbors

9001 Byron Ave
Behind (West) of Subject

9000 Abbott Ave
Surfside, FL 33154

9008 Abbott Ave
Right (North) of Subject

400 90th St
Left (South) of Subject

9001 Abbott Ave
Across (East) of Subject
LEGAL DESCRIPTION:
Lot 1, Block 8, ALTO'S DEL MAR NO. 4, according to the plat thereof, as recorded in Plat Book 10, Page 63, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S REPORT AND GENERAL NOTES
(Not valid without the attached Survey Map)

1. Legal Description has been furnished by the client.
2. References to "Street", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
3. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has been performed by the surveyor.
4. North arrow direction is based on an assumed Meridian. Bearings are based on an assumed orientation on a well-established line, said line is being noted as BR on the Survey Map.
5. Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
6. Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
7. Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoiners. Adjoining parties have not been investigated.
8. This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
9. Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
10. FLOODPLAIN INFORMATION: As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120659 (Town of Surfside), Panel 0163, Suffle L. revised on Sept 11th, 2009, this real property falls in Zone "A96" with Base Flood Elevation 4 feet (NGVD 1929).
11. HORIZONTAL ACCURACY: Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a suburban area being equal to 1 foot 10 inches, 500 feet.
12. VERTICAL CONTROL AND ACCURACY: The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 29). The closures in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Benchmark:
   - Bench Mark #1: Miami-Dade County Public Works Department Bench Mark 0-181, Elevation = 9.74 feet
   - Bench Mark #2: Monti-Dade County Public Works Department Bench Mark T-343, Elevation = 13.03 feet

I HEREBY CERTIFY TO:
9000 Abbott, LLC.
That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of chapter 51-17, Florida administrative code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.

Oleary C. Bello-Image
Professional Surveyor and Mapper LIS No. - State of Florida
Field Work Date: 01/29/2021
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>LULIAN &amp; MARIO BERKOWITZ</th>
</tr>
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<tbody>
<tr>
<td>PHONE / FAX</td>
<td>954-336-3139</td>
</tr>
<tr>
<td>AGENT'S NAME</td>
<td>ALFREDO LEON</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>2330 NE 192 ST MIAMI FL.</td>
</tr>
<tr>
<td>PHONE / FAX</td>
<td>754-234-0871</td>
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<tr>
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<td>525 95TH STREET</td>
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<td>DESCRIPTION OF PROPOSED WORK</td>
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### INTERNAL USE ONLY

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### ZONING STANDARDS

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SIGNATURE OF OWNER 09/07/21
SIGNATURE OF AGENT 09/07/21
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:

Alfredo Kogan 09/08/21
NAME OF REPRESENTATIVE DATE
Front view from Carlyle Street

East elevation
THIS SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE. UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

THE WEATHER STATION BEARING SHOWN HEREON IS BASED ON AN ASSUMED MERIDIAN OF N.04°54'42"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF CARLYLE AVE., AS SHOWN ON PLAT BOOK 8 AT PAGE 106 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE IS A BUILDING (OR ROW OF BUILDING) CONTAINED PERIODS DESIGNATED ON THIS SURVEY AND MAY NOT MEASURE TO AN EXACT DISTANCE, POSITIONAL ACCURACY OF 3" FOR MATERIAL SURFACE SURFACES INCLUDING ROOFS, CURB, SIDEWALKS, AND OTHER PARALLEL STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO DIMENSIONS, POSITION OR OCCUPATION OF THE SUBJECT PROPERTY IN ANY ENTITY OR INDIVIDUAL.

THE ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN THE 100 YEAR FLOODPLAIN WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009.

THERE ARE NO VISIBLE ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 3".

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 3195 OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF ARTICLE 17, TITLE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF ARTICLE 17, TITLE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.
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
ALLEN DAVOUDPOUR

PHONE / FAX
(913) 279-7925

AGENT'S NAME
ENRIQUE HERNANDEZ

PHONE / FAX
(786) 452-6778

ADDRESS
600 94th St. SURFSIDE FL. 33154

EMAIL
enrique@naundezdd.com

PROPERTY ADDRESS
600 94th St. SURFSIDE FL. 33154

ZONING CATEGORY

DESCRIPTION OF PROPOSED WORK
New Pool

INTERNAL USE ONLY

Date Submitted
9/2/2021

Project Number
21-896

Report Completed

Fee Paid
$200.00

ZONING STANDARDS

Plot Size

Setbacks (F/R/S)

Lot Coverage

Height

Pervious Area

SIGNATURE OF OWNER

DATE

SIGNATURE OF AGENT

DATE

Page 124

Town of Surfside – Single-Family and Two-Family Site Plan Application
AFFIDAVIT OF TITLE

STATE OF FLORIDA
COUNTY OF MIAMI - DADE

I, Allen David Porr, being duly sworn, do hereby depose and attest that:

1. I own the property at 600 94th St. Surfside FL 33154

2. The property is legally described as follows: ALTOS DEL MAR NO. 5 PB B-92 LOT 12 BLK M LOT SIZE 55,000 X 112.5 OR 97-99-125 SOC. 2 S.981 - 3198 10 2005 5

3. No other person has any claims, through written or unwritten agreements, on the aforementioned property.

4. There are no other tenants living on the premises.

5. The property is offered to potential buyers without lien. I have no outstanding debts, claims, leases, mortgages, security interests, contracts, taxes, assessments or conveyances that would result in a claim of lien on the property.

Affiant

Date 09/01/2021

Subscribed and sworn to before me this 1 day of September 2021

Carlos Hernandez
(Notary Public),

Miami - Dade County.

My commission expires 3/05/2023 20

Carlos Hernandez
Notary Public, State of Florida
My Comm. Expires 3/5/2023
Commission No. 424398

www.BusinessFormTemplate.com
PROPOSED SITE PLAN

FRONT YARD

Checked by: RP Jr.
Drawn by: RP

FRONT YARD

OPACITY 50% "BY OTHERS"

HEDGES EXTERIOR SIDE MAXIMUM

NEW ALUMINUM FENCE 4FT HEIGHT,

INSTALL NEW CONCRETE INTERLOCKING PAVERS

EXISTING TWO STORIES UNIT TO REMAIN

NEW POOL

OPACITY 50%. "BY OTHERS"

COVERED WITH HEDGES

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

EXISTING TWO STORIES UNIT TO REMAIN

3'-1"

IMPERVIOUS AREA

PROPOSED PERVIOUS AREA: 612SQ FT.

38'-1"

34578

4 1, SECTION R 41.01.17 THROUGH R 41.17.1.14

FUNCTIONAL AREA

25'-0"

24.02'55.10'

112.50'24.02'

55.00' W/N

25'-0"

10'-2"

10'-0"

10'-7"

10'-3"

112.50'24.02'

10'-0"

10'-7"

10'-3"
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>
</tr>
</tbody>
</table>

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

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

SIGNATURE OF OWNER 8/13/21
SIGNATURE OF AGENT 8/23/21
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:

[Signature]
NAME OF REPRESENTATIVE: [Signature] DATE: [Date]
INDIVIDUAL ILLUMINATED REVERSE CHANNEL LETTERS THRU WALL

Front: 0.40/0.52 ALUM./Black finish painted
Returns/Back: CLEAR Poly
Illumination: Internal, face lit, White LED’S
Letter Depth: 2” or 2.5”: deep Max
Letter Height: 36”
Letter Style: CUSTOM GRAPH
Frontage Sq. Ft.: 42FT
Proposed Sq. Ft.: 31.5FT

NORTH ELEVATION

228 89TH STREET • SURFSIDE, FL 33154
GENERAL NOTES:

A) LED POWER UNITS 60 WATTS 0.8 AMPS
B) ALL ELECT. COMPONENTS ARE U.L. LISTED
C) 120 VOLTS W/#12 THWN WIRE
D) LOCKABLE DISCONNECT SWITCH
NEC 600.6 Disconnects the disconnect must be within sight of the sign or outline lighting system it controls. If the disconnect is out of the line of sight from any section of the sign or outline lighting able to be energized, the disconnect must be lockable with provisions for locking to remain in place whether the lock is installed or not! 110.25, A permanent field applied warning label having sufficient of the disconnect is required on the sign at a location visible during service.
E) SIGN GROUNDED ACCORDING TO NEC 250 + BONDED
F) DEDICATED 20 AMPS, CIRCUIT # ON ELECTRICAL PANEL
G) PRIMARY WIRING IN NEC COMPLAINT CONDUIT
H) UL LISTED SECONDARY WIRING PER NEC 600-32
I) HEREBY CERTIFY THAT THE EXISTING SERVICE AND PANEL HAVE ENOUGH CAPACITY TO ACCOMMODATE THE NEWLY ADDED LOAD
Primary

EXTERIOR SIGN TO BE CONNECTED TO AN EXISTING CIRCUIT DEDICATED FOR THE SIGN.

PHOTOCELL AND/OR TIMER
ENERGY CODE REQUIRES PHOTOCELL OR ASTRONOMICAL TIMER AS PER C405.2.4
CIRCUITS
CIRCUITS MUST IDENTIFIED, NUMBERED AND RELATED TO PANEL SCHEDULE

Fastener Table

<table>
<thead>
<tr>
<th>WALL MATERIAL</th>
<th>ANCHOR TYPE</th>
<th>QTY. OR SPACING</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONCRETE (3Ksi) or HOLLOW MASONRY</td>
<td>1/2&quot; PLYWOOD</td>
<td>(NO ACCESS BEHIND)</td>
</tr>
<tr>
<td>METAL STUBS / PANELS</td>
<td>HOLLOW WALL + BLOCKING</td>
<td></td>
</tr>
<tr>
<td>1/4&quot; THREADED RODS WITH MIN 2&quot; EMBED IN ADHESIVE</td>
<td>MIN. 3 PER LETTER</td>
<td></td>
</tr>
<tr>
<td>1/4&quot; TAPCONS(OR EQUIV) WITH 1.75&quot; EMBED</td>
<td>MIN. 3 PER LETTER</td>
<td></td>
</tr>
<tr>
<td>1/4&quot; TOGGLE BOLTS</td>
<td>MIN. 3 PER LETTER</td>
<td></td>
</tr>
<tr>
<td>1/4&quot; WOOD SCREWS OR TAPCONS, FULL BRIDGED</td>
<td>MIN. 3 PER LETTER</td>
<td></td>
</tr>
<tr>
<td>1/4&quot; EXPANSION ANCHORS WITH 2.5&quot; EMBED</td>
<td>MIN. 3 PER LETTER</td>
<td></td>
</tr>
</tbody>
</table>

CADES IN EFFECT AT THE TIME OF THIS PLAN SUBMISSION ARE NEC 2017 & FBC PERMIT NUMBER AFFIC TO THE SIGN AS PER FBC 3108.1.4

PERMIT DRAWING
Project: Illuminated Channel Letters

Juan O. Gonzalez Florida P.E. #18937

228 89TH STREET • SURFSIDE, FL 33154
TOWN OF SURFSDIE
MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION

A complete submittal includes all items on the "Multifamily and Non-Residential 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  JPCF LLC
PHONE / FAX  786.386.5897
AGENT'S NAME  Joey Sopourn
ADDRESS  11019 NW 19 ST C.S. Fl 33071
PHONE / FAX  954.682.1249
PROPERTY ADDRESS  9407 9471 9473 Harding Ave
ZONING CATEGORY  
DESCRIPTION OF PROPOSED WORK  Morley Approved Exterior - Lighting & Fans over seating area - signage.

INTERNAL USE ONLY
Date Submitted  
Report Completed  
Fee Paid  $

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

SIGNATURE OF OWNER  3.9.21  SIGNATURE OF AGENT  3.9.21

Town of Surfside – Multi-Family and Non-Residential Site Plan Application
TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION
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Please advise the name of the Representative who will attend the hearing on behalf of this application:

[Signature]
NAME OF REPRESENTATIVE
DATE

3.9.21
The Grove Kosher Market

PAGE 139
Cafe Tables

Cafe Chairs

Ceiling Fan

The Grove Kosher Market
Surfside, FL

PAGE 143
TYPICAL DIGITAL PRINT WITH DIMENSIONAL LOGO INSTALLATION

(L.E.D. INTEGRATED SYSTEM ILLUMINATED)

- Acrylic 1"
- Logo fastened to wall with aluminum shtds 3/16" X 3' One every 6"-
- 0.0mm LED silicone Neon rope system 50 Lumens
- L.E.D. strip cable integral 14-AWG Sunlight UV Resistant & suitable for wet & outdoor locations (UL approved) PLTC 105°C & CMG (UL)US FT-4
- Dedicated grounded branch circuit UL listed 110 Volts, 20 Amp
- UL listed 20 Amp Disconnect Service switch
- Straight connector 1/2"
- Greenfield conductor 1/2"
- Out door listed transformer primary grounded: 110 Volts, 20 Amp, 60Hz secondary: 12 Volts - 100 Watts - 1.5AMP

ELECTRICAL NOTES:
- Sign company does not provide primary electric to sign.
- Electric power to the sign must be done by a licensed electrical contractor or licensed electrician.
- Each sign must have:
  1. A minimum of one dedicated 120Volt & 20Amp circuit,
  2. Junction box within 6 feet of sign,

A total of 1 LED transformers to be used as follows:
- Partial LED Line Footage 66" One: Out Door UL Listed Transformer primary grounded: 120 Volts, 20 Amp, 60Hz secondary: 12 Volts, 100 Watts, 1.5 AMP

- J = 1.5 AMP
- Load rate 1.5 AMP - less than 80% load rate allowance for 20AMP grounded circuit.

Scale 1": 3/8"

Design span: 53.0"

Governing code: PBC 2000-7E Florida Building Code W/ 3 Sec Gust & A.S.C.E 7-16 Ch 6.29, V=147 MPH, V=188 Exposure "C"

Solid sign method, HVHZ chapter 16 CAT I

* Florida building code: 7th edition (2020) risk category II

Fabrication, components & installation all UL listed approved

Job Address:
Grove Market & Cafe
Feldman Signs
5071 South State Rd 7
Suite 717
Davie, FL.
BUILDING AREA: 505.00 SQ/FT
PROPOSED SIGN AREA: 34.89 SQ/FT
RACEWAY MOUNTED CHANNEL LETTER
RACEWAY: TO MATCH SIGN BAND COLOR
LETTER RETURN: WHITE ALUMINUM GAUGE 0.040"
LETTER FACE MATERIAL: ACRYLIC 1/8"
LETTER FACE COLOR: WHITE - ORANGE - GREEN
JEWELITE: BLACK
L.E.D. COLOR: WHITE

SCALE 1": 1/2"

<table>
<thead>
<tr>
<th>JOB LOCATION</th>
<th>CONTRACTOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROVE MARKET &amp; CAFE</td>
<td>Feldman Signs</td>
</tr>
<tr>
<td></td>
<td>5071 South State Rd 7</td>
</tr>
<tr>
<td></td>
<td>Suite 717</td>
</tr>
<tr>
<td></td>
<td>Davie, FL.</td>
</tr>
</tbody>
</table>
TYPICAL WIREWAY MOUNTED CHANNEL LETTER INSTALLATION  
(L.E.D. INTEGRATED SYSTEM ILLUMINATE)  

PROPOSED SIGN LOCATION

PARTIAL BUILDING AREA: 79.50 SQ/FT  
PROPOSED SIGN AREA: 34.89 SQ/FT  
RACEWAY MOUNTED CHANNEL LETTER  
RACEWAY: TO MATCH SIGN BAND COLOR  
LETTER RETURN: WHITE ALUMINUM GAUGE 0.040"  
LETTER FACE MATERIAL: ACRYLIC 1/8"  
LETTER FACE COLOR: WHITE - ORANGE - GREEN  
JEWELITE: BLACK  
L.E.D. COLOR: WHITE

JOBS LOCATION  
CONTRACTOR  

GROVE MARKET & CAFE  
Feldman Signs  
5071 South State Rd 7  
Suite 717  
Davie, FL.
TYPICAL WIREFAY MOUNTED CHANNEL LETTER INSTALLATION
(L.E.D. INTEGRATED SYSTEM ILLUMINATE)

PROPOSED SIGN LOCATION
NORTH WEST LOCATED

PARTIAL BUILDING AREA: 79.50 SQ/FT
PROPOSED SIGN AREA: 34.89 SQ/FT
RACEWAY MOUNTED CHANNEL LETTER
RACEWAY: TO MATCH SIGN BAND COLOR
LETTER RETURN: WHITE ALUMINUM GAUGE 0.040"
LETTER FACE MATERIAL: ACRYLIC 1/8"
LETTER FACE COLOR: WHITE - ORANGE - GREEN
JEWELITE: BLACK
L.E.D. COLOR: WHITE

JOB LOCATION
GROVE MARKET & CAFE
Feldman Signs
5071 South State Rd 7
Suite 717
Davie, FL.

CONTRACTOR

SCALE 1": 3/4"
TYPICAL WIREWAY MOUNTED CHANNEL LETTER INSTALLATION
(L.E.D. INTEGRATED SYSTEM ILLUMINATED)

North West Located

Letter Back Fastened to Wire-Way
Self Taping Screws #10 X 1/4" Min 6 Per Letter

LED, Integrated Cable System Illumination
LED Strip Cable Integral 14-4WG Sunlight UV Resistant & Suitable for Wet & Outdoor Locations (UL Approved)
LTC 105C & Omg (UL/US FT-4)
Snap Synthetec Insulator 5/16"

UL Listed 32" J Connector 1/2"

1. Out Door UL Listed Transformer
Primary Grounded: 110 Volts, 20Amp, 60Hz
Secondary: 120VAC - 100 Watts 1.5Amp

2. UL Listed 20 Amp. Disconnect Service Switch

3. Existing Dedicated Grounded Branch Circuit
UL Listed 110 Volts, 20 Amp. Connected to existing Timer

4. Letter Face: Acrylic Plastic 1/8"

5. Draining Hole W/ Lith Buffers

6. Jeminite Trim 1" Fastened to return w/ self drilling Screw #8 X 1/2"

7. 450 Lumens LED System Components
Fastened to Letter Backs

8. UL Label to be placed on letter return

9. Permit number to be placed on letter return

Scale 1" : 3/8"

Letter 20.5" x 15.0"

Governing Code: FBC 2020-20 FLorida Building Code
W/ 3 Sec Gust & A.S.C.E 7-16 Ch 6.29,
V=186 Exposure "C"
Solid Sign Method, HVHZ Chapter 16 CAT I

Fabrication, Component & Installation All UL Listed Approved

Electrical Notes:
- Sign Company DOES NOT Provide primary Electric to sign,
- Electric Power to the sign must be done by a licensed electrician or licensed electrician.
- Each sign must have
  1. A minimum of one dedicated 120VAC & 20Amp circuit.
  2. Junction box within 6 feet of sign,
  3. Three wire: Live, Ground, Neutral.

TOTAL OF 1 LED TRANSFORMER TO BE USED, AS FOLLOWS

Partial LED Line Footage: 72'

ONE: Out Door UL Listed Transformer
Primary Grounded: 120 Volts, 20Amp, 60Hz
Secondary: 12 Volts, 120 Watts, 1.5Amp
LED = 1.5 AMP

Load Rate 1.5 AMP Less Than 80%. Load Rate Allowance for 20 Amp Grounded Circuit.