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 – September 30, 2021 and October 14, 2021

4. Applications:

   A. 716 88th Street – New Two-Story Residence
   B. 1420 Biscaya Drive – New Two-Story Residence
   C. 1452 Biscaya Drive – New Two-Story Residence
   D. 9437 Harding Avenue – Sign and Awning Fabric
   E. 9588 Harding Avenue – Reverse Channel Letters-Sign
   F. 601 88th Street – Double Wood Fence and Gate
5. **Ordinance to Amend Side Setback in H120 District** – Tony Recio, Town Attorney

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-47, “YARDS GENERALLY, ALLOWABLE PROJECTIONS” AND SECTION 90-48 “MODIFICATION OF SIDE AND REAR YARD REGULATIONS” TO PROVIDE ALTERNATIVE SIDE SETBACK REQUIREMENTS IN THE H120 DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

6. **Draft Proposed Zoning Code**

7. **Next Meeting Date:** December 16, 2021

8. **Discussion Items:**
   A. Pools
   B. Future Agenda Items

9. **Adjournment.**

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

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


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

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

Chair Frankel called the meeting to order at 7:15 p.m.

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

**Absent:** Mayor Charles W. Burkett and Board Member Ruben Bravo

**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

No Liaison report was provided due to Mayor Burkett being absent.

3. **Approval of Minutes – August 26, 2021**

A motion was made by Vice Chair Landsman to approve the August 26, 2021, Planning and Zoning Board Meeting Minutes, seconded by Board Member Henderson. The motion carried with a 4-0 vote with Board Member Bravo absent.

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. 668 88th Street – New Two-Story Single-Family Residence

Town Planner Keller introduced the item and provided staff recommendations.

Background: This application is a request to construct a new 2-story single family residence on a vacant lot. The parcel is located in the H30A Zoning District at 668 88th Street. The average lot depth is 201 feet with a width of 75 feet. The Applicant indicates the lot size is 15,084 square feet (SF). The proposed airconditioned floor space totals 3,830 SF.

The setback requirements for the H30A Zoning District are 20-foot front, 7-foot 6-inch side and 50 feet rear (Biscayne Bay). The Applicant is proposing a 20-foot front setback with a setback on the rear lot of 20 feet and a 5-foot 6-inch side setback. Total lot pervious area is proposed to be 41% where 35% is required. The front yard setback pervious area is proposed at 76% where 50% is required. The rear yard setback pervious area is 60% where 40% is required. The second floor under ac is proposed at 4,171 SF which is 28% where 32% is the maximum. A pitched roof is proposed at the 30 feet height requirement. Table 1 on page 3 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed. These items include glass garage door panels with black metal trim and windows with black and limestone cladding at the entrance area and between the two floors. A water feature is also provided at the front entrance. The remainder of the residence is in white stucco. The front elevation includes a concrete driveway with the garage entrance facing north. A dark metal roof is proposed.

The landscape plan provides for 3 Bridal veil street trees, 4 Sable Palms and 3 Live Oak trees. Green Buttonwood hedges are proposed on the side yards and Bay Rum hedge is proposed on the front property line. Twelve existing on-site trees are proposed to be removed.

Applicant Package: The Applicant submitted architectural drawings and photos (15 sheets), a landscape plan (8 sheets), a boundary survey (2 sheets) and application with an ownership affidavit (3 pages).

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

Provide calculations to support the average setback for the 2nd floor.

Revise the drawing package to provide front and rear yards that combine to equal at least 36% of the lot’s depth.

Remove the porch and stairs on the side yard.
Revise the porch and stairs in the side yards to provide a minimum of 5-foot setback from the property line.

The west elevation depicts the garage doors different than the rendering.

Zoysia grass is proposed in the landscape plan. This grass is not included in the landscape section of the Zoning Code (see Sec. 90-89.1).

Obtain tree permits where required when removing the trees.

Tony Leon, architect representing the applicant spoke regarding the application and the recommendations. He stated that the recommendations can be done.

Julian Johnston, applicant addressed the Board regarding the project.

Town Planner Keller agrees with the 50-foot setback and the stairs have to come out of the side setback.

Mr. Leon stated that they can remove the stairs.

Chair Frankel spoke regarding the setback and the stairs.

Mr. Leon spoke regarding the side setbacks.

Board Member MacKenzie spoke regarding the setbacks.

The following individuals from the public spoke:
Jeff Rose spoke regarding the change if the zoning in progress expires and the zoning code change.

Building Official McGuinness made additional staff recommendations that they are not operating under the 2020 Building Code and the 2017 Electric Code. He spoke regarding the base elevation requirement and the 2 feet of freeboard.

Board Member Henderson asked regarding the stairs on both sides, it appears that to meet the 7.5 feet they must remove the entire stairs. If they do that, will it change the flow.

Mr. Leon addressed the comments made by Board Member Henderson and gave suggestions as to how they will accomplish the removal of the stairs.

Town Planner Keller spoke regarding the tie beam and the second one is a bit higher and he did not understand it in the drawing.
Mr. Leon addressed the comments made by Town Planner Keller regarding the truss and tie beam.

Chair Frankel asked if they are meeting the 30 feet.

Mr. Leon stated that yes, they are.

Vice Chair Landsman discussed the comments made by Mr. Rose regarding the zoning in progress and code change and they should keep the code and the ZIP as it stands. He asked if they are confident with the setbacks.

Mr. Leon stated the glass doors is the intent and addressed any concerns regarding the garage.

Board Member MacKenzie asked if they submitted signed and sealed plans. The plans he has are not signed and sealed and wants to know if there is an original signed and sealed set. He asked if the lot is split and if they did a survey.

Mr. Leon stated they do have the original signed and sealed set and stated that the lot was split, and they did have a survey.

Town Planner Keller stated that the survey provided was a boundary survey only.

Board Member MacKenzie asked regarding the pool deck and did not see any elevation and the house has to be at plus 10 feet and the street is usually at plus 4 feet. He stated that the steps being represented is not accurate.

Mr. Leon stated they are raising the seawall and the ground.

Further discussion took place among Board Member MacKenzie, Town Planner Keller and Mr. Leon regarding the raising of the seawall.

Chair Frankel spoke regarding the raising of the seawall and it being higher than the neighbors will be an issue. She spoke regarding raising the home.

Board Member MacKenzie stated that they are not sure where the house would be sitting.

Town Planner Keller addressed the comments made by the Board regarding the walls that surround the home and the height of the walls as well as sloping away from the house.

Further discussion took place among the Board, Town Planner Keller and the applicant regarding the seawall and requirements.
Vice Chair Landsman asked if the retaining wall is there and if there will be landscaping to cover the wall.

Mr. Johnston addressed the comments made by Vice Chair Landsman.

Board Member Henderson asked if he has advised his neighbor.

Mr. Johnston stated yes and he has not been able to get a hold of her.

Discussion took place regarding the grade of the project.

Town Attorney Recio stated that the definition of grade is to the crown of the road.

Board Member MacKenzie asked if there are steps.

Mr. Leon stated yes and provided the sketch shown on the plans.

Chair Frankel asked regarding the dark color of the roof metal and if they could consider a lighter color.

Mr. Leon stated it is a dark gray.

Chair Frankel stated it would impact their cooling cost.

Board Member MacKenzie asked regarding the attic and insulation.

Chair Frankel suggested lighter shade of gray for the roof color.

The following individual from the public spoke:
George Kousoulas

Board Member Henderson addressed the comments made by Mr. Kousoulas.

Board Member MacKenzie asked regarding where would the placement of the air conditioning and pool equipment be located.

Mr. Leon stated they will be going in the backyard.

Town Planner Keller stated that they are not approving the pool tonight because they did not have enough information.

Chair Frankel stated that they are not looking into that now and stated that the stairs currently are not intrusive.

Discussion took place among Board Member Henderson and Town Planner Keller regarding the pool and the mechanical equipment.
Board Member MacKenzie stated possibly considering working in a spot where the machines should be placed.

Board Member Henderson stated that the conditions should be stated as part of the recommendation of approval.

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

B. 732 88th Street – New Single-Family Residence

Town Planner Keller introduced the item and provided staff recommendations.

Background: This application is a request to renovate an existing 2 story residence with a detached garage on a large waterfront lot. The existing residence includes 2,349 square feet (SF) of airconditioned space with a 592 SF detached garage. Proposed improvements to the residence include adding a covered entry feature, a covered patio and a second-floor open terrace. The covered entry and patio total 219 SF and the second-floor open terrace is 184 SF. A 62 SF addition is proposed for the detached garage and a future carport is proposed adjacent to the detached garage. Additionally, the existing 24 Foot driveway will be demolished and reconstructed centered on the front property line. A large entry plaza and driveway will be constructed. All windows and doors will be upgraded to storm impact requirements and additional exterior and interior upgrades are proposed. A pool, deck, carport, fence and walls are future improvements which will be submitted separately.

The lot is zoned H30A with an area of 15,202 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 covered entry feature, the covered patio and the 2nd floor open terrace comply with setback requirements. The proposed addition to the garage does not comply with current 7 Foot 6 Inch side yard setback.

Governing Codes: Zoning in Progress relevant requirements for lots in the H30A 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 and survey was 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:

The Town Finished Floor Elevation is 8 Feet plus 2 Feet. The Building Department will require information to verify the value of the improvements proposed are less than 50% of the building value.

Provide information and or revise the drawings to verify the front and rear yard setbacks combine to equal at least 36% of the lot’s depth.

Provide calculations and worksheets to verify the property provides 35% landscape/pervious area with 20% of the landscape material Florida Friendly.

Provide calculations and worksheets to verify the front yard setback area provides 50% landscape/pervious area with 20% of the landscape material Florida Friendly.

Provide calculations and worksheets to verify the rear yard setback area provides 40% landscape/pervious area with 20% of the landscape material Florida Friendly.

Provide additional detail on the revised entry plaza and driveway including dimensions, material proposed and total pavement area.

The driveway width is limited to 18 feet.

Additional detail is required for review of the front yard fence/gate which requires design approval by the Planning and Zoning Board.

The detached garage addition does not comply with the 7 Foot 6 Inch setback.

Chair Frankel asked regarding the garage and setbacks.

Town Planner Keller addressed the comments made by Chair Frankel.

Board Member MacKenzie asked regarding the area they want to set apart in the garage and the requirement of the setback even if it is such a small area. He asked if there is a grandfather clause.
Town Planner Keller stated that this home was built before the code and possibly in the 1930s.

Town Attorney Recio addressed the comments made and setback requirements.

Arie Sklar, architect, representing the applicant provided an overview of the project.

Board Member MacKenzie asked if the roof line is straight but the wall at an angle.

Mr. Sklar stated yes. He proceeded with the presentation of the project.

Chair Frankel asked Town Attorney Recio regarding a property a while back that they were allowed to make a small addition to the home that did not meet code because it made it more accessible for the older couple who had a historic home.

Town Attorney Recio addressed the comments made by Chair Frankel.

Chair Frankel is glad that the house is being preserved and that tiny bit is not going to be noticed.

Building Official McGuinness thanked Town Planner Keller for bringing up the 50% improvement and he discussed this with Mr. Sklar.

Vice Chair Landsman asked regarding a privacy wall.

Chair Frankel stated that they are coming back for that.

Mr. Sklar spoke regarding the 5-foot privacy wall close to the property line.

Vice Chair Landsman asked Town Planner Keller if that will fly with the code.

Town Planner Keller addressed the question by Vice Chair Landsman and stated it will have to come back along with the pool.

Board Member MacKenzie agrees with the rest of the Board that he has done a great job with the plans. He asked if the windows are operable.

Mr. Sklar stated that they intend for them to be operable.

Board Member MacKenzie suggested looking at a neighbor who has created privacy without enclosing the property.

Board Member Henderson also agrees with Board Member MacKenzie.
Chair Frankel is in agreement with Board Member MacKenzie.

Town Planner Keller read the conditions of approvals.

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

C. 9280 Byron Avenue - New Single-Family Residence

Town Planner Keller introduced the item and provided staff recommendations.

Background: This application is a request to construct a new 2-story single family residence on a vacant interior lot. The parcel is located in the H30B Zoning District at 9280 Byron Avenue. The average lot depth is 112.5 feet with a width of 55.04 feet. The Applicant indicates the lot size is 5,625 square feet (SF). The proposed air-conditioned floor space totals 3,830 SF.

The setback requirements for the H30B Zoning District are 20-foot front, 5-foot 6-inch side and 20 feet rear. The Applicant is proposing a 20-foot front setback with a setback on the rear lot of 20 feet and a 5-foot 6-inch side setback. Total lot pervious area is proposed to be 35% where 35% is required. The front yard setback pervious area is proposed at 68% where 50% is required. The rear yard setback pervious area is 57% where 40% is required. The second floor under ac is proposed at 1,772 SF which is 32% where 32% is the maximum. A flat roof is proposed at the 30 feet height requirement. Table 1 on page 3 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed. These items include front elevation wood pergola, glass railings, metal decorative metal grille, windows with warm medium gray trim, board formed architectural concrete features, planter, water feature at front entrance, charcoal gray front door and accent lighting.

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

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

The eave for the flat roof is limited to a 6 Inch encroachment into the side setback area.

Provide information on the accent lighting.
Building Official McGuinness provided comments.

Jeff Rose, representing applicant, provided an overview of the project.

The following individual from the public spoke:
George Kousoulas

Vice Chair Landsman asked if there are plans for hedging or privacy and pervious plans.

Mr. Rose stated they are keeping it open in the front and will keep the pervious.

Chair Frankel asked if the planters count as part of the pervious.

Discussion took place regarding the pervious area and the planters.

Board Member Henderson spoke regarding the lot being able to contain the house but clearly it is per code.

Mr. Kousoulas responded to the questions posed by Board Member MacKenzie.

Board Member MacKenzie asked where the pool equipment will be going.

Mr. Rose stated it would be on the southwest portion of the house and it will be screened in.

Board Member MacKenzie spoke regarding landscaping and the pool.

Chair Frankel spoke regarding issues you have with small lots including hedging. She asked if it is 10 feet in the back.

Mr. Rose stated that it was 6-8 feet and the decision is if you have a backyard or a pool.

Chair Frankel agrees with Board Member MacKenzie.

Chair Frankel would like to add to additional discussion items on the agenda pool elevations.

Board Member MacKenzie spoke regarding the crown of the road.

A motion was made by Vice Chair Landsman to approve the item with staff recommendations, seconded by Board Member MacKenzie. The motion carried with a 4-0 vote with Board Member Bravo absent.
D. 9348 Byron Avenue - New Single-Family Residence

Town Planner Keller introduced the item and provided staff recommendations.

**Background:** This application is a request to demolish an existing 1-story single family residence and construct a new 2-story single family residence. The parcel is located in the H30B Zoning District at 9348 Byron Avenue. The average lot depth is 112.5 feet with a width of 50 feet. The site plan indicates the lot size is 5,625 square feet (SF). The proposed air-conditioned floor space totals 4,040 SF.

The setback requirements for the H30B Zoning District are 20-foot front, 5-foot side and 20 feet rear. The Applicant is proposing a 20-foot front setback with a setback on the rear lot of 35 feet and a 5-foot side setback. Total lot pervious area is unclear and needs clarification where 35% is required. The front yard setback pervious area is proposed at 50% where 50% is required. The rear yard setback pervious area is 76% where 40% is required. The second floor under ac is proposed at 1,793 SF which is 32% where 32% is the maximum. A pitched roof is proposed at the 30 feet height requirement. Table 1 on page 2 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed. These items include a garage door, windows, stacked stone, white stucco, concrete planter and composite wood. The front elevation includes a paver driveway and walkway with grass, trees, a bay window and front porch. A charcoal tile roof is proposed. Detailed drawings were provided by the Applicant with limited information on the pool.

**Applicant Package:** A package of 8 drawings and an application was submitted by the Applicant with a recent survey dated 9/1/2021.

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

Future pool deck should be defined to ensure rear setback requirements are met in addition to landscape/pervious area.

Provide a height dimension for the fence. Maximum fence height is limited to 6 feet.

Street trees area are required along the public street frontage of the property. At least 2 trees are required on Byron Avenue. It is suggested the trees be planted along the property lines.

Tree removal permit is provided prior to the removal of existing site trees.
Provide calculations to show the 35% minimum pervious area is met, in addition to the 20% Florida Friendly.

Relabel garage as ‘storage,’ and clarify if the door will be composite wood or grey to match the stone color.

Hugo Miyares, architect representing applicant provided an overview of the project.

Board Member MacKenzie spoke regarding the design of switching the door and wall. He spoke regarding the relationship of the house with its surroundings. He suggested the steps to be more interactive with the landscape.

Chair Frankel stated that the house is a very dark house with a very dark roof. She suggested a lighter color roof would look better.

Mr. Miyares stated he will go to the client with a lighter color palate.

Chair Frankel asked Town Planner Keller if the stairs on the side of the house met the side setbacks.

Town Planner Keller stated that the stairs have to come out.

Vice Chair Landsman asked regarding the location of the pool in the back of the house.

Chair Frankel spoke regarding the roof colors and having it part of the code. She stated that possibly a light gray would look better.

Mr. Miyares agrees that a different color on the roof will make it more efficient.

Town Planner Keller suggested for the Board to make a recommendation of the color.

Town Attorney Recio stated what the code says regarding the color and solar reflective.

Chair Frankel stated for Mr. Miyares to work with his client on the color.

A motion was made by Vice Chair Landsman to approve the item with staff recommendations and conditions, seconded by Board Member MacKenzie. The motion carried with a 4-0 vote with Board Member Bravo absent.
E. 9000 Abbott Avenue – New Single-Family Residence

Town Planner Keller introduced the item and provided staff recommendations.

Background: This application is a request to construct a new 2-story single family residence on a vacant corner lot. The parcel is located in the H30B Zoning District at 9000 Abbott Avenue. The average lot depth is 112.5 feet with a width of 55.08 feet. The Applicant indicates the lot size is 6,037 square feet (SF). The proposed air-conditioned floor space totals 3,675 SF.

The setback requirements for the H30B Zoning District are 20-foot front, 10-foot street, 5-foot 6-inch side and 20 feet rear. The Applicant is proposing a 20-foot front setback with a setback on the rear lot of 20 feet and a 5-foot 6-inch side setback on the north and a 10-foot setback on 90th Street. Two encroachments on 90th street (access steps and a large planter) encroach 6 foot 6 Inches into the 10-foot setback.

Total lot pervious area is proposed to be 40% where 35% is required. The front yard setback pervious area is proposed at 55% where 50% is required. The rear yard setback pervious area is 70% where 40% is required. The second floor under ac is proposed at 1,702 SF which is 28% where 32% is the maximum. A flat roof is proposed at the 30 feet height requirement with a parapet wall varying between 18 Inches to 36 Inches. The parapet wall varies to provide screening for 2 A/C units which are centered on the roof top. Table 1 on page 3 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed. These items include aluminum windows with dove gray finish and a smooth white stucco finish on the building. The steps and planters will be Jerusalem stone. The garage door for the storage area will be white metal. The front door will have a blue finish with a gray metal frame.

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

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

Clarify location and design of the Trellis.

Provide additional information on the lighting attached to the building plans at several locations.

Provide basis for encroaching into the 10-foot setback with the access steps to the front door a distance of 6 Feet 6 Inches.
Provide basis for encroaching into the 10-foot setback with the planter structure a distance of 6 Feet 6 Inches.

Verify the planter structure is open and pervious and whether the structure was deleted from the pervious area calculation.

Town Planner Keller is recommending this item be deferred in order to have the issue with the encroachment resolved.

Building Official McGuinness spoke regarding the numbering of the home due to the way the house is facing. He suggested for the property address to be changed to the 90th Street address.

Jeff Rose, representing the applicant provided an overview of the project.

Board Member MacKenzie stated that most codes are more restrictive when the yard is facing the street.

George Kousoulas, architect, addressed the comments made regarding the landscaping and encroachment as it pertains to the ZIP. He stated that there is a relationship of landscape features to the yard and setbacks. He spoke regarding the planters in the newer version is lower.

Chair Frankel stated that the rendering is a bit misleading and A101 is really where the street is.

Board Member Henderson asked if either of Mr. Rose or Mr. Kousoulas would walk down those steps.

Chair Frankel addressed Board Member Henderson’s question regarding the distance.

Board Member Henderson asked regarding A100.

Mr. Kousoulas stated the renderer placed the house incorrectly.

Vice Chair Landsman stated that it appears from the rendering that it is a collection of sugar cubes placed on top of each other and is unique and industrial.

Mr. Kousoulas stated that the owner is looking for a modern design.

Chair Frankel spoke regarding the landscaping and planters.

Mr. Kousoulas addressed the comments made regarding the planters.
Town Attorney Recio asked if the change submitted are in the plans yet.

Mr. Kousoulas stated not at this time.

Town Planner Keller spoke regarding the planters and secondary frontage and that is why he suggests deferral of the item. He stated that he is not ready to make a recommendation and the trellis is not correct.

Board Member MacKenzie stated that all the sensitivity went out the window. He agrees with Chair Frankel and they feel distressed that this feels very out of context for the fabric of this Town. He asked Town Attorney Recio to help him. He understands that they have to follow rules of the design guidelines. He spoke regarding the wall to the neighbor to the south and that it is a bit harsh.

Further discussion took place among the Board Members regarding the context and commercial feel of the project as well as the handrails.

Chair Frankel asked what their feeling is regarding the steps and they have to bring it back to 6 ½ feet.

Board Member MacKenzie stated that the foyer has to be removed and the wall moved back.

Mr. Kousoulas addressed the comments made by the Board.

Board Member MacKenzie asked if they are fine with deferral of the item and believes the house is totally out of context and this is a reason for deferral.

Mr. Kousoulas asked if they can defer to a date certain.

Chair Frankel stated that a small encroachment is ok as per Town Planner Keller as long as all other comments are being addressed.

A motion was made by Vice Chair Landsman to defer the item to a date certain of December 16, 2021, seconded by Board Member Henderson. The motion carried with a 4-0 vote with Board Member Bravo absent.

**F. 525 95th Street – Single Family Addition and Pergola**

Town Planner Keller introduced the item and provided staff recommendations.

**Background:** This application is a request for a 90 square foot (SF) addition to the back of a single-family residence for an expanded dining room with sliding door access to the existing deck. A 160 ± SF trellis will also be constructed.
The existing residence includes 2,062 SF of air-conditioned space. The expanded residence will total 2,152 SF.

The corner lot is zoned H30B with 6,160 SF per the Applicant’s submission. A Miami-Dade County Property Appraiser’s Angled photo is provided on the following page. The proposed addition will match the existing Finished Floor Elevation (FFE) of the existing residence. The addition complies with the 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 September 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 as presented.

Jeff Rose, stated that the architect and contractor asked Mr. Rose to state for the record that the application meets all requirements.

Chair Frankel asked if the stairs are a problem.

Town Planner Keller stated that the stairs are fine and so is the trellis.

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

**G. 600 94th Street – Front Yard Pool**

Town Planner Keller introduced the item and provided staff recommendations.
Background: This Applicant is requesting approval to construct a pool in the secondary front yard. The interior lot is zoned H30B totaling 6,160 square feet (SF) per MDCPA.

The proposed pool is located in the east portion of the lot approximately 3 feet 4 inches east of the wall. The pool meets setback requirements for the front yard (10 feet from the secondary front property line) and 6 feet 6 inches from the rear (south) property line. The pool is 10 feet by 38 feet 1 inch in size.

A 4-foot aluminum fence is proposed enclosing the pool and part of the primary front yard. The fence will be 50% opaque with hedges planted on the exterior of the fence. There are no details to the type of hedge that will be planted. The pool equipment is located near the front east portion of the residence near the entry door enclosed within the fence 10 feet 7 inches from the primary front property line.

The pool deck includes a 2-foot to 3-foot concrete interlocking paver deck surrounding the pool, the deck is 10 feet 3 inches from the primary front property line and approximately 8 feet from the secondary property line. The addition of these will reduce the landscape/pervious area total in both the primary and secondary yard setback area where 50% landscape/pervious area is required. Calculations and worksheets are needed to ensure the landscape/pervious area can be met.

Applicant Package: A package of the site plan and survey was 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 fence needs to be approved by the Planning and Zoning Board.
- Clarify if any trees are being removed as part of this addition, if so, a tree removal permit will be required, in addition to mitigation of the trees.
- Provide calculations and worksheets verifying the addition complies with the 50% landscape/pervious area requirement in the front and that the 35% total pervious area for the lot can be met.

Rafael Puig, representing the applicant gave an overview of the project.
Vice Chair Landsman stated that as designed it does not meet the setback requirements.

Town Planner Keller stated they need to make the pool smaller and make some other revisions.

Mr. Davoudpour, applicant, spoke regarding the setback and they can remove the pavers if they do not need to be there.

Chair Frankel stated that they need to see the calculations.

Town Planner Keller stated that if they approve it subject to conditions, he will check the final plans to make sure they meet the conditions.

Board Member MacKenzie asked if Town Planner Keller found any other issues.

Town Planner Keller stated that the drawing was limited since everything was placed on one piece of paper.

Mr. Davoudpour addressed the comments made by the Board.

Chair Frankel asked regarding the fencing and how one obtains access to the pool.

Mr. Puig stated that there is a gate and a rear entrance to the house.

Chair Frankel stated that they need to come up with calculations for Town Planner Keller.

Further discussion took place regarding the project and the fencing under these circumstances.

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

**H. 228 89th Street – Sign**

Town Planner Keller introduced the item and provided staff recommendations.

**Background:** This application is a request to place a permanent wall sign with QR Code on the 89th Street secondary frontage. The parcel is located in the SD-B40 Zoning District.

**Governing Codes:** The Zoning in Progress requirements for a permanent wall sign are detailed in the following Zoning Code sections:
2006 Code: 90-209(c)1 – Provides a wall sign of 1 square foot (SF) for each 1 foot of frontage. In the Business District for stores with less than 25 feet of frontage, a 25 SF sign is allowed. This store front has approximately 50 feet of frontage.

2008 Code: 90.71.1 – Also allows a wall sign of 1 square foot (SF) for each 1 foot of frontage. In the Business District for stores with less than 25 feet of frontage, a 25 SF sign is allowed. This store front has approximately 50 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.

Staff Recommendation: Recommend approval of the exterior wall sign. The Applicant’s proposed wall sign is 31.5 SF. The illumination of the sign is white LED.

Chair Frankel asked regarding the QRU code.

Ezequiel Fattore, applicant explained that it is an internal website and they can redirect or change.

Board Member Henderson explained how the QRU code works.

Vice Chair Landsman asked if it is lit and the number of lumens.

Town Planner Keller stated it is white LED as required by code.

Board Member Henderson asked regarding the size of the frontage sign.

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

I. 9467 Harding Avenue - Sign

Town Planner Keller introduced the item and provided staff recommendations.

Background: This application is a request to convert three business storefronts into one retail business. The former KosherLand is expanding and renaming to the Grove Kosher Market. The Applicant was approved by the Planning and Zoning Board in August 2020. The current request includes signage, finalized façade features and the sidewalk café. The commercial space is zoned SD-B40 with 75 lineal feet of frontage.
Minutes
Planning and Zoning Board Meeting
September 30, 2021

Three large projecting signs are proposed: one over the main entrance to the storefront (34.89 SF); one at the south end of the store (10.46 SF); and one at the north end of the store (10.46 SF). There is an additional wall graphic (77.89 SF) of which 21 SF is lit in the sidewalk café. The sidewalk café is located at the northern portion of the store. Six tables with 4 chairs each are located in the cafe area. Two overhead fans provide circulation and cooling for the cafe area. Overhead flush mounted can lights are used to illuminate the area and a wall graphic (see Applicant’s drawings).

Architectural modifications to the front façade include ‘wood’ building cladding, white and off-white stucco, light grey metal supports with a dark grey metal awning. The storefront is composed of glass windows and doors with dark grey Kawneer frames.

A Google Street View Photo is provided on the following page.

**Governing Codes:** The September 2021 **Zoning in Progress** relevant requirements for lots in the SD-B40 District are:

**Current Municode: Sec 90-73.a(3b(1-3))** – Provides a wall sign of 1 square foot (SF) for each 1 foot of frontage. In the Business District for stores with less than 25 feet of frontage, a 25 SF sign is allowed. This store has 75 feet of frontage. The maximum size of any one sign is 45 SF. The Code has further restrictions including requiring a 1/4 inch to 2-inch offset from the wall to allow rainwater to drain and limits illumination to white LEDs. All signage to be lit with white illumination from dusk to dawn.

**Sidewalk Businesses: Sec 18-92** – Provides the minimum standards, criteria and conditions for the operation of sidewalk cafes. The Applicant will need to obtain a sidewalk café permit.

**Applicant Package:** A package of drawings, renderings, materials detail and survey was submitted by the Applicant.

**Staff Recommendation:** Approval subject to the sign packet revising the proposed sign area to show the actual sign area being proposed and is equal to or less than 75 SF total for all signs combined, and clarify all LED’s will be white.

The Planning and Zoning Board needs to give design approval for the three wall signs, the architectural modifications, the furniture in the sidewalk café and the wall graphics.

Chair Frankel asked how far are they from meeting the 75 square feet requirement.
Town Planner Keller stated they were at 77.8 square feet. He stated that it is just about cleaning it up a little.

Jordy Solvoy, architect represented the applicant and provided an overview of the project.

Chair Frankel commented on the sign and due to the fact that it is illuminated that is why it is considered a sign. She stated that Chair Meischeid from DVAC is in agreement. If they can bring it to 75 feet.

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

Board Member MacKenzie suggested changing the order of the agenda by putting the easier ones on the top of the agenda.

Chair Frankel stated that in theory it makes sense but the homeowners have to go through the expense of advertisement. She stated that to accommodate the homeowners that are building new homes that is why we put them first.

Chair Frankel asked if they can email their suggestions on the gates and fences to Town Planner Keller in order for him to provide recommendations to the Board.

5. **Next Meeting Date: October 28, 2021**

Consensus was reached to hold the next meeting on October 28, 2021.

6. **Discussion Items:**

   A. **Gates and Fences**

   B. **Zoning Code**

Chair Frankel would like to schedule a separate meeting just to discuss the proposed draft of the zoning code.

Town Attorney Recio stated that it is in the purview of this Board to have a special meeting.

The board requested to hold a Planning and Zoning Board Zoning Code Workshop in October.
C. Future Agenda Items

Vice Chair Landsman suggested that since the Commission has decided on items that need to go before the Planning and Zoning Board, for example fences and gates, as well as height of hedges, that they get a message to the Commission for them to have a say on hedges and gates before the Board makes a decision.

Town Attorney Recio stated that with hedges and gates, the Commission suggested what should be in the proposed draft of zoning code and it will come before this Board for recommendations before it is placed in the code.

Chair Frankel stated she is passionate about hedges and gates but there are more important things that need to be addressed.

7. Adjournment

A motion was made Board Member Henderson to adjourn the meeting without objection at 10:34 p.m. The motion received a second from Vice Chair Landsman. The motion carried with a 4-0 vote with Board Member Bravo absent.

Respectfully submitted,

Accepted this _____day of ____________________, 2021.

____________________
Judith Frankel, Chair

Attest:

____________________
Sandra McCready, MMC
Town Clerk
1. Call to Order/Roll Call

Chair Frankel called the meeting to order at 6:04 p.m.

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

Absent: Mayor Charles W. Burkett

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

Chair Frankel introduced new Board Member Baumel to the Planning and Zoning Board.

Chair Frankel stated that what she would like to do during the discussion is to get a presentation of the item, open it up to the public and bring back to the board on each item and try to get through as much of the agenda as possible as well as providing the Board’s recommendations to the Commission.

Town Attorney Recio stated that the Board’s recommendations would be provided to the Commission at their upcoming workshop.

Chair Frankel stated that if needed they will schedule another workshop.

2. Town Commission Liaison Remarks

No Liaison remarks were given since Mayor Burkett was absent.
3. **Proposed Draft Zoning Code Overview**

Town Attorney Recio gave an overview of the zoning code and the process of the code rewrite as it pertains to the 2006 zoning code and the current code. He stated that he is working with the Town Planner as well as Assistant Town Attorney Martos. He provided the process of the zoning code rewrite. He gave a summary of the current code to the Board.

Town Attorney Recio advised the Board on the chart as it is broken up by districts and their requirements.

4. **Single Family Discussion**

   **A. Setbacks and Encroachments**

Town Attorney Recio went through the chart and comments on the proposed draft and explained how the chart works as it pertains to this section of the code. He also advised the Board about an alternative proposal for evaluating setbacks, lot coverage, and building volume (page 6 of agenda package). He also provided setbacks and encroachment proposals.

Town Attorney Recio provided the lot coverage percentage and proposal for this alternative. Specifically, it proposes a lot coverage of 50%, with floor area increasing as setbacks increase.

Vice Chair Landsman asked regarding the height of homes and stated that one thing Mr. Rose has spoken about in the past is the height and if it was ever considered by the Commission.

Town Attorney Recio stated that they are bound by the Charter as it pertains to the height and they are restricted to 30 feet from the crown of the road.

The following individuals from the public spoke:
- George Kousoulas spoke regarding the lot coverage and setbacks.
- Jeff Rose

Chair Frankel asked what if someone can still build at the 72% and get the interior square footage.

Town Attorney Recio stated yes, but they must stay within their setback.

Chair Frankel spoke regarding the proposal and the table provided. She stated that they should table the discussion of the charter change but keep it in the back of their mind. She stated that one thing to think about is the volume of those houses and if the setbacks are meaningful.
Vice Chair Landsman stated that he saw the home that Mr. Rose is building, and his first impression is that the home is so overwhelming that it would not meet code, but it does. He stated that is the code they have to work with and does not think the alternative language would substantially change what is happening in the Town.

Chair Frankel commented on the environmental aspect and maintaining the existing home instead of tearing down to build a new home and incentivize the homeowners to maintain the existing structure.

Board Member Henderson spoke regarding the layout and likes the layout administratively better on page 6.

Building Official McGuinness spoke regarding the elevation and allowing item 4G which changes the definition of story to exclude areas that are uninhabitable.

Board Member MacKenzie asked if the Town has focused on retaining stormwater on one’s property and their retaining wall.

Chair Frankel stated that what they came up against was the charter height restriction and possibly changing the wording on 4G to allow what was done at Ms. Lecour’s house. She spoke regarding the useable space.

Vice Chair Landsman asked from a cost perspective, if you are doing an infill as required, and if it is more expensive elevating the home.

Mr. Rose stated that elevating the home would be more expensive.

Board Member MacKenzie stated that there are comments made to the Board that there is a lack of yard for the children to play. He spoke regarding utilizing the footprint and it adds a bonus to creativity.

Chair Frankel asked in terms of the setback, and encourage open underneath area, they need to have carefully thought-out rules. She stated possibly allowing a larger floor area or mandating an open space.

Further discussion took place among the Board regarding understory space and open space as it pertains to the mass and elevation of the homes.

Chair Frankel discussed articulation and encroachment.

Town Attorney Recio explained what the encroachment pertains to in the code.
Vice Chair Landsman spoke regarding utilization of every square inch that removes open space and ability for the children to play. He asked if the Commission is supportive of this definition change with the understory.

Town Attorney Recio stated that yes, everyone seems to support the understory concept, it is just how to get it done.

Further discussion took place among the Board regarding the understory as well as what recommendations should be made to the Town Commission and what message should be sent while looking at the form and massing concepts.

Chair Frankel asked to try a different tact. She would like to give direction to the Commission.

Town Attorney Recio provided explanation of the agenda and process.

Chair Frankel spoke regarding waterfront setbacks. She stated that this is fixing the code in order to clarify it.

Town Attorney Recio stated that this particularly applies to all buildings, including accessory buildings.

Chair Frankel is fine adjusting it to mean main buildings that are part of the main house.

Board Member MacKenzie would like accessory structure to be allowed within the waterfront setback if it fits within the property.

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

Further discussion took place among the Board members regarding combination of two lots and the percentage of rear setbacks. The Board decided to stay with the language in the draft code.

**B. Lot Coverage and Floor Area**

Chair Frankel wanted to consider items 16 (lot coverage) and item 19 (single family home volumes) from the list of Commission changes in the agenda.

Discussion among the Board Members took place regarding items 16 (lot coverage) and item 19 (single family home volumes).
Town Attorney Recio spoke regarding lot coverage and projections as it pertains to setbacks. He addressed the item on page 21, number 46 and explained the definition of lot coverage, and the lot coverage allowed for non-habitable areas is 6% of the total lot area.

Board Member MacKenzie asked what the required pervious area would be and does the pool count against that.

Town Planner Keller stated it is 35% and the pool does not count as long as you have 35% of grass.

Chair Frankel stated that should be addressed in the meat of the setback issue.

Town Attorney Recio asked to get some consensus of what the vision is so he can work with that as well as the Town Planner Keller.

Chair Frankel stated that the design guideline is where they need to address all these things and work from there. She stated that they do not match what is on the zoning code and nobody uses it. She stated that the end goal is what they can work with. She stated that the goal of the Board is to have a vision for Surfside as a whole.

Vice Chair Landsman stated that maybe next meeting they should do the design guidelines which has never been discussed and is under their purview.

Chair Frankel stated that her concern is that the Commission will put something in the code that they will have to deal with and not be happy with the changes. She spoke regarding the last meeting with the Commission, which did not allow any form of discussion.

Board Member MacKenzie stated it is hard to focus on this if they do not have the entire picture. He suggested to express their direction to the Commission regardless if they accept it or not.

Chair Frankel stated that the review of all this should be done by a professional. She stated that the process is backwards and the Commission should have stated what their goal is and turn it over to a team of planning and zoning individuals to put it together.

Board Member Baumel agreed with Board Member MacKenzie and that this has been done all backwards. The Commission should have asked the Planning and Zoning Board for their input.
Vice Chair Landsman was thankful for this exercise and spoke regarding the process the Commission did without including the Planning and Board. He stated that as an overall document this does not make sense.

Chair Frankel stated that the proposed zoning code is not clear.

Town Planner Keller stated that they can always focus on sections to make them better. He stated that it is harder to make a whole new document. He stated that they can always by ordinance modify and make the code better.

Board Member Henderson stated that his concern is if they throw their hands up where will they end up?

The following individuals from the public spoke:
George Kousoulas stated that they just need to look at article 4 and there is no real risk with passing what is fundamentally in front of them currently.
Jeff Rose

Chair Frankel asked if the Board wants to go item by item.

**Item Number 16. Lot coverage**

Board Member MacKenzie would like more information on this item before making a decision.

Mr. Kousoulas stated that the maximum amount of exempted area should actually be 7.2% not 6% and explained how it gets to 7.2%.

Town Planner Keller is comfortable with the 6%.

Board Member MacKenzie would like to see more comparables to determine what the correct percentage should be.

Chair Frankel stated they are fine with moving forward with what the Commission stated but would like to gather more information and options to see.

Town Attorney Recio stated that what is being counted as lot coverage is when the second floor slides out from directly atop the first floor, as opposed to a terrace that is not covered by an occupied space.

Board Member MacKenzie discussed areas to be counted as it pertains to covered and uncovered areas.

Consensus was reached by the Board to move forward with what the Commission stated but would like to gather more information and options.
Item No. 17 - Demolition

Discussion took place among the Board regarding this item and the Board requested more information.

Item No. 18 – Roof deck

Chair Frankel stated that she does not like roof decks on the second floor. She stated that in the single-family interior lots, having a roof deck on top is excessive.

Town Attorney Recio stated that in one of the workshops, the majority of the people at the workshop, directed a two-tier option.

Further discussion took place regarding the different options, restrictions as it pertains to railings as well.

Chair Frankel stated that the proposed language is functionally not allowing roof decks on a second story home. She was not against such a restriction, but thought the code should more clearly state it.

Further discussion took place regarding the roof decks and what will be acceptable.

Consensus was reached for there to be a setback to the middle of the property, that you cannot see it from the street, and the staircase cannot go into the setback. It must also meet all noise requirements and 15% of the roof can be used.

C. Fences, Walls, Gates, and Hedges

D. Landscaping and Pervious Area

Chair Frankel discussed the Florida friendly landscaping. She is pro the Florida friendly and the definition was updated.

Discussion took place regarding the required percentage of the total lot and setbacks for Florida friendly landscaping.

Consensus was reached to accept the changes for Florida friendly landscaping.

Chair Frankel spoke regarding synthetic grass and where it would be allowable.
Town Planner Keller suggested making it difficult for individuals to place synthetic turf until they meet that landscape requirement. He also stated this does not include synthetic turf for driveway.

Town Attorney Recio stated that this prohibition applies to the entire property and the reason for the prohibition is because it is plastic, it degrades after a while and goes into the water. He stated it is more of a sustainability issue.

Chair Frankel commented on an item at the previous board that involved synthetic grass. She stated that this portion of the code states that those that currently have it, they will be able to keep it but once it deteriorates, they cannot replace it and cannot count towards your landscaping.

Town Attorney Recio explained the grace period and the changes regarding synthetic turf.

E. Rooftop Uses – Decks and Mechanical

Chair Frankel is fine with allowing rooftop mechanicals with what the code states as it pertains to single family homes.

Town Attorney Recio read the enhancements to the code as it pertains to this item.

Consensus was reached on the proposed changes to the code.

F. Accessory Structures; Pool Location

Consensus was reached for waterfront setbacks to be within 50 feet from the main structure and 500 square feet maximum.

Chair Frankel discussed notice requirement for applications. Consensus was reached on the notice requirement proposed changes.

Town Attorney Recio explained the practical difficulty portion of the code as it pertains to expansion of the first floor and the restrictions. This section is an attempt to streamline this section which is for a ground floor addition. He stated the proposal gets you to 45%.

Board Member Baumel stated that she likes finding a house and making it nice and increase the footprint on the one story if the house is permissible on how it stands and sits.
Further discussion took place among the Board regarding massing and pages 6 and 7 of the proposal and practical variance.

Board Member Henderson suggested moving forward with number 6 with the suggestion of new construction.

Consensus was reached to move forward with number 6 as it applies to one story homes.

G. Understory Parking

H. Additional Concerns
Lot Aggregation:

Chair Frankel discussed lot aggregation.

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

Board Member MacKenzie asked regarding the percentage as it pertains to the lot width.

Chair Frankel asked if they cannot aggregate the lots until demolition takes place.

Town Attorney Recio stated if you are aggregating the lot, you do a unity of title. He stated where it becomes a problem when you have two separate mortgages on the properties. He explained how lot aggregation, permitting and demolition is mentioned in the proposed zoning code.

5. Additional Public Comment

6. Additional Question and Answer

7. Scheduling Additional Workshop (if necessary)

Chair Frankel discussed adding the proposed draft zoning code to the October 28, 2021 agenda and for Deputy Town Clerk Herbello to forward some dates in November to the Board member for the scheduling of an additional zoning code workshop.
8. **Adjournment**

The workshop adjourned at 9:30 p.m.

Respectfully submitted,

Accepted this _____day of ____________________, 2021.

_______________________

Judith Frankel, Chair

Attest:

_______________________

Sandra McCready, MMC
Town Clerk
Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
Thru: Walter Keller, PE, AICP, Town Consultant Planner
From: Christina Fermin, AICP, LEED Green Association
Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
Lillian Arango, Town Attorney
James McGuinness, Town Building Official
Date: October 19, 2021
RE: 716 88th Street – New 2 Story Single Family Residence

Background: This application is a request to demolish an existing 2-story single-family residence and construct a new 2-story single family residence. The parcel is located in the H30A Zoning District at 716 88th Street. The average lot depth is 201 feet with a width of 75 feet. The site plan indicates the lot size is 15,149 square feet (SF). The proposed floor space totals 5,790 SF.

The setback requirements for the H30A Zoning District are 20-foot front, 7 feet 5-inch side and 50-foot rear. The Applicant is proposing a 20-foot 5-inch front setback with a setback on the rear lot of 52 feet 9 inches and a 7-foot 6-inch side setback.

Total lot pervious area is 5,318 SF or 35.10% where 35% is required. The front yard setback pervious area is proposed at 80.86% where 50% is required. The rear yard setback pervious area is 44.02% where 40% is required. The second floor under ac is proposed at 4,734 SF which is 31.24% where 32% is the maximum.

A pitched roof is proposed at 29 feet 3 inches where 30-feet is the height requirement. A 14 Foot concrete driveway with 4-inch-wide grass joints is proposed for the driveway. The site plan does not specify what percentage of landscaping will be Florida Friendly. Table 1 on page 2 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed, including a 5-foot stone masonry wall surrounding the property. Architectural items include stone cladding, wood brise soleil, gunmetal finish glazing frame and alucobond cladding. The front elevation includes a 5-foot wall, concrete driveway with grass, trees, windows and terraces. Detailed drawings were provided by the Applicant with limited information on the pool.
Table 1 – Site Characteristics and Zoning Requirements

| Address | 716 88th Street |
| General Location | South Area of Town along the Biscayne Bay |
| Property Size | 15,149 SF (201 Feet x 75 Feet) |
| Zoning District | H30A |
| Lowest Floor Elevation | Base Flood Elevation 10’ NGVD (8.00 + 2.00) |

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<th>Lot Coverage</th>
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<th>Proposed</th>
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<tr>
<td>Total Lot</td>
<td>40% Max. (6,059.6 SF)</td>
<td>38.22% (5,790 SF)</td>
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<tr>
<td>Exempt Accessory Uses</td>
<td>15% or Less</td>
<td>130 SF or 2.25%</td>
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<td>2nd Story Lot Coverage</td>
<td>32% of the Lot or</td>
<td>31.24% (4,734 SF under ac)</td>
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<td>80% of First Floor</td>
<td>80% (4,734 SF under ac)</td>
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<tr>
<td>Pervious Area Total Lot</td>
<td>35% w/20% FL Friendly</td>
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<tr>
<td>Pervious Area Front Yd</td>
<td>50% w/20% FL Friendly</td>
<td>80.86% (1,213 SF)</td>
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<tr>
<td>Pervious Area Rear Yd</td>
<td>40% w/20% FL Friendly</td>
<td>44.02% (1,724 SF)</td>
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| Height – Flat Roof | 30 Ft: Avg Datum/Crown-High Pt. | N/A |
| Height – Pitched Roof | 30 Ft: Avg Datum/Crown-Tie Beam. | 29 Feet 3 inches |
| Modification of Height | 1% of Height to 3 Ft Max | N/A |
| Roof Decks | Prohibited | N/A |
| Trellis/Pergola Structure | 12 Feet Max. Height | N/A |

| Setbacks | |
| Primary Frontage | 20 Feet Min. | 20 Feet 5 inches |
| Secondary Corner | 10 Feet Min. | N/A |
| Interior Side < or = 50 Ft | 5 Feet Min. | N/A |
| Interior Side > 50 Ft | 10% Frontage Width | 7 feet 6 inches |
| Rear | 20 Feet Min. | N/A |
| Pt. Lake & Adj. Canals | 25 Feet Min | N/A |
| Biscayne Bay | 50 Feet Min | 52 Feet 9 inches |

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

| Accessory Buildings | |
| Maximum Height | 12 Feet Max | Unk. |
| Max. Aggregated Area | 500 SF Max. | 130 SF |
| Pools & Decks | | 530.89 SF (Pool) |
| Deck is Unk. | |
| Rear Setback | 50 Feet Min | 12 Feet |
| Uncovered Patio | Rear & Side – 5 Feet | 52’-9” Rear, 7’-6” (Side) |
| Front & Corner -10 Feet | 21’-8” (Front) | |
**Applicant Package:** A package of drawings, landscape plan and an application was submitted by the Applicant with a recent survey dated August 2021.

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

Pool deck meets the rear setback requirements in addition to landscape/pervious area.

Accessory structure need to comply with setback requirement of 50 Feet. Maximum height is limited to 12 feet.

Tree removal permit is provided prior to the removal of existing site trees. Preservation of canopy trees is encouraged.

Provide calculations to show landscaping meets 20% Florida Friendly landscape requirements.
TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

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

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

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

**SIGNATURE OF OWNER**

**SIGNATURE OF AGENT**
- 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
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:

Kob: Karp

NAME OF REPRESENTATIVE

DATE

09/08/2021

CC: Taylor Shumate

T: shumate@kobkarp.com

Cell: 925.683.1858
TOWN OF SURFSIDE
SUBMISSION CHECKLIST
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

Project Name: 716 88th Street Residence
Project Number: _______________________

SUBMITTAL REQUIREMENTS FOR REVIEW:

☐ Completed "Single-Family and Two-Family Site Plan Application" form

☐ Application fee: $_________ made out to "Town of Surfside"

☐ Ownership Affidavit

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

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

FOR THE FOLLOWING PLEASE PROVIDE:

- Two (2) full sized sets (24" x 36" sheets) of complete design development drawings signed and sealed
- One (1) 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

Cont.
# SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

<table>
<thead>
<tr>
<th>ITEM #</th>
<th>ZONING INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>ADDRESS: 716 88TH ST, SURFSIDE, FL 33154</td>
</tr>
<tr>
<td>2</td>
<td>FOLIO NUMBER(S): 14-2235-006-4011</td>
</tr>
<tr>
<td>3</td>
<td>YEAR BUILT: 1993</td>
</tr>
<tr>
<td>4</td>
<td>BASE FLOOD ELEVATION: +8.00'</td>
</tr>
<tr>
<td>5</td>
<td>GRADE (CROWN OF ROAD): +4.46'</td>
</tr>
<tr>
<td>6</td>
<td>LOT AREA: 15,149 SF</td>
</tr>
<tr>
<td>7</td>
<td>LOT WIDTH: 75'-0&quot;</td>
</tr>
<tr>
<td>8</td>
<td>MAX LOT COVERAGE SF AND %: 6,059.6 SF (40.00%)</td>
</tr>
<tr>
<td>9</td>
<td>LEVEL 0: OUTDOOR DINNING</td>
</tr>
<tr>
<td>10</td>
<td>LEVEL 1: 5,920 SF</td>
</tr>
<tr>
<td>11</td>
<td>LEVEL 2: 4,734 SF</td>
</tr>
<tr>
<td>12</td>
<td>TOTAL MAIN HOUSE SF: 5,790 SF</td>
</tr>
<tr>
<td>13</td>
<td>BUILDING HEIGHT: 30'-FLAT ROOFS REQUIRED</td>
</tr>
<tr>
<td>14</td>
<td>FRONT FIRST LEVEL: 20'-0&quot;</td>
</tr>
<tr>
<td>15</td>
<td>FRONT SECOND LEVEL: 30'-0&quot;</td>
</tr>
<tr>
<td>16</td>
<td>EAST SIDE 1: 5'-0&quot; MIN.</td>
</tr>
<tr>
<td>17</td>
<td>WEST SIDE 2: 5'-0&quot; MIN.</td>
</tr>
<tr>
<td>18</td>
<td>REAR: 20'-0&quot;</td>
</tr>
</tbody>
</table>

**ZONING DISTRICT:** RS1- SINGLE-FAMILY, MED.-DENSITY

**FIRM FLOOD MAP:** 12086C0307L

**FIRM FLOOD ZONES:** AE

**PROPOSED LOT COVERAGE SF AND %:** 5,790 SF (38.22%)
MAP OF BOUNDARY SURVEY
EAST 1/2 OF LOT 21, AND ALL OF LOT 22, IN BLOCK 28-A, OF "SECOND AMENDED PLAT OF NORMANDY BEACH," RECORDED IN PLAT BOOK 16, PAGE 44, MIAMI-DADE COUNTY RECORDS, LYING IN SECTION 34, TOWNSHIP 52 SOUTH, RANGE 42 EAST, TOWN OF SURFside, MIAMI-DADE COUNTY, FLORIDA

SECTION 1: DATE OF FIELD SURVEY:
The date of completion of original field Survey was on August 26, 2021.

SECTION 2: GENERAL LEGAL DESCRIPTION:
The East 1/2 of Lot 21 and all of Lot 22, inclusive, Block 28-A, of Second Amended Plat of Normandy Beach, according to the Plat thereof as recorded in Plat Book 16, Page 44, of the Public Records of Miami-Dade County, Florida.

SECTION 3: ACCURACY:
The accuracy obtained by field measurement methods and office calculations of closed geometric figures meet and exceed the accuracy requirements of the Minimum Technical Standards for Suburban area LAND SURVEYING in the State of Florida, pursuant to Rule 5J-17-05, Florida Administrative Code.

SECTION 4: SOURCES OF DATA:
Since no other information was furnished other than that is cited in the Survey Map, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

SECTION 5: LIMITATIONS:
No excavation or determination was made as to how the Subject Property is served by utilities.

SECTION 6: CLIENT INFORMATION:
No improvements were located, other than those shown. No underground permitted, improvements and/or utilities were located or shown hereon.

SECTION 7: SURVEYOR'S CERTIFICATE:
This Survey was prepared at the insistence of and certified to:
David Forbes

SECTION 8: SURVEYOR'S NOTES:
I hereby certify that this "Survey Map" and the Survey was performed under my direction and in due and correct to the best of my knowledge and belief and further, that said "Survey Map" meets the intent of the Minimum Technical Standards for Suburban area LAND SURVEYING in the State of Florida and is in compliance with Rule 5J-17-05 of the Florida Administrative Code and its implementing law, Chapter 14-2235-005-4011 of the Florida Administrative Code.

LEGAL DESCRIPTION:
1. The date of completion of original field Survey was on August 26, 2021.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

North arrow direction is based on an assumed Meridian.

Bearings as shown herein are based upon the Center line of 88th Street, said line to be considered a well-established and monuments.

This property appears to be located in Flood Zone "AE" with a Base Flood Elevation of 8.00, as per Federal Emergency Management Agency (FEMA) Community Number 120659 (Town of Surfside, Miami-Dade County, Florida). By: _______________________, Florida Corporation, a Florida Corporation, registered in Miami-Dade County, Florida.

T.E.S. & C. & G. Brass Disc on concrete guardrail of bridge located on 88th Street, and 150 feet west of Northaven Avenue, Surfside, Miami-Dade County, Florida.

This property is served by utilities.

This Boundary Survey was prepared at the insistence of and certified to:
David Forbes

LEGAL DESCRIPTION:
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This property is served by utilities.
### Tree Disposition Schedule (Property)

<table>
<thead>
<tr>
<th>Tree Number</th>
<th>Common Name</th>
<th>Scientific Name</th>
<th>Native</th>
<th>Diameter</th>
<th>Height (ft)</th>
<th>Canopy Length (ft)</th>
<th>Trunks (ft)</th>
<th>Condition</th>
<th>Disposition</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>Royal Palm</td>
<td>Roystonea regia</td>
<td>No</td>
<td>120</td>
<td>15</td>
<td>14</td>
<td>2</td>
<td>Recently</td>
<td>Tree protection</td>
</tr>
<tr>
<td>11</td>
<td>Royal Palm</td>
<td>Roystonea regia</td>
<td>No</td>
<td>120</td>
<td>15</td>
<td>14</td>
<td>2</td>
<td>Recently</td>
<td>Tree protection</td>
</tr>
</tbody>
</table>

### Neighboring Trees Schedule

<table>
<thead>
<tr>
<th>Tree Number</th>
<th>Common Name</th>
<th>Scientific Name</th>
<th>Native</th>
<th>Diameter</th>
<th>Height (ft)</th>
<th>Canopy Length (ft)</th>
<th>Trunks (ft)</th>
<th>Condition</th>
<th>Disposition</th>
</tr>
</thead>
<tbody>
<tr>
<td>N2</td>
<td>Royal Palm</td>
<td>Roystonea regia</td>
<td>No</td>
<td>120</td>
<td>15</td>
<td>14</td>
<td>2</td>
<td>Recently</td>
<td>Tree protection</td>
</tr>
<tr>
<td>N3</td>
<td>Royal Palm</td>
<td>Roystonea regia</td>
<td>No</td>
<td>120</td>
<td>15</td>
<td>14</td>
<td>2</td>
<td>Recently</td>
<td>Tree protection</td>
</tr>
</tbody>
</table>

**Temporary Tree Protection**

- All trees shall be protected for duration of excavation
- **Tree protection fences** shall extend at least ten feet from the trunk + palm
- **Tree protection fences** shall be constructed of continuous chain link fence or of two-by-four-inch posts with three equally spaced two-by-four-inch rails
- **Tree protection fences** shall be at least four feet high
- **Tree protection fences** shall be in place at the start of the project and remain in place through the duration of the project
- **Tree protection fences** shall not be removed or destroyed without the written consent of the city departments
CONTRACTOR QUALIFICATIONS

1.1. CONTRACTOR MUST BE A LICENSED LANDSCAPE CONTRACTOR.

2.1. CONTRACTOR MUST REPLACE ANY TREES OR PALMS SCARRED OR DAMAGED DURING RELOCATION.

2.2. CONTRACTOR MUST OBTAIN ALL NECESSARY OR REQUIRED PERMITS FOR THE RELOCATION AND

2.3. CONTRACTOR MUST DESIGNATE A COMPETENT, SUPERVISOR OR FOREMAN TO OVERSEE AND DIRECT

2.4. CONTRACTOR MUST CONDUCT ALL WORK ASSOCIATED WITH RELOCATION AND MAINTENANCE OF

3.1.1. THE FOLLOWING TABLE LISTS MINIMUM ROOTBALL DIAMETERS FOR VARIOUS SPECIES OF PALMS

3.1.2. EACH TREE AND PALM MUST THEN BE WATERED EVERY OTHER DAY, NOT RELYING ON RAIN, DURING

3.1.3. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR PALMS IS 6-8 WEEKS. THE FIRST ROOT PRUNE

3.1.4. MYCORRHIZA (ROOTS® TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL

3.1.5. TREE AND PALM RELOCATION ACTIVITIES MUST BE SCHEDULED SO THAT REMOVAL AND REPLANTING

3.2.6. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF 10" OR GREATER IS 24

3.3.2. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT

4.1.1. ALL RELOCATED TREES AND PALMS MUST BE MAINTAINED FOR ONE YEAR FROM THE DATE

4.1.2. FOR TREES BEING RELOCATED ONSITE, THE CANOPY MAY BE SELECTIVELY THINNED AND REDUCED

4.1.3. THE OUTSIDE OF THE WIRE WRAP, AND THE ENTIRE TREE OR PALM (INCLUDING

4.1.4. Distributed around the perimeter of the planting pit at the rate of 2

4.1.5. THICKNESS TO BE DETERMINED ONLY AFTER A THOROUGH EXAMINATION OF ALL ROOTS DURING

4.1.6. DEPENDING ON THE RELATIVE LOCATIONS AND DEPTHS OF THE MAJOR ROOTS AS OBSERVED DURING

4.1.7. THE FOLLOWING TABLE LISTS OTHERS LIST UNREALISTIC MINIMUM SIZES FOR THE ROOTBALLS OF VARIOUS TREE CALIPERS OR

4.1.8. RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS. MATERIAL TO

4.1.9. ONCE LIFTING BEGINS, ANY UNCUT ROOTS UNDER OR AROUND THE ROOTBALL THAT

5.1.1. ALL RELOCATED TREES AND PALMS MUST BE MAINTAINED FOR ONE YEAR FROM THE DATE

5.1.2. TREES AND PALMS BEING RELOCATED OFFSITE MUST HAVE THEIR ENTIRE

5.1.3. CLEANED OF ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND

5.1.4. TREES AND PALMS BEING RELOCATED OFFSITE MUST HAVE THEIR ENTIRE

5.1.5. ON THE DATE OF THE DELIVERY OF THE TREE OR PALM TO THE FINAL LOCATION, CONTRACTOR MUST

5.1.6. COMPLETE THE TILLING, Leveling, and Compaction of the Entire Rootball Area Using a Roto-Tiller, and

5.1.7. IRRIGATION AND BRACING MUST BE CHECKED AND EACH TREE OR PALM THOROUGHLY

5.1.8. ONCE LIFTING BEGINS, ANY UNCUT ROOTS UNDER OR AROUND THE ROOTBALL THAT

5.2.1. BURLAP BENEATH THE BALANCING STRAP.

5.2.2. THE TREE OR PALM MUST REMAIN IN THIS POSITION UNTIL IT HAS BEEN PLANTED INTO THE FINAL

5.2.3. IRREGULARITIES

5.2.4. IRREGULARITIES

5.2.5. IRREGULARITIES

5.2.6. IRREGULARITIES

6.1.1. ALL RELOCATED TREES AND PALMS MUST BE MAINTAINED FOR ONE YEAR FROM THE DATE

6.1.2. ALL RELOCATED TREES AND PALMS MUST BE MAINTAINED FOR ONE YEAR FROM THE DATE

6.2.1. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS

6.2.2. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS

6.2.3. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS

6.3.1. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT

6.3.2. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT

6.3.3. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT

6.3.4. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT

6.3.5. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT

6.3.6. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT

6.4.1. THE LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION. NOTIFY LANDSCAPE

6.5.1. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT

6.5.2. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT

6.5.3. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT

6.5.4. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT

6.5.5. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT

6.5.6. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT

6.5.7. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT

6.5.8. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT

6.5.9. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT

7.1.1. THE FOLLOWING TABLE LISTS OTHERS LIST UNREALISTIC MINIMUM SIZES FOR THE ROOTBALLS OF VARIOUS TREE CALIPERS OR
1. All shallow retention areas (SRA) shall be graded.

2. Contractor shall report any discrepancies.

3. Contractor shall ensure positive drainage away from all structures.

4. These areas will catch on-site water for plant drainage only. See engineering drawings.

5. All sod areas shall be flush with adjacent hardscape material, as well as create the first barrier for infiltration before entering the storm water system.

6. Contractor shall test percolation in all SRA's and notify landscape architect and civil engineer of any issues. Contractor shall be responsible for removal of these methods.

7. Contractor shall maintain erosion control.

8. Contractor shall coordinate final location of all drainage structures with civil engineer and report connections and/or system by others.

9. All waterproofing and building drainage by others.

10. For grading and spot elevations on row and drive, refer to civil engineer's drawings.

11. This drawing represents aesthetic grading and evenly.

12. Contractor shall meet all existing grades smoothly.

13. Contractor shall coordinate final location of all drainage structures with civil engineer and report connections and/or system by others.

14. All storm water shall be retained within the property.
PLANTING UNDERSTORY PLAN

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

4 - BROMELIAD VINICOLOR

98 S.F. - ZOYSIA SOD

161 S.F. - ZOYSIA SOD

32 S.F. - ZOYSIA SOD

EXISTING ADJACENT RESIDENCE

EXISTING ADJACENT RESIDENCE

NOTE:
FOR PLANTING SCHEDULE AND NOTES, REFER TO SHEET LP-300.

PRIVATE RESIDENCE
716 88th Street
SURFSIDE, FL

21019

- 10' 50' 25' 5'

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

PLANTING UNDERSTORY PLAN

LP-200

NOTE:
FOR PLANTING SCHEDULE AND NOTES, REFER TO SHEET LP-300.

PRIVATE RESIDENCE
716 88th Street
SURFSIDE, FL

21019

- 10' 50' 25' 5'

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

PLANTING UNDERSTORY PLAN

LP-200

NOTE:
FOR PLANTING SCHEDULE AND NOTES, REFER TO SHEET LP-300.
ALL PLANT MATERIAL TO REMAIN SHALL BE PROTECTED. REFER TO PLANTING SCHEDULE, DETAILS, & NOTES

1. ALL 1 GALLON MATERIAL TO HAVE A 20-24" SPREAD MINIMUM.
2. ALL TREES ON SOD AREAS SHALL RECEIVE A MULCH RING 2' IN DIAMETER TYPICAL.
3. ALL TREES TO BE RELOCATED WILL GET ROOT PRUNED 30 DAYS MIN. (OR MORE IF REQUIRED. (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
4. PLACE THE HOSE AROUND THE TREE TRUNK JUST ABOVE THE LOWEST BRANCH.
5. THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE, ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
6. TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE.
7. FULL WIRE, WRAP AROUND Both Ends AND USE ELASTIC RUBBER BAND TO SECURE.
8. TREE BRACING NOTES:
9. SPECIFICATIONS
10. CONTRACTOR SHALL VISIT SITE TO FACILITATE AND ASSURE APPROPRIATE PLANTING AND LAYS THE BLAST AT A MINIMUM OF 12", 14" & 16" DEEP, DEEPER IF REQUIRED. (NOTE: 5" MINIMUM)
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANTING AND SOD 2' IN DIAMETER TYPICAL.
12. ALL TREES SHALL HAVE A 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE.
13. ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
14. ALL PLANTS TO BE PLANTED WITH PLANTING SOIL. (SEE SPECS)
### Existing Tree/Palm Removal Schedule (Property)

<table>
<thead>
<tr>
<th>TREE NUMBER</th>
<th>COMMON NAME</th>
<th>SCIENTIFIC NAME</th>
<th>NATIVE</th>
<th>DIAMETER (IN)</th>
<th>HEIGHT (FT)</th>
<th>CANOPY (FT)</th>
<th>CREDIT</th>
<th>REMOVED (A.F.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>Pine</td>
<td>Pinus Pinaster</td>
<td>No</td>
<td>30</td>
<td>20</td>
<td>40</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Crape Myrt</td>
<td>Crapemyrtus</td>
<td>Yes</td>
<td>95</td>
<td>75</td>
<td>40</td>
<td>4.00</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Oak</td>
<td>Quercus</td>
<td>Yes</td>
<td>9.5</td>
<td>14</td>
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<td>26.56</td>
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<tr>
<td>14</td>
<td>Oak</td>
<td>Quercus</td>
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<td>11</td>
<td>24</td>
<td>7</td>
<td>1.64</td>
<td></td>
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<tr>
<td>15</td>
<td>Palm</td>
<td>Washingtoniaca</td>
<td>Yes</td>
<td>48</td>
<td>18</td>
<td>10</td>
<td>90.44</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Palm</td>
<td>Washingtoniaca</td>
<td>Yes</td>
<td>48</td>
<td>17</td>
<td>15</td>
<td>78.86</td>
<td></td>
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<tr>
<td>17</td>
<td>Washingtoniaca</td>
<td>Washingtoniaca</td>
<td>Yes</td>
<td>15.5</td>
<td>14</td>
<td>12</td>
<td>11.51</td>
<td></td>
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<tr>
<td>18</td>
<td>Washingtoniaca</td>
<td>Washingtoniaca</td>
<td>Yes</td>
<td>14.3</td>
<td>14</td>
<td>12</td>
<td>11.14</td>
<td></td>
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<tr>
<td>19</td>
<td>Washingtoniaca</td>
<td>Washingtoniaca</td>
<td>Yes</td>
<td>14.7</td>
<td>12</td>
<td>12</td>
<td>11.3</td>
<td></td>
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<tr>
<td>20</td>
<td>Hybrid Palm</td>
<td>Washingtoniaca</td>
<td>Yes</td>
<td>5.0</td>
<td>18</td>
<td>10</td>
<td>55.6</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Palm</td>
<td>Washingtoniaca</td>
<td>Yes</td>
<td>10.0</td>
<td>14</td>
<td>12</td>
<td>11.51</td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>Palm</td>
<td>Washingtoniaca</td>
<td>Yes</td>
<td>14.0</td>
<td>14</td>
<td>9</td>
<td>78.86</td>
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</tbody>
</table>

**Sub-Total Canopy Lost:** 4,656

### Proposed Trees Mitigation Schedule (Property)

**Tree Category:** Shade Tree 1

<table>
<thead>
<tr>
<th>NATIVE</th>
<th>QUANTITY</th>
<th>BOTANICAL/COMMON NAME</th>
<th>SPECIFICATIONS</th>
<th>CREDIT (A.F.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Y</td>
<td>4</td>
<td>Burana xanthina</td>
<td>4'DBA x 14'L x 10'-12' Sp. Min.</td>
<td>3000</td>
</tr>
<tr>
<td>Y</td>
<td>2</td>
<td>Chrysopteris decoriflora</td>
<td>4'DBA x 14'L x 10'-12' Sp. Min.</td>
<td>1000</td>
</tr>
<tr>
<td>N</td>
<td>1</td>
<td>Phoenix canariensis</td>
<td>15'-18' G.L. Matching Evening Date Palm #200</td>
<td>300</td>
</tr>
</tbody>
</table>

**Sub-Total (A.F.)** 4,300

### Proposed Trees Mitigation Schedule (Right-of-Way)

**Tree Category:** Shade Tree 1

<table>
<thead>
<tr>
<th>NATIVE</th>
<th>QUANTITY</th>
<th>BOTANICAL/COMMON NAME</th>
<th>SPECIFICATIONS</th>
<th>CREDIT (A.F.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Y</td>
<td>5</td>
<td>Caribbean Evergreen Palm</td>
<td>2'DBA x 12'-18' x 6'-12' Sp. Min.</td>
<td>1000</td>
</tr>
</tbody>
</table>

**Sub-Total (A.F.)** 5,000

**Total Credit Obtained:** 5,300

**Credit Assigned:** 4,000
1. MAIN LINE, LATERAL LINE, AND IRRIGATION SPRINKLER LOCATIONS ARE SHOWN SCHEMATICALLY AND ARE REQUIRED PRIOR TO COMPLETION OF THE IRRIGATION WORK. SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) FOR A PERIOD OF SIXTY DAYS AFTER INSTALLATION WITH CONTRACTOR AND/OR OWNER.

NOTE:

5. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. SEE THIS SHEET FOR IRRIGATION LAYOUT.

3. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.

2. THE PROPOSED LANDSCAPE AND IRRIGATION DESIGN MEETS AND EXCEEDS THE LANDSCAPE CODE REQUIREMENTS AS STIPULATED IN CHAPTER 18-A, MIAMI DADE COUNTY LANDSCAPE ORDINANCE.

4. FINAL LOCATION OF THE BACKFLOW PREVENTER AND AUTOMATIC CONTROLLER SHALL BE APPROVED TO ASSUME RESPONSIBILITY AFTER THAT INITIAL PERIOD.

IRRIGATION NOTE:

EXISTING IRRIGATION POINT OF BACKFLOW PREVENTER, REFER TO NOTE "4"

CLAIRITY ONLY, ACTUAL DESIGN AND ROUTING SHALL BE COMPLETED BY PLUMBING ENGINEER AND INSTALLED BY PLUMBING CONTRACTOR. ALL PIPING THROUGH THE BUILDING TO EXTERIOR AND THROUGH BUILDING TO UPPER FLOOR SHALL BE PROVIDED BY PLUMBER.

SETBACK:
- 20'-0" FRONT SETBACK
- 52'-9" REAR SETBACK
- 7'-6" SIDE SETBACK

DIMENSIONS:
- 75.00' (D) / 74.73' (M)
- 201.30' (P) / 202.15' (M)
- 202.85' (C&M)
- 75.00' (D&M)

FORM.

ARCHITECT:
- Kobi Karp Architecture and Interior Design, Inc.
- 2915 Biscayne Boulevard, Suite #200
- Coconut Grove, FL. 33233-1615, USA
- Tel: +1(305) 573 1818
- Email: davidodesign@hotmail.com

CONTRACTOR:
- David O. Design
- p.o. box 331615
- Miami, Florida 33137  USA
- Tel: +1(305) 573 3766
- Fax: +1(305) 573 3766

OWNER:
- Tel: +1(305) 573 3766

OTHER:
- www.davidodishoo.com
- Email:

DATE:
- 09/07/2021

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

DRAWING SCALE:
- 1/8" = 1'-0"
11. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S

12. INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES.

13. ALL CONTROL WIRES SHALL BE INSTALLED IN PVC CONDUIT.

14. ALL REMOTE CONTROL VALVES, GATE VALVES, QUICK COUPLERS, CONTROL WIRE AND COMPUTER CABLE PULL POINTS SHALL BE PROVIDED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

15. INSTALL ALL SPRINKLER HEADS SHALL BE SET REFERENCIAL TO FINAL GRADE UNLESS OTHERWISE SPECIFIED.

16. LATERAL LINE AND MAINLINE PIPING WITHIN BUILDING SHALL BE TYPE B COPPER AND IS SHOWN FOR CLARITY ONLY, ACTUAL DESIGN SHALL BE A MINIMUM OF TWICE THE DIAMETER OF THE PIPE TO BE SLEEVED.

17. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM SPRAY WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.

18. ALL SPRINKLER HEADS SHALL BE INSTALLED IN APPROVED VALVES BOXES WITH COVERS.

19. POST VALVE SHUT-OFF DRAINING, OF THE IRRIGATION HEAD OCCURS OR AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

20. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS WHERE POSSIBLE.

21. PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC. SHALL BE A MINIMUM OF TWICE THE DIAMETER OF THE PIPE TO BE SLEEVED.

22. ALL ELECTRICAL POWER SOURCE TO CONTROLLER LOCATION SHALL BE PROVIDED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

23. ALL PIPING THROUGH THE BUILDING EXTERIOR AND THROUGH EGRESS TO SUBURBAN FLOOR SHALL BE PROVIDED BY PLUMBER.
**IRRIGATION DETAILS**

**STATIONS**

**COMMON TERMINAL**

**TYPICAL CONTROLLER**

**QUICK COUPLING VALVE**

1. **POP-UP SPRINKLER/TREE BUBBLER**

2. **REMOTE CONTROL VALVE**

3. **RP BACKFLOW PREVENTER - HORIZONTAL**

4. **QUICK COUPLING VALVE**

5. **BALL VALVE**

6. **TIMER AND RAIN SENSOR**

7. **RAIN SENSOR (RSD-BEx)**

**NOTES:**

1. FITTINGS MAY DIFFER THAN THOSE SHOWN IN DETAIL.

2. INSTALL IN SHRUB AREAS ONLY AND A MINIMUM OF 12" FROM PLANTER EDGE.

3. INSTALL IN SHRUB AREAS ONLY AND A MINIMUM OF 12" FROM PLANTER EDGE.

4. INSTALL IN SHRUB AREAS ONLY AND A MINIMUM OF 12" FROM PLANTER EDGE.

5. INSTALL IN SHRUB AREAS ONLY AND A MINIMUM OF 12" FROM PLANTER EDGE.

6. INSTALL IN SHRUB AREAS ONLY AND A MINIMUM OF 12" FROM PLANTER EDGE.

7. INSTALL IN SHRUB AREAS ONLY AND A MINIMUM OF 12" FROM PLANTER EDGE.

**common wire to control valves**

**timer and rain sensor**

**water to irrigation controller**

**pea gravel, 2" depth.** leave 1"-2" air space between bottom of valve and top of pea gravel.

**varies - see irrigation specs.** for box top height.

**pvc mainline - see irrigation specs.** for pipe depth.

**brick valve box supports (2 min.)**

**pvc nipple**

**pvc 45 ell**

**valve box - see irrigation specs.**

**ball/gate valve**

**finish grade**

**quick-coupling valve:**

2" x 2" redwood stake with pvc sch 40 ell

pvc mainline fittings

brick (1 of 2)

vpc lateral line

pvc sch 40 tee or ell

pvc 90 deg ell

1. fitments may differ than those shown in detail.

2. install in shrub areas only and a minimum of 12" from planter edge.

3. install in shrub areas only and a minimum of 12" from planter edge.

4. install in shrub areas only and a minimum of 12" from planter edge.

5. install in shrub areas only and a minimum of 12" from planter edge.

6. install in shrub areas only and a minimum of 12" from planter edge.

7. install in shrub areas only and a minimum of 12" from planter edge.
Memorandum

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

Date: October 19, 2021
RE: 1420 Biscaya Drive – New 2 Story Single Family Residence

Background: This application is a request to construct a new 2-story single family residence. The vacant parcel is located in the H30A Zoning District at 1420 Biscaya Drive. The average lot depth is 202 feet with a width of 92 feet. The Applicant indicates the lot size is 18,400 square feet (SF). The proposed air-conditioned floor space totals 7,548 SF. Non-airconditioned space increases the total to 10,897 SF. An overhead view of the lot from the Miami Dade County Property Appraiser is provided in Figure 1 on the following page.

The setback requirements for the H30A Zoning District are 20 foot front, 9.2 feet side and 50 feet rear (per Zoning in Progress). The Applicant is proposing a front yard setback of 25 feet 4 inches, side setbacks of 9 feet 3 or 5 inches and a rear main building setback of 50 feet. Several encroachments are located in the side setbacks and the rear setback. The Applicant’s proposal regarding average setbacks is reasonable. The second floor under ac and covered porches is proposed at 4,394 SF which is 23.9% where 32% is the maximum. Another measure of the second floor size is it cannot be larger than 80% of the first floor. Again, the second floor A/C area is 4,394 SF which is 74.3%. Lots greater than 112.5 feet are also required to have the front and rear yards combined equal 36% or more. The 25.33 foot front yard and 50 foot rear yard when added together and divided by the 202 foot lot depth is 37.3% although encroachments in the front and rear yards exist. A flat roof is proposed which is equal to the 30 feet height requirement. Table 1 on page 3 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed. These items include significant breaks in the side walls, provision of balconies, terraces, doors, iron railings, front yard wall water feature and a large number of windows. Air conditioners are located adjacent to the side yard setback area.

This review may be supplemented prior to the Planning and Zoning Board meeting.
Figure 1 – 1420 Biscaya Drive Miami Dade County Property Appraiser Aerial
### Table 1 – 1420 Biscaya Drive Site Characteristics and Zoning Requirements

<table>
<thead>
<tr>
<th>Characteristics</th>
<th>Address</th>
<th>General Location</th>
<th>Property Size</th>
<th>Zoning District</th>
<th>Lowest Floor Elevation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1420 Biscaya Drive</td>
<td>SW Area of Town on Biscayne Bay</td>
<td>18,400 SF (202 Feet x 92 Feet)</td>
<td>H30A</td>
<td>8.0 Base Flood Elevation +2 = 10.0 Feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot Coverage</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Lot</td>
<td>40% Max. (7,360 SF)</td>
<td>27.4% (5,032 SF)</td>
</tr>
<tr>
<td>Exempt Accessory Uses</td>
<td>15% or Less</td>
<td>15.0% (755 SF)</td>
</tr>
<tr>
<td>2nd Story Lot Coverage</td>
<td>32% of the Lot</td>
<td>23.9% (4,394 SF)</td>
</tr>
<tr>
<td></td>
<td>80% of First Floor</td>
<td>87.3% (4,394 SF)</td>
</tr>
</tbody>
</table>

|Lots > 112.5 Feet | Front + Back Yds = 36% of Lot | 37.2% |

|Pervious Area Total Lot | 35% w/20% FL Friendly | TBD |
|Pervious Area Front Yd | 50% w/20% FL Friendly | TBD |
|Pervious Area Rear Yd | 40% w/20% FL Friendly | TBD |

|Height – Flat Roof | 30 Ft: Avg Datum/Crown-High Pt. | 32 Feet |
|Height – Pitched Roof | 30 Ft: Avg Datum/Crown-Tie Beam. | N/A |
|Modification of Height | 1% of Height to 3 Ft Max | TBD |
|Roof Decks | Prohibited | N/A |

<table>
<thead>
<tr>
<th>Setbacks</th>
<th></th>
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<tbody>
<tr>
<td>Primary Frontage</td>
<td>20 Feet Min.</td>
<td>25.3 Feet</td>
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<tr>
<td>Secondary Corner</td>
<td>10 Feet Min.</td>
<td>N/A</td>
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<tr>
<td>Interior Side &lt; or = 50 Ft</td>
<td>5 Feet Min.</td>
<td>5 Feet</td>
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<tr>
<td>Interior Side &gt; 50 Ft</td>
<td>10% Frontage Width</td>
<td>N/A</td>
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<tr>
<td>Rear</td>
<td>20 Feet Min.</td>
<td>N/A</td>
</tr>
<tr>
<td>Pt. Lake &amp; Adj. Canals</td>
<td>25 Feet Min</td>
<td>N/A</td>
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<tr>
<td>Biscayne Bay</td>
<td>50 Feet Min</td>
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<table>
<thead>
<tr>
<th>Encroachments</th>
<th></th>
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<tr>
<td>Eaves – Sloped Roofs</td>
<td>24 Inches Max</td>
<td>TBD</td>
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<tr>
<td>All Other Ornamentals</td>
<td>6 inches Max</td>
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<th>Accessory Buildings</th>
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<tr>
<td>Maximum Height</td>
<td>12 Feet Max</td>
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<td>Max. Aggregated Area</td>
<td>500 SF Max.</td>
<td>TBD</td>
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<tr>
<td>Pool</td>
<td>TBD</td>
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<tr>
<td>Primary Front and</td>
<td>10 Feet Min</td>
<td>N/A</td>
</tr>
<tr>
<td>Secondary Corner</td>
<td>10 Feet Min</td>
<td>N/A</td>
</tr>
<tr>
<td>Uncovered Patio</td>
<td>Rear &amp; Side – 5 Feet</td>
<td>N/A</td>
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<tr>
<td></td>
<td>Front &amp; Corner -10 Feet</td>
<td>N/A</td>
</tr>
</tbody>
</table>
Applicant Package: A package of drawings and an application was submitted by the Applicant. A recent survey was also submitted.

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

The landscape plan is not based on the Town’s landscape requirements.

Information needs to be submitted to verify the proposed plan provides 50% landscape/pervious area in the front yard setback area, 40% in the rear yard setback area and 35% on the total lot area.

Provide calculations and worksheets indicating the size of covered terraces on the first and second floors and front and rear entry area.

Verify the roof top slab elevation does not exceed more than 30 feet from the road crown elevation.

The planters need to be removed from the side yard setback.

The side yard setback is 10% of the lot width, not 5 feet. All encroachments such as, equipment pads, A/C equipment, stairs and overhangs need to be removed from the setback. For a flat roof, a 6 inch projection is allowed.

The cabana bath, BBQ/sinks, bar and roof are located in the 50 foot rear yard setback.

The FEMA Base Flood Elevation is 8.0 feet NGVD. plus 2 feet (10.0 feet).

The 4 foot high wall and Aluminum fence and gates on the front property line required design approval by the Planning and Zoning Board.
TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

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

<table>
<thead>
<tr>
<th>PROJECT INFORMATION</th>
<th></th>
</tr>
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<tbody>
<tr>
<td>OWNER'S NAME</td>
<td>Peter and Amanda Haytaian</td>
</tr>
<tr>
<td>PHONE / FAX</td>
<td>732-996-0221</td>
</tr>
<tr>
<td>AGENT'S NAME</td>
<td>Cesar Molina - CMA Design Studio, Inc.</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>232 Andulsia Avenue, Suite 101, Coral Gables, FL 33134</td>
</tr>
<tr>
<td>PHONE / FAX</td>
<td>305-448-4200</td>
</tr>
<tr>
<td>PROPERTY ADDRESS</td>
<td>1420 Biscaya Drive, Surfside, FL 33154</td>
</tr>
<tr>
<td>ZONING CATEGORY</td>
<td>2-Story SFR // 5 Bedrooms // 6 Bathrooms // Powder Room // Study // Gym</td>
</tr>
<tr>
<td>DESCRIPTION OF PROPOSED WORK</td>
<td>Total A/C Area 7,548 // Total Non-A/C Area 3,349 // Total Adjusted 10,897</td>
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</tbody>
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<table>
<thead>
<tr>
<th>INTERNAL USE ONLY</th>
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<tbody>
<tr>
<td>Date Submitted</td>
<td>Report Completed</td>
</tr>
<tr>
<td></td>
<td>Project Number</td>
</tr>
<tr>
<td></td>
<td>Date</td>
</tr>
<tr>
<td>Fee Paid</td>
<td>$</td>
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</table>

<table>
<thead>
<tr>
<th>ZONING STANDARDS</th>
<th>Required</th>
<th>Provided</th>
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<tbody>
<tr>
<td>Plot Size</td>
<td></td>
<td>14,800 S.F</td>
</tr>
<tr>
<td>Setbacks (F/R/S)</td>
<td>20' x 20'</td>
<td>25' x 20'</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>40% Max.</td>
<td>6495.5 S.F (35.75%)</td>
</tr>
<tr>
<td>Height</td>
<td>20' - 0&quot;</td>
<td>32' - 0&quot; (BUILDING EXCEEDING ADDITIONAL SETBACK)</td>
</tr>
<tr>
<td>Pervious Area</td>
<td>85% Min.</td>
<td>6,885 S.F (37.15%)</td>
</tr>
</tbody>
</table>

SIGNATURE OF OWNER  9/30/21  SIGNATURE OF AGENT  10/1/21

Town of Surfside – Single-Family and Two-Family Site Plan Application
# INDEX OF DRAWINGS

<table>
<thead>
<tr>
<th>ARCHITECTURAL DRAWINGS</th>
<th>LANDSCAPE DRAWINGS</th>
</tr>
</thead>
<tbody>
<tr>
<td>COVER</td>
<td>LCVR COVER PAGE</td>
</tr>
<tr>
<td>INDEX</td>
<td>L001 GENERAL SITE NOTES</td>
</tr>
<tr>
<td>R1.0 RENDERING</td>
<td>L100 TREE DISPOSITION NOTES</td>
</tr>
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<td>R2.0 RENDERING</td>
<td>L101 TREE DISPOSITION NOTES</td>
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<tr>
<td>R3.0 RENDERING</td>
<td>L102 TREE DISPOSITION SCHEDULE &amp; PLAN</td>
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<td>R4.0 RENDERING</td>
<td>L300 MATERIALS PLAN</td>
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<tr>
<td>R5.0 RENDERING</td>
<td>L700 PLANTING SCHEDULE &amp; NOTES</td>
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<td>R6.0 RENDERING</td>
<td>L701 TREE AND PALM PLANTING PLAN</td>
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<td>L702 GROUND LEVEL PLANTING PLAN</td>
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<td>L704 PLANTING DETAILS</td>
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<tr>
<td>G2.0 NEIGHBORING PICTURES</td>
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<td>G2.1 COLOR PALETTE</td>
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<td>A1.0 SITE PLAN</td>
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<tr>
<td>A1.1 FRONT PROPERTY WALL</td>
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<td>A2.0 FIRST FLOOR PLAN</td>
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<td>A5.0 FRONT &amp; REAR ELEVATIONS</td>
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<td>A5.1 SIDE ELEVATIONS</td>
<td></td>
</tr>
<tr>
<td>A6.0 BUILDING SECTIONS</td>
<td></td>
</tr>
<tr>
<td>A6.1 BUILDING SECTIONS</td>
<td></td>
</tr>
</tbody>
</table>
1. SMOOTH STUCCO FINISH IN WHITE PAINT

2. POLISHED WHITE LIMESTONE

3. ALUMINUM POST, WITH WOOD GRAIN PAINT FINISH

18. TEXTURED WHITE LIMESTONE

13. ALUMINUM TRELLIS ASSEMBLY, ANODIZED DARK BRONZE AND WOOD FINISH

13. ALUMINUM DECORATIVE "C" CHANEL, ANODIZED DARK BRONZE FINISH

5, 6, 7. ALUMINUM EXTERIOR DOORS AND WINDOWS, ANODIZED DARK BRONZE FINISH

EXTERIOR CUMARU WOOD T&G (CEILINGS), CUMARU WOOD PLANKS (FIRE PIT DECK)

LIMESTONE EXTERIOR FLOOR FINISH

PORPHYRY STONE PAVERS (DRIVEWAY)

NOTE: WHEN NUMBERED, REFERENCE TO ELEVATIONS AND BUILDING SECTIONS

CMA Design Studio, Inc.
SCOPE OF WORK

THE FOLLOWING DRAWINGS ILLUSTRATE THE PROPOSED SCOPE OF WORK FOR 1420 BISCAYA DRIVE TO BE APPROVED BY THE CITY OF MIAMI:

- Installation of New Landscape Plantings
- Installation of New Irrigation System
- Installation of New Hardscapes
- Installation of New Front Entry Driveway
- Installation of New Landscape Lighting

THE BISCAYA GARDEN | 1420 BISCAYA DRIVE
SURFSIDE, FLORIDA 33154

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357 Cypress Drive, 10
Tequesta, FL 33469
561.402.9414
www.nielsenlandarch.com

10.05.2021 REVIEW

THE BISCAYA GARDEN

LOCATION MAP

GROUND LEVEL PLANTING PLAN

L600 DETAILS
L701
L801 IRRIGATION DETAILS

DRAWING NOTES
L100 TREE DISPOSITION NOTES
L200 DEMOLITION
L300 MATERIALS PLAN
L400 GRADING PLAN & NOTES
L500 LAYOUT PLAN & NOTES
L700 PLANTING SCHEDULE & NOTES
L800 IRRIGATION NOTES, SCHEDULE & DETAILS

INDIAN CREEK
BAY HARBOR ISLAND
SECOND STORY PLANTING PLAN

LCVR
SITEWORK GENERAL NOTES

1. The General Contractor shall be responsible for coordinating all work on the subcontracts.

2. Contractor shall verify all conditions at job site and notify landscape architect, and general contractor of dimensional errors, omissions, or discrepancies before beginning any work.

3. Contractor to obtain all necessary permits prior to construction. All contractors must comply with RY requirements. Local, state, and federal jurisdiction and governing bodies/agencies and/or not in compliance with specifications and/or regulations must be brought to contractor’s attention.

4. Work performed without approval of local, state, and federal jurisdiction and governing bodies/agencies must be brought to contractor’s attention.

5. All work shall conform to the specifications and/or regulations. Contractor shall verify location of all existing utilities, lines and structures prior to excavation or trenching. Damage shall be repaired by the contractor at the cost of the contractor.

6. The contractor shall be responsible for resetting all land monuments erected by construction activities or inconsistencies in the part of the contractor. Rests shall be performed under the supervision of a registered land surveyor and monuments must be recorded as required by statute for all monuments.

7. The contractor shall install all precipitation measures necessary to protect existing improvements from damages and all such improvements from structural damage from the contractor’s operations shall be repaired or reconstructed satisfactory to the landscape architect at the contractor’s expense.

8. All backfilling and temporary barricade devices on methods used on the site shall be performed in accordance with local, state and federal jurisdiction and governing bodies/agencies standards. Provide adequate time for review and approval by the above jurisdictions prior to commencement.

9. The landscape architect is not responsible for the construction means and methods, technology utilized or for safety precautions or OSHA requirements. Contractor shall be responsible for the contractors’ employees.

10. Contractor to verify all quantities, in case of any discrepancies to notify the landscape architect and general contractor.

11. A system of diagrammatic symbols, hatchings and notation systems similar to these drawing, review notes carefully as not to be the landscape architect and/or general contractor of any omission or discrepancy prior to commencement.

SITEWORK GENERAL NOTES CONTINUED

1. Provide site cases as required for drainage, irrigation and electrical systems. Drainage and electrical systems shall be constructed prior to paving and landscaping work. Utility vehicles, equipment, and materials shall be required in all plants associated with any vehicle or any other structures.

2. Special consideration is given to the design and location relationship between architecture, planting areas and paving systems. Equipment, and materials used shall be coordinated with the landscape architect in the construction documents. All electrical systems shall be strictly coordinated.

3. Vehicles, equipment, and materials shall not be parked or stored in areas of existing vegetation, including within the influence of existing trees, shrubs, etc.

4. Construction waste including but not limited to plant material, building materials, dehumified materials packed on, topsoil, plant and concrete slurry. Should be disposed of properly and disposed legally off-site or in designated wash-out areas determined by the general contractor.

5. Recycling and trash bins to be provided on site, separate bins for cardboard, co-mingled, and other recyclable materials. All bins to be clearly defined by sturdy, weatherproof fencing at a minimum of four feet high.

6. On-site fuel storage for construction equipment is discouraged. Construction equipment used on site to be checked regularly to assure compliance concerning parking and storage of fuel. No toxic materials shall be stored on site.

7. General contractor to keep all items implemented by landscape architect in proper working order throughout the duration of the project.

8. The construction site to be inspected by the landscape architect prior to the project start. Upon completion of the work, the landscape architect shall be notified. The landscape architect shall be responsible for the work in accordance with the contract documents. Contract documents include the existing construction documents and technical specifications.

9. The project limit of construction and all existing vegetation to remain in its current state, defined by survey, weatherproof fencing at a minimum of four feet high.

10. Water/irrigation of existing structures, other architectural spaces below and includes adjacent improvements designed by the landscape architect. The landscape architect reserves the right to require all water/irrigation of existing structures below and includes adjacent improvements designed by the landscape architect. All water/irrigation systems to be turned off prior to construction.

11. Structural design to support improvements defined by the landscape architect. The landscape architect reserves the right to require all water/irrigation systems to be turned off prior to construction.

12. Contractors to verify all quantities, in case of any discrepancies to notify the landscape architect and general contractor.

13. Reused as indicated in ensuing notes.

SOIL EROSION CONTROL NOTES

1. Prior to beginning any earthwork, the contractor shall install all and maintain all soil erosion and sediment control equipment as shown on the contract documents and as required by any governing agencies.

2. All site measures to be maintained daily.

3. The contractor shall coordinate all excavation, grading, and cleanup operations with neighboring lots in accordance with approved by the local jurisdiction.

4. Contractors to provide the landscape architect with a site plan of all topsoil excavation as indicated in the site plan.

5. The general contractor shall be responsible for installing a mud tracking control system, fabric is required shall be treated to adhere to filtration bag to remove sediment from the water.

6. All exposed areas shall be reseeded and/or sodded to be planted as indicated in the plantings.

7. All exposed areas shall be reseeded and/or sodded to be planted as indicated in the plantings.

8. All soil erosion control measures to be provided for all existing and proposed drainage structures within 10% project limits.

9. Construction materials and framing shall occur where applicable, to minimize soil disturbance.

10. Best management practices (BMPs) shall be adjusted as needed to meet any other unforeseen conditions.

11. The general contractor shall be responsible for installing a mud tracking system as shown at the construction sites. The general contractor shall be responsible for installing a mud tracking system as shown at the construction sites. The general contractor shall be responsible for installing a mud tracking system as shown at the construction sites. The general contractor shall be responsible for installing a mud tracking system as shown at the construction sites. The general contractor shall be responsible for installing a mud tracking system as shown at the construction sites.
MANGO (MANGIFERA INDICA)

ARCHITECT’S SPECIFICATIONS SPECIFIC TO EACH PALM.

PODOCARPUS (PODOCARPUS SP.)

3. PALM TRUNKS SHALL ONLY BE ‘CLEANED UP’ ACCORDING TO THE LANDSCAPE

LIGNUM VITAE (GUA/ACUM SANCTUM & G. OFFICINALE)

AVOCADO (PERSEA AMERICANA)

1. IT IS WELL KNOW THAT SOME PALMS SURVIVE RELOCATION BETTER WHEN ALL OF THE

PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE)

THE Root PRUNING AND WARRANTY PERIODS, OR AS DIRECTED BY THE LANDSCAPE

ARCHITECT.

GREATER IS 24 WEEKS, THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF

RELOCATION. PROTECTION FENCING MUST CONSIST OF GALVANIZED WELDED WIREFABRIC OR PLASTIC MESH ATTACHED TO 4'' X 4'' POSTS INSERTED AROUND THE

MAJOR ROOTS AT THE BOTTOM OF THE ROOTBALL. ROOTBALLS DEEPER THAN 36'' MAY

DISTANCE FROM THE TRUNK TO THE EDGE OF ROOTBALL ALL AROUND.

THE BISCAYA GARDEN | 1420 BISCAYA DRIVE

THE BISCAYA GARDEN

103

CONTRACTOR QUALIFICATIONS

1. CONTRACTOR MUST BE A LICENSED LANDSCAPE CONTRACTOR.

2. CONTRACTOR MUST HAVE PROVEN EXPERIENCE IN PERFORMING LARGE SPECIMEN TREE TRANSPLANTATION AND MOVING LARGESPECIMEN SPECIES.

3. CONTRACTOR MUST HAVE A CERTIFIED ARBORIST ON STAFF.

CONTRACTOR REQUIREMENTS

1. CONTRACTOR MUST mutilate THE ISSUE AND PROVIDE ALL TREES AND PALMS TO BE

RELOCATED AS WELL AS ALL DETAILS CONCERNING THE SPECIFIC SPECIES PRIOR TO

TRANSPORTATION OF ALL TREES AND PALMS.

2. CONTRACTOR MUST VERIFY TO THE LANDSCAPE ARCHITECT THE SPECIES, SIZE, AND

STRENGTH OF ALL TREES ON THE SITE TO BE RELOCATED. PALM TRUNKS MUST BE

TRANSFERRED TO THE LANDSCAPE ARCHITECT FOR WATERING PRIOR TO RELOCATION.

3. CONTRACTOR MUST CLEAN UP ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF

RELATING TO ALL TREES AND PALMS TO BE RELOCATED.

4. CONTRACTOR MUST DESIGNATE A COMPETENT, ENGLISH-SPEAKING SUPERVISOR OR

FOREMAN DESIGNATE AND DIRECT ALL RELOCATION AND MAINTENANCE ACTIVITIES AS

REQUIRED.

5. CONTRACTOR MUST PROVIDE A COMPLETE, ENGLISH-SPEAKING SUPERVISOR OR

FOREMAN DESIGNATE AND DIRECT ALL MAINTENANCE AS WELL AS ALL RELOCATION ACTIVITIES OF

ALL SPECIES OF ARCHONTOPHOENIX

6. CONTRACTOR MUST PROVIDE ALL MATERIAL NECESSARY TO PERFORM THE WORK

REQUIRED FOR EACH TREE AND PALM TO BE RELOCATED.

10. CONTRACTOR MUST PROVIDE A ROOT PRUNE SCHEDULE FOR EACH TREE OR PALM TO

BE RELOCATION AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.

M100

PODOCARPUS (PODOCARPUS SP.)

11. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 15 MINUTES TO ENSURE THAT THEY ARE NOT HARMED OR DETERIORATE PRIOR TO

RELOCATION. THE FOLLOWING TABLE OUTLINES THE MINIMUM ROOTBALL DIAMETERS FOR VARIOUS SPECIES OF PALMS BASED ON REAL-WORLD EXPERIENCE OF RELOCATION SPECIALISTS IN SOUTH FLORIDA.

12. CONTRACTOR MUST PRODUCE A THEORETICAL DRAWING OR PHOTOGRAPH THAT WILL

NOT SUCCESSFULLY RELOCATE DUE TO POOR HEALTH PRIOR TO BEGINNING

RELOCATION. THE LANDSCAPE ARCHITECT’S APPROVAL FOR THE

CONTRACTOR REQUIREMENTS

13. CONTRACTOR REQUIREMENTS

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CONTRACTOR REQUIREMENTS
1. ALL RELOCATED TREES AND PALMS MUST BE MINTED FOR ONE YEAR FROM THE DATE OF RELLOCATION TO THEIR FINAL LOCATIONS.

2. CONTRACTOR MUST MAINTAIN ALL RELOCATED TREES AND PALMS FOR ONE FULL YEAR FROM THE DATE OF RELLOCATION.

3. WHEN POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY AN AUTOMATIC IRIGATION SYSTEM. LOADING AND UNLOADING RELocations MUST BE THOUGHTFULLY SCHEDULED TO MINIMIZE THE IMPACT ON THE ENVIRONMENT.

4. IMMEDIATELY AFTER RELLOCATION TO THE FINAL LOCATION, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL.

5. IMMEDIATELY AFTER RELLOCATION TO THE FINAL LOCATION, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL.

6. EVERY THREE MONTHS THEREAFTER, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL.

7. IMMEDIATELY AFTER RELLOCATION, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL.

8. IMMEDIATELY AFTER RELLOCATION TO THE FINAL LOCATION, ALL EXISTING AND NEW TREES MUST BE WATERED TO SCHEDULED, FOLLOWING LABEL INSTRUCTIONS, A SALT PREVENTIVE MAINTENANCE.

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**Tree Disposition Schedule**

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**Total Canopy Area**

- **Soft Removal:**
  - 0

- **Plant Material Does Not Correspond With Proposed Plant Composition:**
  - 0

**Mitigation Notes**

- The Proposed Landscape Plan Must Mitigate The Removal Of 178 Square Feet Of Canopy Removed. For Every 500 Square Feet Of Canopy Removed, The Landscape Plan Must Replace With (1) Large Tree (16' FT. HT. OA).
- The Proposed Mitigation Requires (1) Mitigation Trees.
- The Proposed Landscape Plan Proposes (1) Native Canopy Trees For Mitigation.
- Refer To Sheet L700 For Specifications.
MATERIALS LEGEND

PLANTING AREA TYPICAL
ZOYSIA SOD (4,320 SQ FT.)
WATER PORPHYRY PAVERS
RE: ARCH. DRAWINGS

PROPERTY LINE 200.00 FT.
SIDE SETBACK 5.00 FT.
SIDE SETBACK 5.00 FT.
PROPERTY LINE 92.00 FT.

BISCAYA DRIVE
CANAL

SANDSTONE PAVERS
IPE DECKING
RE: ARCH. DRAWINGS

TUB
ELEVATOR

ZOYSIA ZEON (915 SQ FT.)
ZOYSIA ZEON (215 SQ FT.)
ZOYSIA ZEON (355 SQ FT.)
ZOYSIA ZEON (405 SQ FT.)

PORPHYRY PAVER DRIVEWAY
RE: ARCH. DRAWINGS

WATER FEATURE (UNDER SEPARATE PERMIT)

POOL & SPA (UNDER SEPARATE PERMIT)

PROPERTY LINE 92.00 FT.
PROPERTY LINE 137.00 FT.
PROPERTY LINE 92.00 FT.

MATERIALS LEGEND

1. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
2. ALL CONSTRUCTION AND MATERIALS NOT SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS.
3. THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL SYSTEMS BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
4. EXPANSION JOINTS SHALL BE PROVIDED WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE ELEMENTS. EXPANSION JOINTS SHALL ALSO BE PROVIDED AT MATERIAL CHANGES. EXPANSION JOINT MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN FORTY (40) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL ADVISE ON OTHER JOINTS AS NEEDED TO MINIMIZE CRACKING. THIS INFORMATION SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. CONTROL JOINTS SHALL BE PROVIDED AS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTROL JOINT MATERIALS, METHODS AND RECOMMENDATIONS ON ADDITIONAL CONTROL JOINTS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
7. ALL STEPS SHALL HAVE TWELVE (12) INCH TREADS AND SIX (6) INCH RISERS, UNLESS OTHERWISE SPECIFIED.
8. HOLD TOP OF WALLS AND FENCES LEVEL, UNLESS OTHERWISE SPECIFIED.
9. CONTRACTOR SHALL NOT INSTALL WORK LOCATED ON TOP OF ARCHITECTURAL STRUCTURES WITHOUT FIRST REVIEWING ARCHITECTURAL DRAWINGS.
10. SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING FOR JOB.

THE BISCAYA GARDEN
THE BISCAYA GARDEN | 1420 BISCAYA DRIVE
| SURFSIDE, FLORIDA 33154

10.05.2021 REVIEW
357 cypress drive, 10
TEQUESTA, FL 33469
561.402.9414
WWW.NIELSENLANDARCH.COM
PLANTING NOTES
1. PLANT MATERIAL TO BE TREATED IN PERIODIC EMBERS OF BACITRICIN AT THE RATE OF 200 mg/liter IN WATER (at the PH 4.5-5.5) IMMEDIATELY PRIOR TO PLANTING.DON'T COMBINE WITH OTHER CHEMICALS.
2. THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL, STOCKPILED AND PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN THIS CONTRACT DOCUMENTS.
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH 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 EMBARKED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANT MATERIAL SHALL BE INSTALLED AND FOR THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS. ANY ADJUSTMENTS MADE AND/OR SUPPORT MATERIALS METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL PROVIDE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
8. THE CONTRACTOR SHALL STORE THE LOCATIONS OF ALL TREES AND SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
9. ALL ROOT, TRUNK, AND MATERIALS THAT ARE NOT DECIDUOUS SHALL BE REMOVED FROM THE ROOT BALL, ROOT BALLS SHALL BE REINFORCED WITH NETS.
10. SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUMS.
11. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
12. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING MATERIAL PLACED AGAINST IRREGULAR SOFT TREE TRUNKS MUST BE MULCHED SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH-DEPTH.
13. ALL PLANT MATERIAL SHOULD RECEIVE A MICRO-NUTRIENT FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION, TYPE AND APPLICATION RATE AND METHOD APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
14. DIVERSION OF MULCH OR DRESSING SHALL NOT BE DONE FROM THE CENTER OF THE SITE TO THE MIDDLE OF THE ISLE.
15. STOCKPLUNG MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY WATERED UNTIL PLANTED.
16. MINUS THE TREE DECORATIVE SHOES (AND MISC.) SHALL BE USED TO RETURN NUTRIENTS TO THE SOIL, MAINTAIN VEGETATION, AND MINIMIZE DESTRUCTION FOR AREAS APPROXIMATE TO THE RESIDENCE. LARGER SHREDDED BARK SHALL BE USED FOR STEPPING STONES (SHOULDERING) LESS THAN 20 MILLIMETERS TO OCCUR.
17. FIBRIS LENS TO PROTECT ALL EXISTING TREE IN TON INDICATED TO REMAIN AT ALL TIMES.
18. ALL VEGETATION PROPOSAL FOR OUTSIDE MULLED ENVELOPE TO BE ON THE SITE UNLESS OTHERWISE NOTED. PLANTING THAT OCCURS WITHIN THE BUILDING ENVELOPE IS FOR RESTORATION PURPOSES ONLY.
19. SIX (6) INCH PLANT MATERIAL SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 6 INCH PLANT MATERIAL SHALL BE PROVIDE FOR ALL PERENNIAL PLANTING BUXUS UNLESS OTHERWISE NOTED.
20. ALL EMBARKED PLANT MATERIAL TO BE PLATED IN GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

PLANTING SCHEDULE

<table>
<thead>
<tr>
<th>#</th>
<th>COMMON NAME</th>
<th>SPREAD</th>
<th>ACTION</th>
<th>NOT</th>
<th>SPECIFICATIONS</th>
</tr>
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<tbody>
<tr>
<td>11</td>
<td>CUPRESSUS NOVAE-ZEALANDI 'BESTWEBB'</td>
<td>4' x 10'</td>
<td>RELOCATE</td>
<td>NA</td>
<td>400 EA/LOT</td>
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<tr>
<td>2</td>
<td>COCCINEA NOVITA 'OCCIDENTAL'</td>
<td>6' x 10'</td>
<td>INSTALL</td>
<td>NA</td>
<td>400 EA/LOT</td>
</tr>
<tr>
<td>3</td>
<td>COCCINEA NOVITA 'OCCIDENTAL'</td>
<td>6' x 10'</td>
<td>INSTALL</td>
<td>NA</td>
<td>400 EA/LOT</td>
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<tr>
<td>4</td>
<td>COCCINEA NOVITA 'OCCIDENTAL'</td>
<td>6' x 10'</td>
<td>INSTALL</td>
<td>NA</td>
<td>400 EA/LOT</td>
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<tr>
<td>5</td>
<td>COCCINEA NOVITA 'OCCIDENTAL'</td>
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<td>INSTALL</td>
<td>NA</td>
<td>400 EA/LOT</td>
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<tr>
<td>6</td>
<td>COCCINEA NOVITA 'OCCIDENTAL'</td>
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<td>NA</td>
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<tr>
<td>7</td>
<td>COCCINEA NOVITA 'OCCIDENTAL'</td>
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<td>INSTALL</td>
<td>NA</td>
<td>400 EA/LOT</td>
</tr>
<tr>
<td>8</td>
<td>COCCINEA NOVITA 'OCCIDENTAL'</td>
<td>6' x 10'</td>
<td>INSTALL</td>
<td>NA</td>
<td>400 EA/LOT</td>
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<tr>
<td>9</td>
<td>COCCINEA NOVITA 'OCCIDENTAL'</td>
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<td>400 EA/LOT</td>
</tr>
<tr>
<td>10</td>
<td>COCCINEA NOVITA 'OCCIDENTAL'</td>
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<td>INSTALL</td>
<td>NA</td>
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</tr>
<tr>
<td>11</td>
<td>COCCINEA NOVITA 'OCCIDENTAL'</td>
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<td>INSTALL</td>
<td>NA</td>
<td>400 EA/LOT</td>
</tr>
<tr>
<td>12</td>
<td>COCCINEA NOVITA 'OCCIDENTAL'</td>
<td>6' x 10'</td>
<td>INSTALL</td>
<td>NA</td>
<td>400 EA/LOT</td>
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<tr>
<td>13</td>
<td>COCCINEA NOVITA 'OCCIDENTAL'</td>
<td>6' x 10'</td>
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<tr>
<td>14</td>
<td>COCCINEA NOVITA 'OCCIDENTAL'</td>
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<td>NA</td>
<td>400 EA/LOT</td>
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<tr>
<td>15</td>
<td>COCCINEA NOVITA 'OCCIDENTAL'</td>
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RELOCATED SCHEDULE

<table>
<thead>
<tr>
<th>#</th>
<th>COMMON NAME</th>
<th>SPREAD</th>
<th>ACTION</th>
<th>NOT</th>
<th>SPECIFICATIONS</th>
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<tr>
<td>1</td>
<td>AUTOGRAPH TREE</td>
<td>6 FT.</td>
<td>INSTALL</td>
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<td>400 EA/LOT</td>
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<tr>
<td>2</td>
<td>FLOSS SILK TREE</td>
<td>6 FT.</td>
<td>INSTALL</td>
<td>NA</td>
<td>400 EA/LOT</td>
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<tr>
<td>3</td>
<td>HIBERNIA PALM</td>
<td>6 FT.</td>
<td>INSTALL</td>
<td>NA</td>
<td>400 EA/LOT</td>
</tr>
<tr>
<td>4</td>
<td>WILD PINON FUN</td>
<td>6 FT.</td>
<td>INSTALL</td>
<td>NA</td>
<td>400 EA/LOT</td>
</tr>
</tbody>
</table>

PLANT REFERENCE IMAGERY

- AUTOGRAPH TREE
- FLOSS SILK TREE
- HIBERNIA PALM
- WILD PINON FUN
### PLANTING SCHEDULE

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>DBH. (IN.)</th>
<th>HT. (FT.)</th>
<th>SPREAD (FT.)</th>
<th>QUANTITY</th>
<th>ACTION</th>
<th>LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE</th>
<th>NOTES</th>
</tr>
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<tbody>
<tr>
<td>ABRETIDAE</td>
<td>ABBOTTIABERGA</td>
<td>2</td>
<td>20</td>
<td>40</td>
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<tr>
<td>LIVISTONACEAE</td>
<td>LIVISTONADECIPENS</td>
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<tr>
<td>CHORISMORACEAE</td>
<td>CHORSIA SPECIOSA</td>
<td>12</td>
<td></td>
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<td>1</td>
<td></td>
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<tr>
<td>Cocos Nucifera</td>
<td>COCONUT PALM</td>
<td>10</td>
<td>7</td>
<td>5</td>
<td>3</td>
<td>RELOCATE</td>
<td>LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE</td>
<td></td>
</tr>
<tr>
<td>Ceres coronata</td>
<td>SERICEUS SILVER BUTTONWOOD</td>
<td>45 GAL. MULTI-TRUNK</td>
<td></td>
<td></td>
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### RELOCATED SCHEDULE

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<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>DBH. (IN.)</th>
<th>HT. (FT.)</th>
<th>SPREAD (FT.)</th>
<th>QUANTITY</th>
<th>ACTION</th>
<th>LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE</th>
<th>NOTES</th>
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<tbody>
<tr>
<td>Pterygota elegans</td>
<td>ALEXANDER PALM</td>
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<td>12</td>
<td>30</td>
<td>10</td>
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<td>Pterygota elegans</td>
<td>ALEXANDER PALM</td>
<td>5</td>
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<td>5</td>
<td>20</td>
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<td>15</td>
<td>14</td>
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<tr>
<td>Cocos Nucifera</td>
<td>COCONUT PALM</td>
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<td>7</td>
<td>10</td>
<td>12</td>
<td>RELOCATE</td>
<td>LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE</td>
<td></td>
</tr>
<tr>
<td>Cocos Nucifera</td>
<td>COCONUT PALM</td>
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<td>12</td>
<td>10</td>
<td>15</td>
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<td>LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE</td>
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<tr>
<td>Cocos Nucifera</td>
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<td>5</td>
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<td>Cocos Nucifera</td>
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<td>12</td>
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<td>19</td>
<td>RELOCATE</td>
<td>LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE</td>
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<tr>
<td>Pterygota elegans</td>
<td>ALEXANDER PALM</td>
<td>8</td>
<td>20</td>
<td>10</td>
<td>20</td>
<td>RELOCATE</td>
<td>LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE</td>
<td></td>
</tr>
</tbody>
</table>
1. **Palm Planting and Staking Detail**

   - **Scale**: 3/32" = 1'-0".
   - **Note**: Refer to planting plan for exact details.

2. **Understory Tree Planting and Staking Detail**

   - **Scale**: 5/32" = 1'-0".
   - **Note**: Use 2" x 4" stakes, pad buried 3".

3. **Shrub Planting Detail**

   - **Scale**: 5/32" = 1'-0".
   - **Note**: Use 2" x 4" stakes, pad buried 3".

4. **Ground Cover Planting Detail**

   - **Scale**: 5/32" = 1'-0".
   - **Note**: Use 2" x 4" stakes, pad buried 3".

5. **Plant & Shrub Spacing Detail**

   - **Scale**: 5/32" = 1'-0".
   - **Note**: Use 2" x 4" stakes, pad buried 3".

6. **Tree Planting and Staking Detail**

   - **Scale**: 3/32" = 1'-0".
   - **Note**: Use 2" x 4" stakes, pad buried 3".

7. **Shrub Spacing**

   - **Scale**: 5/32" = 1'-0".
   - **Note**: Use 2" x 4" stakes, pad buried 3".

8. **Ground Cover Spacing**

   - **Scale**: 5/32" = 1'-0".
   - **Note**: Use 2" x 4" stakes, pad buried 3".

9. **Understory Tree Spacing**

   - **Scale**: 5/32" = 1'-0".
   - **Note**: Use 2" x 4" stakes, pad buried 3".

10. **Palm Planting and Staking**

    - **Scale**: 3/32" = 1'-0".
    - **Note**: Use 2" x 4" stakes, pad buried 3".

**Note:** All plant materials are to be approved by the architect prior to installation.
Memorandum

To: Planning and Zoning Board  
Thru: Andrew Hyatt, Town Manager  
From: Walter Keller, PE, AICP., Town Consultant Planner  
Marlin Engineering, Inc.  
CC: Jason Greene, Assistant Town Manager  
Lillian Arango, Town Attorney  
James McGuinness, Town Building Official  
Date: October 19, 2021  
RE: 1452 Biscaya Drive – New 2 Story Single Family Residence

Background: This application is a request to construct a new 2-story single family residence. The vacant parcel is located in the H30A Zoning District at 1452 Biscaya Drive. The average lot depth is 200 feet with a width of 92.5 feet. The Applicant indicates the lot size is 18,287 square feet (SF). The proposed air-conditioned floor space totals 10,070 SF. The garage is 676 SF. An overhead view of the lot from the Miami Dade County Property Appraiser is provided in Figure 1 on the following page.

The setback requirements for the H30A Zoning District are 20 foot front, 10 feet adjacent to the waterway connecting to Point Lake, 9.25 feet side and 50 feet rear (per Zoning in Progress). The Applicant is proposing a front yard setback of 20 feet, 25 Feet to the Waterway to Point Lake, side setbacks of 9.25 feet, and a rear main building setback of 52 feet. An encroachment is located in the front setback. The Applicant’s proposal regarding average setbacks is reasonable. The second floor under ac and covered porches need additional information. The 20 foot front yard and 52 foot rear yard when added together and divided by the 200 foot lot depth is 36.0% although an encroachment is located in the front yard. A flat roof is proposed which is equal to the 30 feet height requirement. Table 1 on page 3 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed. These items include significant breaks in the side walls, provision of balconies, terraces, ribbed concrete, wooden slat panel on garage front and at locations around the building, glass railings, front entry water feature and bronze mullion windows and doors. Mechanical equipment and generator are centered on the roof which is accessed from stairs located on the second floor.

This review may be supplemented prior to the Planning and Zoning Board meeting.
Figure 1 - 1452 Biscaya Drive Miami Dade County Property Appraiser Aerial
Table 1 – 1452 Biscaya Drive Site Characteristics and Zoning Requirements

<table>
<thead>
<tr>
<th><strong>Address</strong></th>
<th>1452 Biscaya Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General Location</strong></td>
<td>SW Area of Town on Biscayne Bay</td>
</tr>
<tr>
<td><strong>Property Size</strong></td>
<td>18,287 SF (200 Feet x 92.5 Feet)</td>
</tr>
<tr>
<td><strong>Zoning District</strong></td>
<td>H30A</td>
</tr>
<tr>
<td><strong>Lowest Floor Elevation</strong></td>
<td>8.0 Base Flood Elevation +2 = 10.0 Feet</td>
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</table>

<table>
<thead>
<tr>
<th><strong>Lot Coverage</strong></th>
<th><strong>Required</strong></th>
<th><strong>Proposed</strong></th>
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<tbody>
<tr>
<td>Total Lot</td>
<td>40% Max. (7,315 SF)</td>
<td>38.6% (7,060 SF)</td>
</tr>
<tr>
<td>Exempt Accessory Uses</td>
<td>15% or less</td>
<td>15.0% (1,059 SF)</td>
</tr>
<tr>
<td>2nd Story Lot Coverage</td>
<td>32% of the Lot</td>
<td>23.9% (4,394 SF)</td>
</tr>
<tr>
<td>Required 80% of First Floor</td>
<td></td>
<td>87.3% (4,394 SF)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Lots &gt; 112.5 Feet</strong></th>
<th><strong>Front + Back Yds = 36% of Lot</strong></th>
<th><strong>36.0%</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Pervious Area Total Lot</strong></td>
<td>35% w/20% FL Friendly</td>
<td>44.1% (8,072 SF)</td>
</tr>
<tr>
<td><strong>Pervious Area Front Yd</strong></td>
<td>50% w/20% FL Friendly</td>
<td>53.9% (997 SF)</td>
</tr>
<tr>
<td><strong>Pervious Area Rear Yd</strong></td>
<td>40% w/20% FL Friendly</td>
<td>TBD</td>
</tr>
<tr>
<td><strong>Height – Flat Roof</strong></td>
<td>30 Ft: Avg Datum/Crown-High Pt.</td>
<td>32 Feet</td>
</tr>
<tr>
<td><strong>Height – Pitched Roof</strong></td>
<td>30 Ft: Avg Datum/Crown-Tie Beam.</td>
<td>N/A</td>
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<tr>
<td><strong>Modification of Height</strong></td>
<td>1% of Height to 3 Ft Max</td>
<td>TBD</td>
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<tr>
<td><strong>Roof Decks</strong></td>
<td>Prohibited</td>
<td>N/A</td>
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<table>
<thead>
<tr>
<th><strong>Setbacks</strong></th>
<th><strong>Primary Frontage</strong></th>
<th><strong>20 Feet Min.</strong></th>
<th><strong>20 Feet</strong></th>
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<tbody>
<tr>
<td><strong>Secondary Corner</strong></td>
<td>10 Feet Min.</td>
<td>N/A</td>
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<tr>
<td><strong>Interior Side &lt; or = 50 Ft</strong></td>
<td>9.25 Feet Min.</td>
<td>9.25 Feet</td>
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<tr>
<td><strong>Interior Side &gt; 50 Ft</strong></td>
<td>10% Frontage Width</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td><strong>Rear</strong></td>
<td>20 Feet Min.</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td><strong>Pt. Lake &amp; Adj. Canals</strong></td>
<td>25 Feet Min</td>
<td>25 Feet</td>
<td></td>
</tr>
<tr>
<td><strong>Biscayne Bay</strong></td>
<td>50 Feet Min</td>
<td>52 Feet</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Encroachments</strong></th>
<th><strong>Eaves – Sloped Roofs</strong></th>
<th>24 Inches Max</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>All Other Ornamentals</strong></td>
<td>6 inches Max</td>
<td>3 Feet</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Accessory Buildings</strong></th>
<th><strong>Maximum Height</strong></th>
<th>12 Feet Max</th>
<th>N/A.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Max. Aggregated Area</strong></td>
<td>500 SF Max.</td>
<td>TBD</td>
<td></td>
</tr>
<tr>
<td><strong>Pool</strong></td>
<td>TBD</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Primary Front and Secondary Corner</strong></td>
<td>10 Feet Min</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td><strong>Uncovered Patio</strong></td>
<td>Rear &amp; Side – 5 Feet</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td><strong>Front &amp; Corner -10 Feet</strong></td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Applicant Package: A package of drawings and an application was submitted by the Applicant. A recent survey was also submitted.

Staff Recommendation: The site plan package is generally consistent with the Town’s Zoning in Progress. It is recommended the site plan be approved subject to the following comments:

Design features of the front of the building extend 3 feet into the front setback area where a 6 inch encroachment is allowed.

Provide calculations and worksheets clarifying the size of uncovered steps and exterior balconies; covered and uncovered terraces, patios, breezeways or porches on the first and second floors and front and rear entry area; and, that all exemptions do not exceed 15% of the total footprint of all principal and accessory building and structures.

Roof top mechanical is not currently included in the Zoning in Progress. Clarify the height of the roof and any extensions above which are limited to 3 feet with a 30 foot roof height.

The driveway and entry walk total 44 lineal feet. Town Code allows 18 feet for driveway connection to garage. Recommend the driveway and walk be reduced in width.

The 4 foot high wall and aluminum fence and gates on the front property line required design approval by the Planning and Zoning Board.
TOWN OF SURFSIDE

SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

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

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

INTERNAL USE ONLY

Date Submitted: ____________________  Project Number: ____________________
Report Completed: ____________________  Date: ____________________
Fee Paid: $ ____________________

ZONING STANDARDS

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

SIGNATURE OF OWNER: ____________________  DATE: 9/19/2021
SIGNATURE OF AGENT: ____________________  DATE: ____________________
ELEVATION INFORMATION:

FLOOD ZONE: AE
BASE FLOOD ELEVATION: (8.00 NGVD FEMA) + 2'

RESIDENTIAL R-3 OCCUPANCY GROUP

CONSTRUCTION TYPE:
FLORIDA BUILDING CODE, RESIDENTIAL 2017
- BUILDING
- STRUCTURAL
- PLUMBING
- MECH.

ZONING DISTRICT:
RS-1 H30-A (SINGLE FAMILY RESIDENTIAL DISTRICT)

PROJECT PROGRAM:
THIS PROJECT CONSISTS OF A SINGLE FAMILY HOME:
(2) STORY HOUSE WITH PARKING GARAGE AT GROUND FLOOR.

PROJECT ADDRESS:
1452 BISCAYA DRIVE, SURFSIDE, FL. 33154

TOTAL GROSS AREA: 18,287.09 SF

SCALE:
12" = 1'

ISSUE DATE: ZONING APPLICATION - SEPT. 15, 2021

PROJECT TEAM:
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REINALDO BORGES, ARCHITECT
5660 Kelvin Avenue
Woodland Hills, CA 91367
1. CLASSIFICATION OF STRUCTURES FOR FLOOD RESISTANCE DESIGN SHALL BE CATEGORY II IN ACCORDANCE WITH ASCE 24.05 TABLE 1.1.

2. NEW CONSTRUCTION & SUBSTANTIAL IMPROVEMENTS IN FLOOD HAZARD AREAS SHALL BE CONSTRUCTED WITH FLOOD-DAMAGE-RESISTANT MATERIALS BELOW THE DESIGN FLOOD ELEVATION. (+11.00") PER FBC FIFTH EDITION (2014) BUILDING SECTION 1612 AND TABLE 5-1 OF ASCE 24, LATEST EDITION.

3. FLOOD DAMAGE-RESISTANT MATERIALS SHALL HAVE SUFFICIENT STRENGTH, RIGIDITY, & DURABILITY TO ADEQUATELY RESIST ALL FLOOD-RELATED AND OTHER LOADS UNLESS DESIGNED TO BREAK AWAY PER ASCE 24, LATEST EDITION.

4. UTILITIES & ATTENDANT EQUIPMENT SHALL BE ELEVATED AT OR ABOVE THE DESIGN FLOOD ELEVATION. (+11.00') PER TABLE 7-1 OF ASCE 24, LATEST EDITION.

5. FLOOD OPENINGS WILL PROVIDE EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATER AS SPECIFIED IN FBC R322.2.2 AND ASCE 24.

6. CONTRACTOR TO SUBMIT AN ELEVATION CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.

7. CONTRACTOR SHALL SUBMIT FINISHED CONSTRUCTION ELEVATION CERTIFICATE PRIOR TO FINAL BUILDING INSPECTION APPROVAL OR CO.

8. FLOOD OPENINGS LOUVERS, SCREEN OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATER INTO OR OUT OF ENCLOSED AREA.

9. FLOOD OPENINGS SHALL NOT BE LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.

10. ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION (+11.00' NGVD) SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR OTHER USES. IN NO EVENT SHALL THE HEIGHT OF SUCH AREAS EXCEED 1.0 FT. ABOVE THE HIGHER OF THE EXTERIOR OR INTERIOR GRADE OR FLOOR IMMEDIATELY BELOW THE OPENING. THE DISTANCE SHALL BE NOTED ON EXTERIOR ELEVATIONS SHEETS BELOW EACH OPENING. THE TOP OF THE FLOOD OPENING SHALL NOT BE ABOVE DFE, ANY PART OF THE FLOOD OPENING ABOVE THE DFE CANNOT BE COUNTED TOWARDS THE COMPLIANCE WITH THE FLOOD OPENING REQUIREMENTS.

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 26, SECOND REVISED PLAT OF BLOCKS 26-27 SECOND AMENDED PLAT OF NORMANDY BEACH, ACCORDING TO THE PLAT THEROF. AS RECORDED IN PLAT BOOK 41, PAGE 6, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM THE SOUTHWESTERLY 18 FEET OF SAID LOT 2, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOTS 8 AND 9, BLOCK 26, WITH THE NORTHWESTERLY LINE OF BAY DRIVE (NOW BISCAYA DRIVE) AS SAID LOTS, BLOCK, AND DRIVE ARE SHOWN ON A PLAT ENTITLED "SECOND REVISED PLAT OF BLOCKS 26-27 SECOND AMENDED PLAT OF NORMANDY BEACH "ACCORDING TO THE PLAT THEROF. AS RECORDED IN PLAT BOOK 41, PAGE 6, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM THE SOUTHWESTERLY 18 FEET OF SAID LOT 2, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE RUNS WESTERLY ALONG A LINE NORMAL TO THE LAST MENTIONED COURSE, ALONG THE DIVIDING LINE BETWEEN LOTS 2 AND 3 OF SAID BLOCK 26, A DISTANCE OF 200 FEET TO A POINT; THENCE DEFLECTING 90 DEGREES TO THE RIGHT, RUN SOUTH AND EAST ALONG THE LINE OF SAID DIVIDING LINE BETWEEN LOTS 2 AND 3, A DISTANCE OF 200 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE LAST MENTIONED COURSE WITH THE NORTHWESTERLY LINE OF SAID DRIVE, A DISTANCE OF 18 FEET TO THE POINT OF BEGINNING.
LOT COVERAGE

<table>
<thead>
<tr>
<th>REQUIRED ALLOWED</th>
<th>PROVIDED</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROUND FLOOR</td>
<td>7,060 S.F. (39%)</td>
</tr>
<tr>
<td>SECOND FLOOR</td>
<td>4,979 S.F. (27%)</td>
</tr>
<tr>
<td>OTHER EXEMPTIONS</td>
<td>1,059 S.F. (15%)</td>
</tr>
</tbody>
</table>

LOT COVERAGE LEGEND

GROUND FLOOR
- 7,060 S.F. (39% of Lot Area)
- 7,060 x 100 / 18,287.09 = 38.6%

SECOND FLOOR
- 4,979 S.F. (27% of GROUND FLOOR AREA)
- 4,979 x 100 / 7,060 = 70.5%

OTHER EXEMPTIONS
- 1,059 S.F. (15% of BUILDING FOOT PRINT)
- 1,059 x 100 / 7,060 = 15.0%

PERVIOUS AREA

<table>
<thead>
<tr>
<th>REQUIRED ALLOWED</th>
<th>PROVIDED</th>
</tr>
</thead>
<tbody>
<tr>
<td>MIN. PERVERSIVE AREA</td>
<td>8,072 S.F. (44%)</td>
</tr>
<tr>
<td>OPEN SPACES FOR FRONT AREA</td>
<td>997 S.F. (51%)</td>
</tr>
<tr>
<td>OPEN SPACES FOR REAR AREA</td>
<td>1,210 S.F. (65%)</td>
</tr>
<tr>
<td>DRIVEWAY WIDTH</td>
<td>24 WIDE</td>
</tr>
</tbody>
</table>

PERVIOUS AREA LEGEND

- TOTAL PERVERSIVE AREA: 8,072 S.F. (44% of LOT AREA)
- OPEN SPACE FRONT: 997 S.F. (51% OF FRONT AREA)
- OPEN SPACE REAR: 1,210 S.F. (65% OF FRONT AREA)
FLOOR PLAN NOTES

1. GC TO PROVIDE MIAMI D.C. PRODUCT CONTROL APPROVAL FOR IMPACT RESISTANT EXTERIOR DOOR AND WINDOWS.

2. GENERAL CONTRACTOR TO VERIFY AND COORDINATE ACTUAL WINDOW DIMENSIONS AND ROUGH OPENINGS PRIOR TO CONSTRUCTION.

3. ANY CHANGE OF INTERIOR FINISHES BY OWNER/G.C. SHALL BE COORDINATED WITH ARCHITECT OF RECORD.

4. INTERIOR / EXTERIOR PARTITION FRAMING, SIZING AND REINFORCING TO BE BY SPECIALTY ENGINEERING.

5. SEPARATE PERMIT REQUIRED FOR ROOFING, RAILINGS, WINDOWS AND DOORS.

6. FOR SECURITY ENTRY NOTES REFER TO BUGLARY NOTES SHEET A-003.

7. SHOWERS. SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 70 INCHES (1778 MM) ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.

8. SHOWER PANS SHOULD BE WATERPROOFED A MIN. OF 12" UP EACH PERIMETER WALL.

9. WINDOWS AT LESS THAN 4FT. FROM DOORS SHALL ...

10. WHEN THERE IS A DROP OF LESS THAN 4 FT. ON EITHER SIDE OF A WINDOW IT SHALL COMPLY WITH FBC SEC R4410.2.4.2 AND R4403.7.3.1

11. GLASS TO COMPLY WITH CATEGORY II SAFETY GLAZING (FBCB 17 2406)

12. GC TO REFER TO INTERIOR DESIGN DRAWINGS FOR CLARIFICATION OF ALL FINISHES AND RELATED DETAILS.

13. ALL FINISHES TO BE SELECTED BY OWNER/INTERIOR DESIGNER.

14. ALL FINISH HARDWARE TO BE SELECTED BY OWNER/INTERIOR DESIGNER.

15. SEE INTERIOR DESIGN FOR ALL BATH ACCESSORIES. GC TO PROVIDE BACKING AS NECESSARY.

16. REFER TO INTERIOR DESIGN DRAWINGS FOR LOCATIONS OF MILLWORK AND OTHER BUILT-IN FURNITURE. PROVIDE PROPER BACKING AS NECESSARY.

17. FINISH DIMENSIONS SUBJECT TO CHANGE. REFER TO INTERIOR DESIGN DRAWINGS FOR FINAL DIMENSIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS.


19. INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273. FBCR 302.10

20. ALL ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 1929). ALL ELEVATIONS IN RCPs ARE RELATIVE TO FLOOR.
THE FOLLOWING DRAWINGS ILLUSTRATE THE PROPOSED SCOPE OF WORK FOR 1452 BIZCAYA DRIVE, SURFSIDE FL, 33154, TO BE PERMITTED BY SURFSIDE FL MUNICIPALITY:

+ NEW HARDSCAPE AND LANDSCAPE DESIGN

**SCOPE OF WORK**

**LOCATION MAP**

**LCVR**

COVER PAGE

LCVR

OVERVIEW

LCVR

SITE PLAN & ZONING REGULATIONS

LCVR

GENERAL Site NOTES

LCVR

Survey

LCVR

SHEET INDEX

LCVR

09/22/2021 PERMIT SET

LCVR

LPLN SITE PLAN

LCVR

L001 SITE PLAN & ZONING REGULATIONS

LCVR

L002 GENERAL SITE NOTES

LCVR

L003 SITE PLAN

LCVR

L004 SITE PLAN

LCVR

L010 TREES & PALM PLANTING PLAN

LCVR

L050 UNDERSTORY PLANTING PLAN

LCVR

L400 PLANTING SCHEDULE & NOTES

LCVR

L410 TREES & PALM PLANTING PLAN

LCVR

L420 UNDERSTORY PLANTING PLAN

LCVR

L450 PLANTING DETAILS

ARCHITECT

BORGES ARCHITECTS + ASSOCIATES

1111 BRICKWELL AV, 10th FLOOR

MIAMI FL 33131

305.374.9216

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BIZCAYA DR. RESIDENCE

1452 BIZCAYA DRIVE | SURFSIDE FL, 33154

09/22/2021 PERMIT SET

SEAL (MARSH C. KRIPLEN-LA6667007)
SITWORK GENERAL NOTES

1. PROVIDE SUBSUEDS AS REQUIRED FOR SCAVENGING TRANSITION AND UTILIZATION OF ELECTRONIC DEVICES/DISPOSABLES. SUBSUEDS/bRING DOWN WATER LEVEL IN SUBGRADE PRIOR TO MAIN LANDSCAPE WORK UTILITIES SUBSUEDS REQUIRED IN ALL PLANT BEDS ISOLATED BY PAYMENT OR ANY OTHERS STRUCTURES.

2. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURAL, PLANTING AREAS AND PLANNING SYSTEMS. ALL PLANING AREAS AND PLANNING AREAS ARE TO BE SCHEDULED IN ADVANCE AND COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHOULD BE StrictLY COORDINATED.

3. VEHICLES, EQUIPMENT, AND MATERIALS SHALL NOT BE ALLOWED TO STORE IN AREAS OF EXISTING VEGETATION WITHIN THE ENSLAM OF THE EXPLORING TRESS TO TIMBER.

4. CONSTRUCTION WASTE INCLUDING BUT NOT LIMITED TO PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY (WATER) SHOULD BE PROPERLY RECEIVED. CONCRETE DUMPED LEGEND IS ON SITE, OR IN PERMITTED WASH OUT AREA DETERMINED BY THE GENERAL CONTRACTOR.

5. RAINY CONDITIONS AND TIMELINESS TO PROVIDE THE PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITIES FROM DAMAGE AND ALL SUCH IMPLICATIONS FROM CONSTRUCTION ACTIVITIES AND MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIALS RESOURCE INEFFICIENCIES BY COORDINATING WORK.

6. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT THE EXISTING UTILITIES FROM DAMAGE AND ALL SUCH IMPLICATIONS FROM CONSTRUCTION ACTIVITIES AND MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIALS RESOURCE INEFFICIENCIES BY COORDINATING WORK.

7. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL UTILITIES. MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIALS RESOURCE INEFFICIENCIES BY COORDINATING WORK.

8. THE CONTRACTOR SHALL CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR OTHER SOURCE.

9. BUILDING PRACIENCES SHALL NOT BE DISCHARGED FROM TRENCHES OR OTHER EXCAVATION TO BE PUMPED INTO A FILTER BAG TO REMOVE SEDIMENTS FROM THE WATER.

10. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITIES FROM DAMAGE AND ALL SUCH IMPLICATIONS FROM CONSTRUCTION ACTIVITIES AND MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIALS RESOURCE INEFFICIENCIES BY COORDINATING WORK.

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14. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL UTILITIES. MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIALS RESOURCE INEFFICIENCIES BY COORDINATING WORK.

SOIL EROSION CONTROL NOTES

1. PRIOR TO BEGINNING ANY EARTH CHANGE, THE CONTRACTOR SHOULD NOT AND SHALL NOT COMMENCE ANY BUILDING PROJECT AND SHALL NOTIFY THE CONTRACTOR PRIOR TO BEGINNING ANY EARTH CHANGE.

2. ALL SEED MEASURES TO BE MAINTAINED DAILY.

3. THE CONTRACTOR TO CONDUCT ALL DRAINAGE, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR OTHER SOURCE.

4. WATER FROM TRENCHES AND OTHER EXCAVATION TO BE PUMPED INTO FILTER BAG TO REMOVE SEDIMENTS FROM THE WATER.

5. THE CONTRACTOR TO CONDUCT ALL DRAINAGE, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR OTHER SOURCE.

6. PROVIDE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITIES FROM DAMAGE AND ALL SUCH IMPLICATIONS FROM CONSTRUCTION ACTIVITIES AND MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIALS RESOURCE INEFFICIENCIES BY COORDINATING WORK.

7. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL UTILITIES. MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIALS RESOURCE INEFFICIENCES BY COORDINATING WORK.

8. THE CONTRACTOR TO CONDUCT ALL DRAINAGE, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR OTHER SOURCE.

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LEGEND
1. PEDESTRIAN ACCESS
2. VEHICULAR ACCESS/LAWN AREA
3. WATER FEATURE
4. PEDESTRIAN CIRCULATION
5. STEPS
6. WOOD DECK
7. POOL
8. LAWN AREA
9. LANDSCAPE AREA

SITE PLAN
NORTH CANAL
NORTH
SCALE 1/8" = 1'-0"

BIZCAYA DR. RESIDENCE
1452 BIZCAYA DRIVE |
SURFSIDE FL, 33154
© COPYRIGHT L&ND
7294 NW 1st COURT, MIAMI FL 33150
614.439.4895 | www.land.design

PAGE 137
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.

**Tree To Be Removed**

**Tree To Be Removed**

**Palm To Be Removed**

**Proposed Building & Hardscape**

**Proposed Pool & Water Feature**

---

**Tree Disposition Legend**

**Tree Disposition Schedule**

---

**Tree Disposition Plan**

---

**References**

- 1/8" = 1'-0" SCALE
- 8' = 1" SCALE
- Date: 09/22/2021
- Permit Set: SEAL (MARSH C. KRIPLEN-LA6667007)
- 7294 NW 1st COURT, MIAMI FL 33150
- 614.439.4895 | www.land.design
PLANTING NOTES

1. PLANT MATERIALS TO BE UNLAEY-SIZED EDGES FROM DAMAGE OR DAMAGE, AND TO BE IN TRANSPLANT CONDITION UNTIL PLANTED. ON THE JOB SITE, LANDSCAPE ARCHITECT WILL INSPECT PLANT MATERIAL UPON ARRIVAL TO SITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.

2. THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL. STEAM SHO打动PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. PLANT MATERIAL NOT MEETING THE STANDARDS OUTLINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.

3. PROVIDE MATCHING SIZES AND FORMS FOR EACH 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 SHALL BE PLANTED IN LAND AND PER THE SPECIFICATIONS CONTAINED WITHIN CONTRACT DOCUMENTS. ANY NECESSARY STAKING AND/OR CRUTURE SUPPORT MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

6. CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

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

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

9. ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. MULCHING SHOULD BE REPLACED AT NO COST TO THE OWNER.

10. SPECIFIED PLANT MATERIAL SHALL BE CONSIDERED MINIMUM SIZES.

11. PLANT HEIGHTS OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT PLANT HEIGHTS UNLESS SPECIFIED OTHERWISE.

12. MULCH OR PLANTING BED DRESSING EACH SPECIES AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE PERFORMED ANNUAL DURING THE AUTUMN TO A THREE (3) INCH DEPTH.

13. ALL PLANT MATERIAL SHOULD REACH AN ORGANIC FERTILIZER IN LIGHT APPLICATION FOLLOWING INSTALLATION. TYPE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.

14. MULCH OR PLANTING BED DRESSING EACH SPECIES AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE PERFORMED ANNUAL DURING THE AUTUMN TO A THREE (3) INCH DEPTH.

15. MULCH OR PLANTING BED DRESSING EACH SPECIES AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE PERFORMED ANNUAL DURING THE AUTUMN TO A THREE (3) INCH DEPTH.

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 SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE PERFORMED ANNUAL DURING THE AUTUMN TO A THREE (3) INCH DEPTH.

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

18. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWNS, TURF, AND NATIVE PLANTING ZONES. MINIMUM PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED FOR STEEP AREAS SO SLOUGHING IS LESS LIKELY TO OCCUR.

19. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWNS, TURF, AND NATIVE PLANTING ZONES. MINIMUM PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.

PLANTING SCHEDULE

**TREES & PALMS PLANTING SCHEDULE**

**PLANTING ZONES. 18 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.**

19. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWNS, TURF, AND NATIVE PLANTING ZONES. MINIMUM PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.

**PLANT IMAGES**

- **CRO**
- **CRE**
- **MIN**
- **PRI**
- **AAL**
- **CNU**
- **BCH**
- **CNU**
- **VMO**
- **CHC**
- **PDI**
- **PRA**
- **AL**
- **AP**
- **CH**
- **MA**
- **MD**
- **NF**
- **SR**
- **TM**
- **TD**

**NOTE:** CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH $10,000 WHOLESALE PLANT ALLOWANCE FOR INFILL PLANTS, ORCHIDS, AND ACCENTS.
Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
From: Walter Keller, PE, AICP, Town Consultant Planner
        Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
        Lillian Arango, Town Attorney
        James McGuinness, Town Building Official
Date: October 19, 2021
RE: 9437 Harding Avenue – Sign and Canopies – T-Mobile

Background: The subject property is located at 9435 & 9437 Harding Avenue in the SD-B40 Zoning District. The Applicant is requesting to install one (1) permanent wall sign and replace existing canopies for T-Mobile.

The proposed wall sign is face lit channel letter, with a sign area of 32.8 SF. Two proposed canopies will replace existing canopies, and be placed across the store frontage (33’-8”). The proposed canopies will be black and flame retardant. The proposed canopies will utilize the existing frame (7’-0” X 16’-2”).

Governing Codes:

Current Municode:

Sec 90-73.a(3)(1-3) – Provides a wall sign of 1 square foot (SF) for each 1 foot of frontage. In the Business District for stores with less than 25 feet of frontage, a 25 SF sign is allowed. This store has 33 feet of frontage. The maximum size of any one sign is 45 SF. The Code has further restrictions including requiring a 1/4 inch to 2-inch offset from the wall to allow rainwater to drain and limits illumination to white LEDs. All signage to be lit with white illumination from dusk to dawn.

Current Municode:

Sec 90-49.2.a(2) – Awnings and canopies shall remain consistent with architectural details and proportions harmonious with the overall building design and historic context.

Sec. 90-49.2.a(4) - After 25 feet in length, an awning or canopy shall have either a break of a minimum of six inches or articulation of the awning or canopy. The proposed canopies are each 16”-2” in width, the plans do not provide a measurement between the two canopies.
Sec. 90-49.2.a(9) - Awnings shall project a minimum of three feet and a maximum six feet over the sidewalk, not to exceed the width of the sidewalk. The proposed canopy exceeds the maximum six feet and proposes seven feet but does not exceed the width of the sidewalk and is replacing like for like.

Applicant Package:  A building permit for the sign and awnings were submitted by the Applicant.

Staff Recommendation: Approval subject to the sign packet stating a minimum six-inch break or articulation of the awning or canopy will be maintained. The plan submitted with the building permit does not provide the measurement of the break.

The Planning and Zoning Board needs to give design approval for the wall sign and canopies.
# Town of Surfside
## 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.

<table>
<thead>
<tr>
<th>PROJECT INFORMATION</th>
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<tbody>
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<td>OWNER'S NAME</td>
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<td>PHONE / FAX</td>
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<tr>
<td>AGENT'S NAME</td>
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<tr>
<td>PROPERTY ADDRESS</td>
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<tr>
<td>ZONING CATEGORY</td>
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| DESCRIPTION OF PROPOSED WORK | Change Sign & Change Awning Fabric to New one.  
                              | "T Mobile" |

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<tr>
<td>Setbacks (F/R/S)</td>
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<td>Lot Coverage</td>
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<td>Height</td>
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<td>Pervious Area</td>
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Signature of Owner: [Signature]
Date: 10/11/21

Signature of Agent: [Signature]
Date: 10/18/21

Town of Surfside – Multi-Family and Non-Residential Site Plan Application
INSTALL LED ILLUMINATED CHANNEL LETTERS AND RECOVER EXISTING AWNING FRAME

PROPOSED SIGN & AWNING

EXISTING CONDITIONS

PROPOSED WEST ELEVATION

20.7 SF / 32.8 SF (Backer)
Face-Lit Channel Letters on Backer
1" Deep Backer

T-Mobile Surfside
9435 Harding Ave. Miami Beach, FL 33154
Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
For: Walter Keller, PE, AICP, Town Consultant Planner
Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
Lillian Arango, Town Attorney
James McGuinness, Town Building Official
Date October 19, 2021
RE: 9588 Harding Avenue – Sign – One Sotheby’s

Background: The subject property is located at 9588 Harding Avenue and within the SD-B40 Zoning District. The applicant is requesting to remove the existing wall sign and replace it with another permanent wall sign.

The proposed wall sign is an illuminated reverse channel letter and will be painted black. The proposed sign area is 20.3 SF and will be placed across the existing store frontage (24’). The proposed sign meets zoning requirements.

Governing Codes:

Current Municode:

Sec 90-73.a(3)(1-3) – Provides a wall sign of 1 square foot (SF) for each 1 foot of frontage. Stores with less than 25 feet of frontage are allowed a 25 SF sign. This store has 24 feet of frontage. The maximum size of any one sign is 45 SF. The Code has further restrictions including requiring a 1/4 inch to 2-inch offset from the wall to allow rainwater to drain and limits illumination to white LEDs. All signage to be lit with white illumination from dusk to dawn.
Applicant Package: A building permit for the sign was submitted by the applicant.

Staff Recommendation: Approval of the submitted sign packet. The Planning and Zoning Board needs to give design approval for the proposed wall sign.
TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW APPLICATION
(Signs, awnings, store fronts, fences, and walls etc)

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

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<tr>
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<tr>
<td>Sign Area (if applicable)</td>
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<tr>
<td>Awning Size (if applicable)</td>
</tr>
<tr>
<td>Fence Height (if applicable)</td>
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<tr>
<td>Wall Height (if applicable)</td>
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09/27/2021

SIGNATURE OF OWNER

DATE

SIGNATURE OF AGENT

DATE

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

PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

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

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

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

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

Meri Brewster 10/1/21
NAME OF REPRESENTATIVE DATE
As owner of 9564 Harding Investment LLC with an address of 420 Lincoln Road #320, Miami Beach, FL 33139, we hereby give authorization for Print Pro Shop, Inc. to apply and obtain a building permit for the scope of work described as follows:

installation of new storefront signage at 9588 Harding Avenue (ONE Sotheby's International Realty)

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

By: [Signature]

Landlord Representative

STATE OF FLORIDA, COUNTY OF MIAMI-DADE
sworn and subscribed before me this 21st day of September, 2021

☐ Personally Known
☐ Produced Identification — Type of Identification: ____________________________

[Signature of Notary Public]

VICTOR MANUEL CALCEDO
Notary Public - State of Florida
Commission: # GG 366121
My Comm. Expires Aug 14, 2023
Bonded through National Notary Assn.
DESIGN CALCULATIONS
FOR
ONE SOTHEBY’S
WALL-MOUNTED SIGNS
9588 Harding Ave – Surfside

GENERAL NOTES:
1. Design is in accordance with the Florida Building Code 7th Edition (2020) for use within and outside the High Velocity Hurricane Zone (HVHZ).
2. Wind loads have been calculated per the requirements of ASCE 7-16 as shown herein.
3. These engineering calculations pertain only to the structural integrity of those systems, components, and/or other construction explicitly specified herein and/or in accompanying engineering drawings. The existing host structure (if any) is assumed to be in good condition, capable of supporting the loaded system, subject to building department approval. No warranty, either expressed or implied, is contained herein.
4. System components shall be as noted herein. All references to named components and installation shall conform to manufacturer’s or industry specifications as summarized herein.
5. Where site conditions deviate from those noted herein, revisions may be required or a separate site-specific engineering evaluation performed.
6. Aluminum components in contact with steel or embedded in concrete shall be protected as prescribed in the 2015 Aluminum Design Manual, Part 1. Steel components in contact with, but not encased in, concrete shall be coated, painted, or otherwise protected against corrosion.
7. Engineer seal affixed hereto validates structural design as shown only. Use of this specification by contractor, et. Al, indemnifies and saves harmless this engineer for all costs & damages including legal fees & apellate fees resulting from deviation from this design.
ASCE 7-16 Design Wind Loads
WALL-MOUNTED SIGNS

Building Specs

\[ V = 175 \text{ mph} \quad \text{Basic wind speed (Vult)} \]

<table>
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<tr>
<th>Exposure</th>
<th>ASD Load Combo Coeff: 0.6</th>
</tr>
</thead>
</table>

Calculations

\[ \alpha = 11.5 \quad \text{3-sec gust speed power law exponent} \]

\[ z_e = 700' \quad \text{Nominal ht. of atmos. boundary layer} \]

\[ G_{cpi} = 0 \quad \text{Internal pressure coeff} \]

\[ K_d = 0.85 \quad \text{Directionality factor} \]

\[ K_{zt} = 1.0 \quad \text{Topographic factor} \]

\[ K_e = 1.0 \quad \text{Ground elevation factor} \]

\[ A = 10 \text{ sq ft} \quad \text{Tributary area} \]

### 175 mph - Exp "D"
WALL-MOUNTED SIGNS

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<th>SIGN HEIGHT</th>
<th>ASD WIND PRESSURES CENTER (Zone 4)</th>
<th>CORNER (Zone 5)</th>
<th>Kh = Kz</th>
<th>q_z</th>
<th>GCp (4)</th>
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</table>
Wall Sign Anchor Design

Structure Dimensions & Loading

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

Sign type: Channel Letter
Sign size: \( A = 1.4 \text{ sqft (per letter, critical)} \)

Wall material: Metal
Steel studs or extrusions/shapes
Anchor type/size: #14 SMS
Ref: Min 18ga studs (grd 33) or 0.090" 6063-T6
Min Embedment: Full
Min edge dist: 0.75"
Min Spacing: 0.5"

Anchor tensile capacity: \( T_{\text{cap}} = 152.0 \text{ lb (per anchor)} \)

Check Anchors for Pullout

Total Reaction: \( R_t = 92 \text{ lb} \quad \ldots = P \cdot A \text{ (per letter)} \)
No. of anchors req'd: \( n = 0.6 \text{ anchors per letter} \quad \ldots = R_t / \text{cap} \)

Total anchors required: 1 anchors per letter

OK, typical anchor option shown. Limit to min (3) per letter, bal.
Ref anchor schedule for other anchor options.
Exterior Sign
ILLUMINATED REVERSE CHANNEL LETTERS
PAINTED BLACK

EAST ELEVATION

EXISTING GRASS PATTERN ON WALL
METAL CLADDING

Wall Height 8'4"

One Sotheby's
INTERNATIONAL REALTY

11" 119.5" 28.5"

11" 119.5" 74.5"

12.75'H 14.25'H 12.5'H

4.25'H

24.5"

East elevation 24' Linear

THE DESIGN CONTENT MATERIAL ATTACHED IS THE SOLE PROPERTY OF ORION VISUAL, INC. THE DESIGN MATERIAL MAY NOT BE USED WITHOUT EXPRESSED WRITTEN CONSENT OF ORION VISUAL, INC.

DATE CREATED: 8/9/21
SURVEYED BY: MIKE Q
TEMPLATED BY: N/A
DESIGNED BY: CLIENT
PROOF BY: ANTONIO

PROJECT: ONE SOTHEBY'S - SURFSIDE - EXTERIOR SIGN
ADDRESS: 9588 HARDING AVE, SURFSIDE FL 33154

Approved
Date:

Revisions

Print:
Signature:

A - 1
EXISTING CONCRETE WALL

POWER:

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LOAD DESCRIPTION (VA.) PHASE

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<tr>
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<td>2736</td>
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<tr>
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LOAD PER PHASE:

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EXISTING PANEL "A"

PANELBOARD "A" SCHEDULE

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120/240 V

13068 / 12150

25218

EXTERIOR WALL LED CHANNEL LETTERS

ELECTRICAL INFORMATION

a) (2) POWER SUPPLY FOR LED's: 1.2 AMPS. TOTAL LOAD 2.4 AMPS
b) ALL ELECTRIC COMPONENTS ARE U/L LISTED
c) 120 VOLTS 1/2" #12 THHN RIG WIRE
d) ALL COMPONENTS PAINTED AS PER CODE
e) INTERNAL DISCONNECT SWITCH AS PER 600.6.A
f) SIGN GROUNDED ACCORDING TO NEC 250
g) EXISTING DEDICATED 20 AMPS CIRCUIT #11 BRAKER FROM ELECTRICAL PANEL
h) ALL MATERIALS & FASTENERS MEET 3004.4
i) SIGN MANAGED ON/OFF BY PHOTOSENSOR OR COMPUTER MANAGEMENT SYSTEM

LOW VOLTAGE DOBLE WIRE COVERED #16

SIGN GROUNDED ACCORDING TO NEC 2006

ALL ELECTRICAL COMPONENTS ARE U/L LISTED SIGN GROUNDED ACCORDING TO NEC 600

CODE IN EFFECT: NEC 2017 FBC 2020 7TH EDITION

Scale: N.T.S.

ELECTRICAL INFORMATION

WIND LOAD CALCULATIONS

Basic Wind Speed: 170 mph
Exposure Category: A

T-Mobile

9435 Harding Ave. Miami Beach, FL 33154

STATE CERTIFIED SIGN CONTRACTOR

6460 S.W. 35 ST. MIAMI, FL. 33155

T-Mobile Surfside

9435 Harding Ave. Miami Beach, FL 33154
RECOVER EXISTING AWNING FRAME

EXISTING

PROPOSED WEST ELEVATION

EXISTING CONDITIONS

Wind Load Calculations
(Per ASCE 7-16 & FBC 2020)
Risk Category
Basic Wind Speed 170 mph
Exposure Category D

FIRESIST #82022-000060" FANNEL

David E. Morris P.E. #17757
9371 S.W. 3rd St., Miami, FL 33174
Ph. 305-775-6652
Date 9/28/21
Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
From: Walter Keller, PE, AICP., Town Consultant Planner
Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
Lillian Arango, Town Attorney
James McGuinness, Town Building Official
Date October 19, 2021
RE: 601 88TH Street – Fence and Gates in Secondary Frontage

Background: This Applicant is requesting approval for a fence and two gates off 88th Street. This corner lot is located in the H30B Zoning District with 6,860 square feet of lot area with a width of 61.25 feet. In addition to this Memorandum, an Agenda Packet was submitted by the Applicant. The Applicant’s property photo is more current than the Google Street View and is included in the Applicant’s submittal.

The Applicant constructed a wood fence approximately 5 feet 8 inches high to screen a boat and trailer. The existing fence connects to the side of the residence and continues to a large existing hedge approximately 4 feet off the 88th Street property line. The hedge continues along the south property line to the corner and continues north along Carlyle Avenue. The wood fence has two manual swing gates which allow the Applicant to remove his boat and trailer from the property. The fence is perpendicular to 88th Street.

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

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

Current Municode 90-56.5 – 11 Modification of secondary frontage fence and ornamental wall regulations.

1. A fence or ornamental wall that has a maximum opacity of 100 percent and a maximum height of six feet, as measured from grade, may project into or enclose the street side yard of a corner lot, provided:
   a. The fence or wall is not placed in front of the front facade of the primary residential structure and extends beyond the plane of the front facade on only one side of the primary residential structure;
   b. The fence or wall is setback three feet from any property line;
   c. Shrubs shall be installed at the time the fence or wall is installed; and
d. The shrubs shall be planted a minimum of 36 inches in height, shall be placed a maximum of 24 inches on center and shall cover the exterior of the fence or wall within one year after the final inspection of the fence.

90-56.6 When being installed as a safety feature for a swimming pool in a front or primary corner yard, a fence or ornamental wall shall be permitted at a maximum of four feet in height. The applicant shall demonstrate evidence relative to this hardship.

90-56.7 Reserved.

90-56.8 In order to prevent water ponding at the base of ornamental walls, the installation of weep holes or other similar drainage features shall be required. The number and spacing shall be determined per lot per review.

90-56.9 Hedges shall be no more than four feet in height in the front yard and side corner yards and ten feet in height in the rear and interior side yards, except as required by section 90-56.5(1). Hedges may be higher if granted approval by the design review board, on a case-by-case basis.

90-56.10 Under no circumstances is any fence, wall or hedge to be located on a corner lot in such a way as to conflict with the requirements of section 90-52 (Required clearances) or fire codes, including concealment of fire hydrants.

90-56.11 No fence, wall or hedge maybe placed within the public right-of-way except that landscaped islands surrounded by circular driveways on lots no more than 115 feet in width shall be permitted, provided that it is understood by the property owner that the town does not waive its right to demand removal without notice as deemed necessary within the town's discretion and the town shall not be liable for any damages arising from such removal. Property owner shall install or plant such materials at own risk. All improvements, other than groundcovers, as defined in the landscape section, shall be placed on private property.

90-56.12 Fences and walls shall be constructed so that the finished side shall face out or away from the property upon which it is constructed, and all support posts and the unfinished side shall be on the inside facing the property upon which said fence or wall is constructed. All masonry fences or walls shall be constructed so as to have a finished surface, including concrete block walls which shall have a plastered finish on all sides above ground level. In the event that a wood fence is constructed against a significant obstacle on the adjoining property, such as a hedge or another fence, that line of fence against the obstacle may be constructed with posts on the outside of the fence provided that the horizontal rails are at least 50 percent covered by boards on the side facing away from the property on which the fence is constructed.

Current Municode: 90-65 – Boat Parking

(b) No boat, or boat trailer shall be parked within the required interior side setback and/or required rear setback, or project or encroach on any public right-of-way.

(c) A boat trailer and personal watercraft may be parked in the front, side, or rear yards. If parked in the side or rear yard, the boat trailer and personal watercraft shall not be visible to the neighboring property. A fence, wall or hedge, consistent with the Code, shall be installed in order to limit visibility to the maximum extent possible.

(d) When parked or stored in the front or secondary frontage yard the place of parking shall be parallel with and immediately adjacent to or on the driveway and shall be at least five feet from the interior side or rear property line.
(e) The parking, storage or keeping of any boat or boat trailer shall not obstruct driveways or impede the ability of the abutting property owner to maintain the right-of-way clearance. The parking, storage or keeping of any boat or boat trailer shall not cause other vehicles to be parked in rights-of-way so as to create a hazard. The parking or storage of a boat or boat trailer shall not be in conflict with the provisions of 90-52.

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

Staff Recommendation: Staff supports approval of this Fence/Gate request since it screens the boat and trailer and is generally consistent with Sec 90-56.5-11 and Sec 90-65. provided the Planning and Zoning Board issues design approval.
TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

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

PROJECT INFORMATION

OWNER'S NAME
Conrado Cabrera

PHONE / FAX
305-609-3147

AGENT'S NAME

ADDRESS

PHONE / FAX

PROPERTY ADDRESS
6001-88th Street Surfside, FL 33154

ZONING CATEGORY

DESCRIPTION OF PROPOSED WORK
Install Double Wood Door

INTERNAL USE ONLY

Date Submitted
Project Number
21-454
Report Completed
Date

Fee Paid
$

ZONING STANDARDS

Plot Size

Setbacks (F/R/S)

Lot Coverage

Height

Pervious Area

SIGNATURE OF OWNER

DATE

SIGNATURE OF AGENT

DATE

Town of Surfside – Single-Family and Two-Family Site Plan Application
LOCATION MAP.
NOT TO SCALE.

PROPERTY ADDRESS: 601 88th STREET SURFSIDE, FLORIDA 33154

LEGAL DESCRIPTION: LOT 11 BLOCK 14, OF SECOND AMENDED PLAT OF NORMANDY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16 PAGE 44 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO: CONRADO A. CABRERA AND ZORAIDA M. MARERO.

SURVEYOR’S NOTES:
1) The above captioned Property was surveyed and described based on the above Legal Description provided by Client.
2) Bearings, if shown, are based on an assumed meridian and referenced on the centerline of N/A, N/A, per plat.
3) The lands shown hereon were not abstracted for easements, right of ways or other recorded encumbrances not shown on the plat, and the same, if any may not be shown on this section.
4) Underground utilities are not depicted hereon.
5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown.
6) Elevations are based on the National Geodetic Vertical Datum 1929. 7) Ownership subject to opinion of the Title.
8) Fence ties are to be the center line of the fence. 9) Wall ties are to face of the wall. 10) Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
11) This survey was prepared without the benefit of a Title Search; thereof, only those easements on the recorded plat as shown. 12) Unless a comparison is shown Record and Measured calls are in substantial agreement. 13) This survey depicted hereon is not covered by professional liability insurance.

FLOOD ZONE INFORMATION:
DATE OF FIRM: 09-11-2009
COMMUNITY No.: 120659
panel: 307 SUFFIX: L
FIRM ZONE: AE BASE FLOOD ELEVATION: 8'
BENCHMARK No: Loc 3220 Name y-313-Reset ELEVATION 10.24'
NOTE: ONLY VALID WITH PAGE 2

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY MEETS THE STANDARDS OF PRACTICES AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17251 & 5J-17255 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

KARL F. KUHN
PROFESSIONAL SURVEYOR AND MAPPER No. 5953
STATE OF FLORIDA

KARL F. KUHN
PROFESSIONAL SURVEYOR AND MAPPER No. 5953
1382 NE 178th STREET
N. MIAMI BEACH FL 33162
PH: 786-202-4039
786-306-5348
lester.salicetti@gmail.com

PAGE 174

TYPE OF PROJECT:
BOUNDARY SURVEY

PROJECT LOCATION:
601 88th STREET

CITY, STATE & ZIP CODE:
SURFSIDE, FLORIDA 33154

DATE OF FIELD WORK:
09-22-21

SCALE: AS SHOWN
DATE: 09-24-21
DRAWN BY M.S.L.
PROJECT No: 21-09-06L
SHEET: 1 OF 2
ORDINANCE NO. 21 - ________

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-47, “YARDS GENERALLY, ALLOWABLE PROJECTIONS” AND SECTION 90-48 “MODIFICATION OF SIDE AND REAR YARD REGULATIONS” TO PROVIDE ALTERNATIVE SIDE SETBACK REQUIREMENTS IN THE H120 DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2 of the Florida Constitution, and Chapter 166, Florida Statutes, provide municipalities with the authority to exercise any power for municipal purposes, except where prohibited by law, and to adopt ordinances in furtherance of such authority; and

WHEREAS, the Town Commission of the Town of Surfside (“Town Commission”) finds it periodically necessary to amend its Code of Ordinances and Land Development Code (“Code”) in order to update regulations and procedures to maintain consistency with state law and to implement municipal goals and objectives; and

WHEREAS, the H120 zoning district is the Town’s most intense district and consists of a strip of buildings on properties located on the east side of Collins Avenue; and

WHEREAS, Section 90-48.5 of the Town Code currently requires buildings in the H120 district that are greater than 30 feet in height to increase their setbacks at a ratio of one foot of additional setback per three feet of height, resulting in an inclined plane where setbacks are greater at higher floors than on lower floors, commonly known as the “wedding cake” or “daylight plane” (the “Existing Inclined Setback”);

WHEREAS, the Existing Inclined Setback has resulted in a stepped back design pattern where upper floors have less floor area than lower floors, with such design pattern repeated among different buildings along the H120 district; and

WHEREAS, the Town Commission wishes to amend the Town Code to provide for alternative side setback requirements to the Existing Inclined Setback and encourage variation of design while providing for increased spacing, light and air between buildings on large properties at the ground level and similar volumetric light and air as provided by the Existing Inclined Setback; and

Additions to the text are shown in underline. Deletions are shown in strikethrough.
WHEREAS, the Town Commission finds that offering a design option to owners in the H120 District to employ an average setback in lieu of the Existing Inclined Setback will encourage variation; and

WHEREAS, the Town Commission finds that average setbacks must be coupled with an increased ground floor setback to increase spacing between buildings on larger properties at the ground level and ensure that volumetric light and air similar to what is provided by the Existing Inclined Setback; and

WHEREAS, on September 14, 2021 at its regular monthly meeting, the Town Commission directed staff to evaluate and prepare an ordinance providing for an average side setback option in the H120 District, as further detailed in the discussion Commission Communication Memorandum included with the agenda item; and

WHEREAS, the Planning and Zoning Board, as the local planning agency for the Town, held its hearing on the proposed amendment on ____________, 2021 with due public notice and input; and

WHEREAS, the Town Commission held its first public hearing on October 12, 2021 and recommended approval of the proposed amendments to the Code of Ordinances having complied with the notice requirements in the Florida Statutes; and

WHEREAS, the Town Commission has conducted a second duly noticed public hearing on these regulations as required by law on _______________ , 2021 and further finds the proposed changes to the Code are necessary and in the best interest of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA:

Section 1. Recitals. The above Recitals are true and correct and are incorporated herein by this reference:

Section 2. Town Code Amended. Section 90-47 – “Yards generally, allowable projections” and Section 90-48 – “Modification of side and rear yard regulations” of the Surfside Town Code of Ordinances are hereby amended and shall read as follows:

Sec. 90-47. - Yards generally, allowable projections.

1 Additions to the text are shown in underline. Deletions to the text are shown in strikethrough.
90-47.6 In the H120 district, open unenclosed balconies may extend into a required primary (front), secondary (corner), or rear setback not more than eight feet, and may extend into a required interior side setback not more than five feet. In the H120 district, the following projections are permitted:

1. When setbacks provide a minimum interior side setback of 10 feet for the first 30 feet in height, with the width of each required interior side yard increased by one foot for every three feet of building height above 30 feet in the H120 district, open unenclosed balconies may extend into a required primary front or secondary (corner) not more than eight feet, and may extend into a required interior side setback not more than five feet. Open unenclosed balconies may extend from the rear of the building to a point 12 feet west of the bulkhead line.

2. When average setbacks provide a 25% average side setback in the H120 district, open unenclosed balconies may extend into a required primary (front) setback not more than eight feet. Open unenclosed balconies may extend from the rear of the building to a point 12 feet west of the bulkhead line. Open unenclosed balconies may extend into a required secondary (corner) or interior side setback by no more than six feet.

Sec. 90-48. - Modification of side and rear yard regulations.

90-48.5 In the H120 district, when a building exceeds a height of 30 feet, the width of each side yard shall be increased by one foot for every three feet of building height above 30 feet, provided however, on a corner lot the minimum width of the side yard adjoining a street need not exceed 20 feet. One of the following two options for enhanced side setbacks must be met:

1. Average Side Setback. Except for legal nonconforming sides of buildings deemed architecturally significant pursuant to Section 90-33(3), the required side setback in the H120 district is 20% of the lot width or 10 feet minimum. In addition, and in order to encourage variety and innovation in design, buildings shall be subject to an average side setback of an additional 5% applied to side setbacks (25% overall). The required average setback for each side shall be calculated and applied to each side elevation overall, as follows:
   a) Multiply the lot width by 5%;
   b) Multiply the resulting figure by the height in feet from crown of road to the top of the structural roof;
c) Multiply the resulting figure by the depth of the allowable building on that side (lineal feet between front setback and bulkhead line) to arrive at the aggregate volume of average setback;
d) The aggregate volume of average setback must be applied in any one or multiple areas throughout the height and depth of the building (further reducing the building envelope created by the 20% required setbacks) to reduce the floor width (i.e. parallel to the lot width) and/or depth (i.e. perpendicular to the lot width), at the discretion of the design professional. Average setback may be applied at any point along a floor, mixed and matched among floors, and/or joined with setbacks taken from the opposite side elevation.

(2) Inclined Side Setback. In lieu of providing the above average side setback in 90-48.5(1), the property owner may, at its election, alternatively provide a minimum interior side setback of 10 feet for the first 30 feet in height, with the width of each required interior side yard increased by one foot for every three feet of building height above 30 feet. For corner properties, a building shall be set back a minimum of 20 feet from a side or secondary street for its entire height.

Section 3. Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 4. Inclusion in the Code. It is the intention of the Town Commission, and it is hereby ordained that the provisions of this Ordinance shall become and made a part of the Town of Surfside Code of Ordinances, that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and the word “Ordinance” may be changed to “Section” or other appropriate word.

Section 5. Conflicts. Any and all ordinances and resolutions or parts of ordinances or resolutions in conflict herewith are hereby repealed.

Section 6. Effective Date. This ordinance shall become effective upon adoption.

PASSED and ADOPTED on first reading this ___ day of October, 2021.
PASSED and ADOPTED on second reading this ________day of _______, 2021.

On Final Reading Moved by: ________________________________
On Final Reading Second by: ________________________________
First Reading:

Motion by: ____________________________
Second by: ____________________________

Second Reading:

Motion by: ____________________________
Second by: ____________________________

FINAL VOTE ON ADOPTION

Commissioner Charles Kesl
Commissioner Eliana R. Salzhauer
Commissioner Nelly Velasquez
Vice Mayor Tina Paul

Mayor Charles W. Burkett

ATTEST:

Sandra N. McCready, MMC
Town Clerk

APPROVED AS TO FORM AND LEGALITY FOR THE USE AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:

Weiss Serota Helfman Cole & Bierman, P.L.
Town Attorney