Town of Surfside
PLANNING & ZONING BOARD
AGENDA
DECEMBER 16, 2021 – 6:00 p.m.
Town Hall Commission Chambers –
9293 Harding Avenue, 2nd Floor, Surfside, FL 33154

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

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

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

1. Call to Order/Roll Call

2. Town Commission Liaison Report – Mayor Charles Burkett

3. Approval of Minutes – October 28, 2021

4. Applications:

   A. 9000 Abbott Avenue – New Two-Story Residence
   B. 9045 Hawthorne Avenue - New Two-Story Residence
   C. 9248 Emerson Avenue - New Two-Story Residence
   D. 9565 Carlyle Avenue - New Two-Story Residence
   E. 9157 Froude Avenue – Garage Conversion
   F. 1420 Biscaya Drive – New Two-Story Residence
   G. 9049 Abbott Avenue – Remodeling & New Addition
   H. 9281 Byron Avenue – Remodeling & Addition
   I. 8811 Dickens Avenue – Remodeling of Residence
   J. 8934 Froude Avenue - Addition
   K. 8866 Carlyle Avenue – Garage Conversion
5. Draft Proposed Zoning Code

6. Next Meeting Date: January 27, 2022

7. Discussion Items:
   A. Pools
   B. Future Agenda Items

8. Adjournment.

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

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


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

THESE MEETINGS MAY BE CONDUCTED BY MEANS OF OR IN CONJUNCTION WITH COMMUNICATIONS MEDIA TECHNOLOGY, SPECIFICALLY, A TELEPHONE CONFERENCE CALL. THE LOCATION 9293 HARDING AVENUE, SURFSIDE, FL 33154, WHICH IS OPEN TO THE PUBLIC, SHALL SERVE AS AN ACCESS POINT FOR SUCH COMMUNICATION.
Town of Surfside
PLANNING & ZONING BOARD
MINUTES
OCTOBER 28, 2021 – 6:00 p.m.
Town Hall Commission Chambers
9293 Harding Avenue, 2nd Floor, Surfside, FL 33154

1. Call to Order/Roll Call

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

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

Absent: Mayor Charles W. Burkett

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

2. Town Commission Liaison Report – Mayor Charles Burkett

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

3. Approval of Minutes – September 30, 2021 and October 14, 2021

A motion was made by Vice Chair Landsman to approve the September 30, 2021 Planning and Zoning Board Meeting Minutes and the October 14, 2021, Planning and Zoning Board Zoning Code Workshop Meeting Minutes, seconded by Board Member MacKenzie. The motion carried with a 5-0.

4. Applications:

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

Town Attorney Recio polled the Board Members.

No Board Members had any communication with any of the applicants.

Deputy Town Clerk Herbello confirmed notice requirements.

Deputy Town Clerk Herbello swore in all applicants.
A. 716 88th Street – New Two-Story Residence

Town Planner Keller provided a summary of the application.

**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.

**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.

Kobe Karp, representing the applicant, provided a presentation of the site plans and the project.

Chair Frankel asked if it is a flat roof and will they will meet the 30% and addressed the comments and recommendations from Town Planner Keller.

The following individual from the public spoke:
George Kousoulas spoke regarding the project and stated that the issue with this is that the code is a bit sloppy as it refers to buildings and accessories. He spoke regarding the code with the 50-foot setback refers to the buildings. Jeff Rose spoke regarding cabana and accessories and provided several properties in Surfside that have these accessory structures.

Chair Frankel asked how far back it is set back.

George Kousoulas stated it is 15 feet.

Board Member Henderson asked regarding the bathroom.

Mr. Kousoulas addressed the question regarding the bathroom and stated that they are open.

Town Planner Keller spoke regarding what the code mentions regarding encroachment and the stairs be moved back 10 feet away from the seawall. He stated that it is common the way it is built and discussed the zoning in progress.

Mr. Karp stated that they accept the recommendations regarding the staircase.

Building Official McGuinness stated that for any of the approval, that the pool will be on a separate permit. He stated that the garage and all enclosed areas under 10 feet have the proper area of relief. He stated that the outdoor kitchen and the plumbing and electrical should be separated and GFI as well as raised and meet electrical and plumbing code.

Mr. Karp accepts all recommendations mentioned.

Chair Frankel asked for Town Attorney Recio’s opinion as it pertains to the encroachment.
Town Attorney Recio read the zoning in progress section and explained how it pertains to a building. He stated that what they have done in the past is the Board can approve it with conditions if the code clarifies that section.

Board Member Henderson clarified what Town Attorney Recio mentioned as it pertains to if the code does not change the bathroom cannot be there.

Vice Chair Landsman asked if the Commission has any appreciation as it pertains to a building and a non-building.

Town Attorney Recio stated that the Commission is aware of that and will be addressing that.

Board Member MacKenzie asked regarding the cabana and pool bathroom and asked if they are redoing the seawall as well as if they will be raising the pool to 10 feet. He stated that he is not in favor of cabanas being so close to the seawall but also mentioned that there may be an option of approval subject to certain recommendations.

Mr. Karp stated that they will be redoing the seawall and stated that they will raise the pool to comply. He stated that he agrees with all recommendations provided.

Vice Chair Landsman asked regarding the pool equipment on the roof.

Further discussion took place among Mr. Karp and the Board Members regarding the seawall, cabana, bathrooms, pool and air conditioning equipment.

Board Member Mackenzie also stated that in the past they have not approved stairs in the setback and suggested the owner to figure a way to push them in. He asked regarding location of the pool equipment. He stated that there is a lack of articulation on the façade.

Mr. Karp stated that they will look at placing it next to the air conditioning equipment. They will also do an access point to get to the equipment and the pool equipment behind the bathroom or on the roof with an access hatch. He also addressed the comments made regarding the exterior wall materials and elevation.

Board Member Henderson stated that he is concerned with the façade of that wall and discussed the seawall and lifts. He asked if the pervious area is within the percentage it needs to be in.

Town Planner Keller stated that visually it looks like it is and wants the applicant to verify it.

Mr. Karp stated that they confirm they do meet the pervious percentage.
Board Member Bravo stated that he likes the fact that they have different components of the façade. He stated it is not so different than some they have approved. He does agree on the length of the wall. He suggests working on the length of the wall. He spoke regarding the pool and the cabana and keep that portion on hold while they build the rest of the house until they can determine if it can be approved. He asked regarding the roof.

Town Planner Keller stated that they need to clarify that it is a flat roof and they comply with the code.

Mr. Karp stated that they do comply with the height and confirms that it is a flat roof.

Board Member MacKenzie asked regarding the fence.

Mr. Karp stated that the fence is in the front and is open and you can see through it.

Chair Frankel asked to see the fence and gate image as to what it will look like. She asked regarding hedges.

Mr. Karp addressed the comments and questions made by the Board regarding the hedges, gate and fence.

David Forbes, owner, addressed the comments made regarding notification to the neighbors and he stated that they have shown everything they are doing to the house.

Board Member Baumel commented on the front doors and Mr. Karp's design and congratulated them on a great job done.

Chair Frankel stated that the stairs have to be moved in, advised taking out the cabana discussion at this moment although she does not have an issue with an accessory structure 20 feet from the seawall and cannot approve it at this moment. She appreciates the landscape architecture and materials used on the façade. She stated that the gates have become a contentious issue. She stated that they can set the gate closer to the garage where it is less visible from the street.

Town Planner Keller suggested coming back at a later time for the fence and gate.

After a lengthy discussion among the Board Members and Mr. Karp regarding the massing, façade as well as the particulars of the application, the following motion was made.
A motion was made by Vice Chair Landsman to approve the item with staff recommendations and conditions clarification of the roof height, stairs be removed from the setback, stairs must be moved back 10 feet from the seawall, clarification on pervious area and rear yard, driveway needs to be clarified, removing the cabana, pool, gate and fence at this time, flood vents for all enclosed areas and they will come back for the other additional aspects of the design when ready, seconded by Board Member Bravo. The motion carried with a 3-2 vote with Board Member MacKenzie and Board Member Henderson voting in opposition.

B. 1420 Biscaya Drive – New Two-Story Residence

Town Planner Keller provided a summary of the application.

**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-air conditioned 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.

**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 require design approval by the Planning and Zoning Board.

Jose Silva, representing applicant, provided an overview and presentation of the application and project.

Roberto Riguero, representing applicant, provided an overview and presentation of the application and project.

Board Member MacKenzie asked if they would have a gable roof if the 30 feet would be from where.
Town Attorney Recio stated it would be from the truces. He also advised the applicant that they cannot have 32 feet for the roof. He clarified the measurements as it pertains to flat roofs and gable roofs.

Board Member MacKenzie continued discussion regarding the roof, high ceiling options and setbacks.

Mr. Riguero discussed the roof and what the client desires is having a flat room.

The following individuals from the public spoke:
Robert Hill, neighbor, he stated that the home is large and too close.
Darryl Wall, neighbor, likes the home and stated that the neighbors are stranded in Paris for 2 years due to COVID.

Town Planner Keller stated that the house is at 9 feet 2 inches from the neighbors.

Mr. Silva stated that they will be redoing the seawall as well.

Building Official McGuinness stated that the home is to be built 10 feet above flood plain and gave his recommendations.

Chair Frankel stated that she is not a fan of fences and gates but has never seen such a nice one like this one and it was an architectural feature of the home.

Board Member Henderson stated that the gate is on the property line and has 2 gates.

Chair Frankel stated that they did approve one that was 3 feet previously or having it set back further from the setback.

Board Member Henderson stated that they have been consistent approving them further back in the property line.

Mr. Silva stated that if they move it back it will be hard to get out of the garage and move around to move out and he will consider lowering it to 3 feet.

Chair Frankel stated that 20 feet to her is the correct accessory setback for a cabana and would allow the condition if the zoning code changes to allow approval at a future date without coming back if the code changes.

Town Attorney Recio clarified that it is the bathroom section not the BBQ.

Mr. Silva asked regarding if a rooftop terrace would be allowed.
Town Attorney Recio stated that it has been discussed and they stated that they will not allow rooftop terraces.

Board Member Henderson asked regarding rooftop equipment.

Mr. Silva stated that there is nothing on the roof.

Vice Chair Landsman agrees that this design on the sides of the homes brings articulation and it is beautiful. He spoke regarding the design criteria.

Board Member MacKenzie stated that there is a lot to be said how neighbors can coexist with this house and there is a beautiful courtyard.

Discussion took place among the Board Members, applicant and Town Planner regarding the elements of the project, the cabana and recommendations.

Mr. Silva asked if they can approve the fence and gate if they do it 3 ½ feet.

A motion was made by Board Member Bravo to approve the item with staff recommendations and additional conditions provided by the Town Planner, seconded by Board Member MacKenzie. The motion carried with a 5-0 vote.

C. 1452 Biscaya Drive – New Two-Story Residence

Town Planner Keller provided a summary of the application.

**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.

**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.

Reinaldo Borges, representing the applicant, provided a presentation of the project.

Chair Frankel asked if they can approve the rooftop mechanicals if the zoning code allows it.
Town Attorney Recio stated that they can approve it conditionally if the zoning code allows it if not it will have to be placed on the ground.

Chair Frankel asked regarding the eaves of the sloped roof.

Town Attorney Recio stated what the zoning in progress says as it pertains to sloped roofs and it would be 24 inches and this could be applied here.

The following individual from the public spoke: George Kousoulas spoke regarding the encroachment issue and the zoning in progress.

Building Official McGuinness provided his recommendations.

Board Member Henderson asked on A-0010 shows the lot and spoke regarding the vacant lot and if they are together.

Mr. Borges stated there is a unity of title on the lots.

Mr. Kousoulas spoke regarding the lot and how it is recorded.

Discussion took place among the Board Members and staff regarding the location of the equipment.

Town Planner Keller suggested a conditional approval.

Board Member MacKenzie spoke regarding the equipment on the ground and on the roof and what types of equipment they are. He also asked regarding the pitched roof.

Mr. Borges answered the comments made by Board Member MacKenzie.

After a lengthy discussion regarding the recommendations, the specifics of this project, and some inconsistencies of the plans that were physically submitted compared to the PowerPoint presentation, the following motion was made.

Town Planner Keller provided his recommendations and conditions for approval.

A motion was made by Board Member MacKenzie to approve the item with staff recommendations and conditions, seconded by Board Member Bravo. The motion carried with a 5-0 vote.
D. 9437 Harding Avenue – Sign and Awning Fabric

Town Planner Keller provided a summary of the application.

**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 TMobile.

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.

Andy Ocendo, representing the applicant provided an explanation of the project.

Vice Chair Landsman asked why black in color.

Mr. Ocendo stated it is the TMobile color scheme.

Board Member MacKen ie asked if the sign is boxed.

Mr. Ocendo stated that they are individual letters just the way it currently is.

Board Member Bravo spoke regarding the existing sign and the new one and the awning being black.

Marianne Meischeid, DVAC Chair, stated that they do not have a color scheme for awnings at this time.

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

**E. 9588 Harding Avenue – Reverse Channel Letters-Sign**

Town Planner Keller provided a summary of the application.

**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 ¼ 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.

Mary Brewster, representing applicant was present to address any questions.

No discussion took place among the Board.

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

F. 601 88th Street – Double Wood Fence and Gate

Town Planner Keller provided a summary of the application.

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.

Chair Frankel asked if the front of the house is still visible from the street.

Town Planner Keller stated that it is still visible.

Conrado Cabrera, applicant explained the application to the Board.

Vice Chair Landsman asked if this is a new or existent fence.

Mr. Cabrera stated that it is a new fence.

Chair Frankel stated that she does not have an issue with this application.

Board Member Bravo asked if they have to go through these types of applications.

Town Planner Keller stated that the way the code is written, if there is a fence on the front or side yard it does come before this Board. He stated that this applicant was cited by Code Enforcement and that is why he is before the Board.

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 5-0 vote.

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.

Deputy Town Clerk Herbello read the title of the ordinance into the record.

Town Attorney Recio provided an overview and explanation of the item and the setback requirements.
Board Member Henderson asked for clarification and if this is suggesting that the developer will have 3 choices.

Town Attorney Recio stated that the wedding cake design is applicable across the board and also explained the other choices available.

Vice Chair Landsman asked if there is a developer that requested this.

George Kousoulas stated no.

Chair Frankel stated that the people in Town are the ones that are requesting information on this.

Board Member MacKenie asked what the objective is.

Town Attorney Recio explained the process of ordinances and if the Board would make a recommendation then it would go back to the Commission.

Board Member MacKenie stated that if this passed on first reading something must have taken place and is not in agreement that this Board is the last to be asked.

Board Member Baumel stated that this is very important.

The following individual from the public spoke:
George Kousoulas addressed the comment made by Board Member MacKenie and explained how this item came about.
Jeff Rose stated that this was brought forth by Vice Mayor Paul due to the collapse of the Champlain Tower South. He stated that one day the Regent Palace will go down and be redeveloped and stated that a wedding cake would produce more of a setback and he supports this ordinance.
Mariane Meischedt stated that this allows more insight for the architects and better than the wedding cake design.
Christopher Machado, attorney representing victims of the Champlain Tower South collapse, stated that the interest is to maximize the value for the victims of the Champlain Tower South collapse and their own concern is the amount of projection of the balcony. He requested an exception for the building that would go on the Champlain Tower South site.

Further discussion took place among the Board Members and Mr. Kousouolas regarding the specifics of the ordinance as well as setbacks and balconies.

Board Member Henderson does believe this feels a bit rushed. He cannot see any developer consider the text amendment.
Chair Frankel spoke regarding the wedding cake design and allowing the possibility of something else and allowing the architect other possibilities makes sense.

Board Member Henderson stated that they need to think about what happens if you are in an older building beside the new one and you looking at the same issues with single family homes.

Town Attorney Recio explained the concern Vice Mayor Paul had regarding the balconies.

Board Member MacKenzie agrees with Board Member Henderson. He stated that he would like more time to digest this ordinance.

Chair Frankel stated that they do not have an ability to make a recommendation at this time.

Vice Chair Landsman stated that they can decide not to make a recommendation at this point.

Town Attorney Recio explained their options.

Town Planner Keller explained that they can tweak it later but to get it started.

Town Attorney Recio reiterated what the motion on the table is.

A motion was made by Vice Chair Landsman to recommend to the Town Commission to approve the previous text amendment version for the Town Commission to adopt the ordinance on second reading at the next Commission Meeting, seconded by Board Member Bravo. The motion carried with a 5-0 vote.


7. Next Meeting Date: December 16, 2021

Consensus was reached to hold the next meeting on December 16, 2021.

8. Discussion Items:

A. Pools

Deferred to next meeting
B. Future Agenda Items


A motion was made Vice Chair Landsman to adjourn the meeting without objection at 10:18 p.m. The motion received a second from Board Member Bravo. The motion carried with a 5-0.

Respectfully submitted,

Accepted this _______ day of ____________________, 2021.

Judith Frankel, Chair

Attest:

Sandra McCready, MMC
Town Clerk
Background: This application is a request to demolish an existing 1-story single-family residence and construct a new 2-story single-family residence with concrete driveway including grass inlay in the front; covered terrace (284 SF), open trellis (80 SF) and pool with a deck (322 SF) in the rear, there is no information provided on the deck at this time. The parcel is located in the H30B Zoning District at 9000 Abbott Avenue and is a corner lot. The average lot depth is 112.5 feet with a width of 55.08 feet. The site plan indicates the lot size is 6,037 square feet (SF). The proposed air-conditioned floor space totals 2,119 SF.

The setback requirements for the H30B Zoning District are 20-foot front, 10-foot secondary front, 5.5-foot side and 20-feet rear. The applicant is proposing a 20-foot front yard setback with a 20-foot rear yard setback, a 5.5-foot interior side setback and a 10-foot secondary front setback. Total lot pervious area is proposed at 2,286 SF or 38% where 35% is required. The front yard setback pervious area is proposed at 59.8% where 50% is required. The rear yard setback pervious area is 70.8% where 40% is required. The second floor under a/c is proposed at 1,689 SF or 77% of the first floor where 80% is the maximum. A pitched roof is proposed at the 30-foot maximum height allowed. Table 1 on page 3 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed. These items include a black metal garage door, black impact doors and windows, black aluminum railings, black metal drip and fascia, board formed architectural concrete, white ash finished front door, raised smooth stucco band painted in charcoal gray at the base of the building, and the building is painted with smooth stucco white paint. The plans also include a concrete driveway and walkway with grass in between. A cement roof tile in the color ‘Dove Gray’ is proposed. Detailed drawings were provided by the applicant with limited information on the pool.

The applicant is proposing three street trees where 6 street trees are required (Palm Trees are counted 3:1). The applicant is proposing less than 2 trees and a total of 35 shrubs for the lot, where 6 trees and 35
shrubs are required for single-family homes on corner lots. A total of 100% of the trees on site are palm trees, where 40% is the allowed maximum. The site plan shows two species of palm trees proposed, where there must be a total of 5 different tree species, of which a minimum of 30% must be shade trees that meet the requirements of the code. A total of 20% of all landscaping is proposed to be Florida-Friendly where the zoning in progress requires 40%. Figure 1 is an aerial view of the existing property.

Figure 1: Aerial View of 9000 Abbot Avenue
### Table 1 – Site Characteristics and Zoning Requirements

<table>
<thead>
<tr>
<th>Address</th>
<th>9000 Abbott Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Location</td>
<td>Central Northeast Area of Town</td>
</tr>
<tr>
<td>Property Size</td>
<td>6,037 SF (112.5 Feet x 53.67 Feet)</td>
</tr>
<tr>
<td>Zoning District</td>
<td>H30B</td>
</tr>
<tr>
<td>Lowest Floor Elevation</td>
<td>Base Flood Elevation 10’ NGVD (8.00 + 2.00)</td>
</tr>
</tbody>
</table>

**Lot Coverage**

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>Total Lot</td>
<td>40% Max. (6,037 SF)</td>
<td>40% (2,415 SF)</td>
</tr>
<tr>
<td>Exempt Accessory Uses</td>
<td>15% or Less</td>
<td>13% (284 SF)</td>
</tr>
<tr>
<td>2nd Story Lot Coverage</td>
<td>32% of the Lot or 80% of First Floor</td>
<td>32% (1,931 SF under ac)</td>
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</tbody>
</table>

**Pervious Area**

<table>
<thead>
<tr>
<th></th>
<th>Total Lot 35% w/40% FL Friendly</th>
<th>Proposed 37.87% (2,286 SF)</th>
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<tbody>
<tr>
<td>Total Lot</td>
<td>40% w/40% FL Friendly</td>
<td>40% w/40% FL Friendly</td>
</tr>
<tr>
<td>Front Yd</td>
<td>50% w/40% FL Friendly</td>
<td>59.8% (569 SF)</td>
</tr>
<tr>
<td>Rear Yd</td>
<td>40% w/40% FL Friendly</td>
<td>70.8% (779 SF)</td>
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</table>

**Height**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
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<tbody>
<tr>
<td></td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Modification of Height</td>
<td>1% of Height to 3 Ft Max</td>
<td></td>
</tr>
<tr>
<td>Roof Decks</td>
<td>Prohibited</td>
<td></td>
</tr>
<tr>
<td>Trellis/Pergola Structure</td>
<td>12 Feet Max. Height</td>
<td>12 Feet</td>
</tr>
</tbody>
</table>

**Setbacks**

<table>
<thead>
<tr>
<th></th>
<th>Primary Frontage 20 Feet Min.</th>
<th>Secondary Corner 10 Feet Min.</th>
<th>Interior Side &lt; or = 50 Ft 5 Feet Min.</th>
<th>Interior Side &gt; 50 Ft 10% Frontage Width 5 Feet 6 Inches</th>
<th>Rear 20 Feet Min.</th>
<th>Pt. Lake &amp; Adj. Canals 25 Feet Min</th>
<th>Biscayne Bay 50 Feet Min</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>20 Feet</td>
<td>10 Feet</td>
<td>N/A</td>
<td>5 Feet 6 Inches</td>
<td>20 Feet</td>
<td>N/A</td>
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</table>

**Encroachments**

<table>
<thead>
<tr>
<th></th>
<th>Eaves – Sloped Roofs 24 Inches Max</th>
<th>24 Inches</th>
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</table>

**Accessory Buildings**

<table>
<thead>
<tr>
<th></th>
<th>Maximum Height 12 Feet Max</th>
<th>Max. Aggregated Area 500 SF Max.</th>
<th>Pools &amp; Decks 322 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Primary Front and 10 Feet Min</th>
<th>Secondary Corner 10 Feet Min</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Uncovered Patio Rear &amp; Side – 5 Feet 8.5 feet</th>
<th>Front &amp; Corner -10 Feet 10 feet</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>8.5 feet</td>
<td>10 feet</td>
</tr>
</tbody>
</table>
Applicant Package: A package of drawings and the application was submitted by the Applicant with a recent survey dated 11/12/2021.

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

- Clarify the height of the residence. One dimension has 30 feet 2 inches and another 30 feet. Maximum height per Zoning in Progress is 30 feet.

- Per the Zoning in Progress, all landscaped areas must include 40% of Florida-Friendly materials. Provide calculations to show this requirement is met. Please refer to Sec. 90-95 for H3OB single-family landscape requirements. A total of 6 trees made of five (5) different tree species is required onsite: 30% shade trees, 30% small trees and no more than 40% palm trees.

- Street trees are required along the public street frontage of the property, see Sec. 90-89. Street trees shall be required at one shade tree per 20 linear feet of street frontage thereof along all public or private street rights-of-way in all zoning districts. It is suggested the trees be planted along the property lines. Palm trees count as 3:1; therefore, three palm trees equals one tree.

- The future pool deck should be defined to ensure rear setback requirements are met in addition to landscape/pervious area, per Sec. 90-54.2. Pool decks must meet the 5-foot rear and side yard setback requirements.

- Provide the style and height dimension for the fence. Maximum fence height is limited to 6 feet, see Sec. 90-56.

- A tree removal permit is provided prior to the removal or relocation of existing site trees, see Sec. 90-97.
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 | YU00 Abbott Surfside LLC |
| PHONE / FAX  | 310-666-1556 |
| AGENT'S NAME | JEFFREY ROSE |
| ADDRESS      | 8851 TROUDE AVE, SURFSIDE, FL 33154 |
| PHONE / FAX  | 505-133-2485 |
| PROPERTY ADDRESS | YU00 ADDOTT AVE, SURFSIDE, FL 33154 |
| ZONING CATEGORY | SINGLE FAMILY HSUB |
| DESCRIPTION OF PROPOSED WORK | NEW 2 STORY SINGLE FAMILY HOME |

### INTERNAL USE ONLY

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

### ZONING STANDARDS

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Provided</th>
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</thead>
<tbody>
<tr>
<td>Plot Size</td>
<td>5,600</td>
<td>5,600</td>
</tr>
<tr>
<td>Setbacks (F/R/S)</td>
<td>20' 20' 5'</td>
<td>20' 20' 5.5'</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>40%</td>
<td>36.44%</td>
</tr>
<tr>
<td>Height</td>
<td>30'</td>
<td>30'</td>
</tr>
<tr>
<td>Pervious Area</td>
<td>35%</td>
<td>31.81%</td>
</tr>
</tbody>
</table>

SIGNATURE OF OWNER  11/08/2021  
SIGNATURE OF AGENT  11/11/2021
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:

Jeffrey R Rose

NAME OF REPRESENTATIVE DATE

11/17/21
NEW 2 STORY SINGLE FAMILY HOME

1ST FLOOR: 2,119 SQ.FT.

90TH STREET
50.00' R/W
ASPHALT PAVEMENT

FLORIDA ORNAMENTAL GRASS
(DWARF FAKAHATCHEE GRASS)

20% OF ALL LANDSCAPING MUST BE FLORIDA FRIENDLY

32'-10" PROPOSED SITE PLAN

N

COVERED TERRACE 284 SQ.FT.

1.5' GUTTER

ROYAL PALM (ROYSTONEA REGIA)

5.5'

10'-0"

ABBOTT AVENUE
RADIUS = 25.00'
ARC = 40.58'
DELTA = 93° 00' 20"

50.00' R/W
ASPHALT PAVEMENT

1.5 CURB & GUTTER

10'-0"

11'-9"

20'-11" 20'-11"

2'-2"

10'-0"

COVERED ENTRY 81 SQ.FT.

OPEN TRELLIS 80 SQ.FT.

GRASS

SABAL PALMETTO PALM TREE

10'-0" AVERAGE SIDE SET BACK

AREA OVER AVERAGE SET BACK 86 SQ.FT.

PROPOSED AVERAGE AREA 106 SQ.FT.

AREA OVER AVERAGE SET BACK 369 SQ.FT.

10'-0"

SOD TERRACE

112.50' PROPERTY LINE
86.15' PROPERTY LINE
55.08' PROPERTY LINE
28.73' PROPERTY LINE

10'-0"

STREET SET BACK
SIDE SET BACK
3'-6"

10'-0"

STREET SET BACK
SIDE SET BACK
3'-6"

10'-0"

18'-0"

APPROACH

POOL 10'-0" X 20'-0" 260 SQ.FT.

POOL EQUIPMENT

8'-5"

ROYAL PALM (ROYSTONEA REGIA)

SABAL PALMETTO PALM TREE

CLUSIA ROSE ASHRUBS

20'-0"

FRONT SET BACK

WATER FEATURE

21'-8"

20'-0"

REAR SET BACK

5'-6"

25'-0"

5'-0"

5'-0"

25'-0"

5'-0"

PROPOSED AVERAGE AREA 158 SQ.FT.

PROPOSED AVERAGE AREA 154 SQ.FT.

PROPOSED AVERAGE AREA 50 SQ.FT.

SECOND FLOOR UNDER A/C 1,689 SQ.FT.

MIN. 2ND FLOOR FRONT SET BACK
MIN. 1ST FLOOR FRONT SET BACK

PROPOSED AVERAGE AREA 104 SQ.FT.

30'-0" 20'-0"

MIN. 2ND FLOOR FRONT SET BACK
MIN. 1ST FLOOR FRONT SET BACK

PROPOSED AVERAGE AREA 158 SQ.FT.

PROPOSED AVERAGE AREA 154 SQ.FT.

PROPOSED AVERAGE AREA 50 SQ.FT.

SECOND FLOOR UNDER A/C 1,689 SQ.FT.

MIN. 2ND FLOOR FRONT SET BACK
MIN. 1ST FLOOR FRONT SET BACK

MAX. HEIGHT FROM CROWN OF ROAD 2 STORIES 30'-0" 2 STORIES 30'-0"

MIN. PERVIOUS AREA (35% OF 6,037 SQ.FT.)
FRONT SET BACK PERMEABILITY (50% OF 952 SQ.FT) 476 SQ.FT.
REAR SET BACK PERMEABILITY (40% OF 1,101 SQ.FT.) 440 SQ.FT.

LANDSCAPING REQUIREMENTS: H30B
STREET TREES (SABAL PALMETTO PALMS) 66
LOT TREES  (ROYAL PALM- ROYSTONEA REGIA) 57
SHRUBS (DWARF FAKAHATCHEE GRASS) 35

ZONING REQUIREMENTS: S PER 2006 ZONING CODE: RS-2
LOT SIZE: 6,037 SQ.FT.
MAX. LOT COVERAGE: 40% (6,037) = 2,415 SQ.FT.
FIRST FLOOR BUILDING SET BACKS:
REQUIRED
PROPOSED
FRONT SET BACK 20'-0" 20'-0"
STREET SET BACK 10'-0" 10'-0"
SIDE SET BACK 5'-6" 5'-6"
REAR SET BACK 20'-0" 20'-0"
FIRST FLOOR LOT COVERAGE 2,415 SQ.FT. 2,200 SQ.FT.
TERRACE 15% (2,200) MAX 330 SQ.FT. 284 SQ.FT.

SECOND FLOOR BUILDING SET BACKS:
REQUIRED
PROPOSED
FRONT SET BACK AVERAGE 20'-0" 30'-0"
REAR SET BACK 20'-0" 29'-9"
STREET SET BACK AVERAGE 20'-0" 20-01'
SIDE SET BACK AVERAGE 10'-0" 11.57'
UPPER FLOOR AREA UNDER A/C PROPOSED 1,689 SQ.FT. (77% OF FIRST FLOOR)

MAX. HEIGHT FROM CROWN OF ROAD 30'-0" 30'-0"
MIN. PERVIOUS AREA (35% OF 6,037 SQ.FT.)
FRONT SET BACK PERMEABILITY (50% OF 952 SQ.FT) 476 SQ.FT.
REAR SET BACK PERMEABILITY (40% OF 1,101 SQ.FT.) 440 SQ.FT.

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

RELEASE DATE:
A-101
SITE PLAN SHEET NO. 2 OF 8

NEW SINGLE FAMILY HOME OWNERS: 9000 ABBOTT SURFSIDE LLC SURFSIDE, FLORIDA 33154

10/25/21
PAGE 28
SECOND FLOOR AREA

SCALE 1/16"=1'-0"

SECOND FLOOR ______________________________ 1,689 SQ.FT. = 77% OF FIRST FLOOR

BUILDING COVERAGE BREAKDOWN:

TOTAL LOT ________________________________ 6,037 SQ.FT.

STORAGE ________________________________ 133 SQ.FT.

COVERED ENTRY __________________________ 81 SQ.FT.

COVERED TERRACE ________________________ 284 SQ.FT.

FRONT TERRACE __________________________ 128 SQ.FT.

OPEN TRELLIS _____________________________ 80 SQ.FT.

POOL & DECK ______________________________ 260 SQ.FT.

POOL & A/C EQUIPMENT ____________________ 50 SQ.FT.

DRIVEWAY AND WALKWAYS ________________ 654 SQ.FT.

449

SITE PERVIOUS AND IMPERVIOUS CALCULATIONS HB30

SCALE 1/16"=1'-0"

SITE PERVIOUS/IMPERVIOUS CALCULATIONS

REQUIRED MIN. PERVIOUS AREA _______ 35% (6,037 SQ.FT.) = 2,113 SQ.FT.

TOTAL LOT ______________________________ 6,037 SQ.FT.

IMPERVIOUS AREA ________________________ 3,751 SQ.FT.

PERVIOUS AREA __________________________ 2,286 SQ.FT.

38% > 35% MIN REQUIRED

FRONT YARD PERVIOUS AND IMPERVIOUS CALCULATIONS

SCALE 1/16"=1'-0"

FRONT YARD PERVIOUS/IMPERVIOUS CALCULATIONS

REQUIRED MIN. PERVIOUS AREA _______ 50% (952 SQ.FT.) = 476 SQ.FT.

IMPERVIOUS AREA ________________________ 383 SQ.FT.

PERVIOUS AREA __________________________ 569 SQ.FT.

60% > 50% MIN REQUIRED

REAR YARD PERVIOUS AND IMPERVIOUS CALCULATIONS

SCALE 1/16"=1'-0"

REAR YARD PERVIOUS/IMPERVIOUS CALCULATIONS

REQUIRED MIN. PERVIOUS AREA _______ 40% (1,101 SQ.FT.) = 440 SQ.FT.

IMPERVIOUS AREA ________________________ 322 SQ.FT.

POOL 200 SQ.FT + DECK 122 SQ.FT.

PERVIOUS AREA __________________________ 779 SQ.FT.

71% > 40% MIN REQUIRED

FIRST FLOOR MAX. COVERAGE

SCALE 1/16"=1'-0"

MAX. LOT COVERAGE

MAX. COVERAGE _________________________ 40% (6,037 SQ.FT.) = 2,415 SQ.FT.

1ST FLOOR LOT COVERAGE _____________ 2,200 SQ.FT.

COVERED TERRACE ___________________ 15% (2,200 SQ.FT.) = 330 SQ.FT.

TERRACE PROPOSED: ____________________ 284 SQ.FT.

9000 ABBOTT AVENUE

PROPERTY LINE

PROPERTY LINE

+4.85' N.G.V.D.   CROWN OF ROAD

+7.0' N.G.V.D.   GRADE

+10.0' N.G.V.D.   F.F.E.

2ND. FLOOR FINISHED FLOOR

TOP OF TIE BEAM

9000 ABBOTT AVENUE 9001 BYRON AVENUE

DRAWING LOG

1/4" = 1'-0"

SCALE:

DRAWN BY: V.V.L

REVIEW BY: J.D.M.

JORGE D. MANTILLA

ARCHITECT

5901 SW 63rd COURT SOUTH MIAMI FLORIDA 33143

STATE OF FLORIDA LICENSE No. 14320

P: (305) 815-4649 E-mail: mantillaarchitect@gmail.com

NEW SINGLE FAMILY HOME

OWNERS: 9000 ABBOTT SURFSIDE LLC

SURFSIDE, FLORIDA 33154

NEW SINGLE FAMILY HOME

OWNERS: 9000 ABBOTT SURFSIDE LLC

09-06-21

PAGE 29

AREAS

SHEET NO.

3 OF 8

9000 ABBOTT AVENUE

SURFSIDE, FLORIDA 33154

NEW SINGLE FAMILY HOME

OWNERS: 9000 ABBOTT SURFSIDE LLC

09-06-21

PAGE 29
PROPOSED 2ND FLOOR PLAN

SCALE 1/4"=1'-0"

BEDROOM #1

BEDROOM #2

WIC

MASTER BATHRM.

LAUNDRY

6'-6"

17'-10"

16'-0"

12'-1"

6'-6"

11'-1"

19'-4"

18'-3"

6'-3"

11'-1"

37'-7"

11'-10"

13'-2"

11'-10"

13'-0"

6'-9"

2'-2"

12'-5"

4'-4"

7'-10"
9000 Abbott Ave Surfside, FL 33154 Render

Pitched grey roof with black windows and doors, exterior stucco smooth painted white
Roof and exterior tile

Grey Roof
Eagle Roofing
Cement Tile
Bel Air Profile

Exterior Impact windows and doors
Black frame
Driveway, lighting, railing

Concrete Driveway and grass inlay

Exterior lighting or similar
Max kelvin 3,000 or less

Glass railing black frame
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: December 6, 2021
RE: 9045 Hawthorne Avenue – New 2 Story Single Family Residence

Background: This application is a request to demolish an existing 1-story single-family residence and construct a new 2-story single-family residence with a cabana (300 SF) located in the side yard, a concrete driveway with grass inlay in the front; covered terrace (325 SF) and pool with deck in the side yard. The double lot parcel is located in the H30B Zoning District at 9045 Hawthorne Avenue. The average lot depth is 112.5 feet with a width of 100.08 feet. The site plan indicates the lot size is 11,259 square feet (SF). The proposed air-conditioned floor space totals 3,604 SF.

The setback requirements for the H30B Zoning District are 20-foot front, side is 10% the lot width (10 foot) and 20-feet rear. The applicant is proposing a 20'-1” front yard setback with a 20-foot rear yard setback, and a 10-foot side setback. Total lot pervious area is proposed at 5,053 SF or 44.9% where 35% is required. The front yard setback pervious area is proposed at 72.4% where 50% is required. The rear yard setback pervious area is 97.8% where 40% is required. The second floor under a/c is proposed at 3,025 SF or 67.2% of the first floor where 80% is the maximum. A pitched roof is proposed at the 30-foot maximum height allowed. Table 1 on page 3 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed. These items include a black metal garage door with raised stucco around it, black impact windows, glass railings, gray natural stone cladding, wood screening, wood door, phenolic panel, and board formed concrete. The building will be painted with smooth stucco white paint. The plans also include a concrete driveway and walkway with grass in between. A pitched gray aluminum metal roof is proposed with black fascia. The plans show the exterior of the cabana to have gray natural stone cladding. Detailed drawings were provided by the applicant with limited information on the pool. The pool and deck are proposed at 1,476 SF; there is no other information provided on the pool and deck.

The applicant is proposing six (6) street trees although additional information needs to be provided on the species. The applicant is keeping 2 large existing oak trees and proposing 6 new trees (species unknown) with a total of 26 shrubs for the lot, where 7 trees and 41 shrubs are. It is unclear whether the proposed palm trees meet the requirements of the code. A total of 60% of the trees on site are palm
trees, where 40% is the allowed maximum. The site plan shows two-three species of palm trees proposed and one species of shade tree, where there must be a total of 4 different tree species. A total of 20% of all landscaping is proposed to be Florida-Friendly where the zoning in progress requires 40%. Figure 1 is an aerial view of the existing property.

Figure 1: Aerial View of 9045 Hawthorn Avenue

Data Printed: 11/29/2021
Table 1 – Site Characteristics and Zoning Requirements

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<tr>
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<tbody>
<tr>
<td><strong>Address</strong></td>
<td>9045 Hawthorne Avenue</td>
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<td><strong>General Location</strong></td>
<td>Central West Area of Town</td>
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<td><strong>Property Size</strong></td>
<td>11,259 SF (112.5 Feet x 100.08 Feet)</td>
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<td><strong>Zoning District</strong></td>
<td>H30B</td>
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<td><strong>Lowest Floor Elevation</strong></td>
<td>Base Flood Elevation 10’ NGVD (8.00 + 2.00)</td>
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<td><strong>Lot Coverage</strong></td>
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<td>Total Lot</td>
<td>40% Max. (11,259 SF)</td>
<td>32% (3,604 SF)</td>
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<td>Exempt Accessory Uses</td>
<td>15% or Less</td>
<td>9.0% (325 SF)</td>
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<td>2nd Story Lot Coverage</td>
<td>32% of the Lot or</td>
<td>26.9% (3,025 SF under ac)</td>
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<tr>
<td></td>
<td>80% of First Floor</td>
<td>67.2% (3,025 SF under ac)</td>
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<td><strong>Pervious Area</strong></td>
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</tr>
<tr>
<td>Total Lot</td>
<td>35% w/40% FL Friendly</td>
<td>44.9% (5,053 SF)</td>
</tr>
<tr>
<td>Front Yd</td>
<td>50% w/40% FL Friendly</td>
<td>72.4% (1,448 SF)</td>
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<tr>
<td>Rear Yd</td>
<td>40% w/40% FL Friendly</td>
<td>97.8% (1,956 SF)</td>
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<td><strong>Height</strong></td>
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<tr>
<td>Flat Roof</td>
<td>30 Ft: Avg Datum/Crown-High Pt.</td>
<td>N/A</td>
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<tr>
<td>Pitched Roof</td>
<td>30 Ft: Avg Datum/Crown-Tie Beam.</td>
<td>30 Feet</td>
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<td>Modification of Height</td>
<td>1% of Height to 3 Ft Max</td>
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<td>Roof Decks</td>
<td>Prohibited</td>
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<tr>
<td>Trellis/Pergola Structure</td>
<td>12 Feet Max. Height</td>
<td>Not provided</td>
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<td><strong>Setbacks</strong></td>
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<td>Primary Frontage</td>
<td>20 Feet Min.</td>
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<td>Secondary Corner</td>
<td>10 Feet Min.</td>
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<td>5 Feet Min.</td>
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<tr>
<td>Interior Side &gt; 50 Ft</td>
<td>10% Frontage Width</td>
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<td>Rear</td>
<td>20 Feet Min.</td>
<td>20 Feet</td>
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<td>Pt. Lake &amp; Adj. Canals</td>
<td>25 Feet Min</td>
<td>N/A</td>
</tr>
<tr>
<td>Biscayne Bay</td>
<td>50 Feet Min</td>
<td>N/A</td>
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<td><strong>Encroachments</strong></td>
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<td>6 inches Max</td>
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<td>Maximum Height</td>
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<td>Max. Aggregated Area</td>
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<td>325 SF</td>
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<td>Pools &amp; Decks</td>
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<td>1,476 SF</td>
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<td>Rear &amp; Side – 5 Feet</td>
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</tr>
<tr>
<td></td>
<td>Front &amp; Corner -10 Feet</td>
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</table>
Applicant Package: A package of drawings and the application was submitted by the Applicant with a recent survey dated 11/12/2021.

Staff Recommendation: The submitted site plan package is consistent with the Zoning in Progress except as noted. It is recommended the Application be approved subject to the following comments:

- Per the **Zoning in Progress**, all landscaped areas must include 40% of Florida-Friendly materials. Seven (7) on-site trees and 41 shrubs are required for this lot size. Provide a table or separate calculations to show the landscape requirement is met. Please refer to **Sec. 90-95** for H30B landscape requirements. A total of four (4) different tree species are required: 30% shade trees, 30% small trees, and 40% palm trees. Note, some Palm trees are counted on a 3:1 ratio and must meet the requirements set forth in the above referenced section.

- Five (5) street trees are also required along the public street frontage of the property, see **Sec. 90-89**. Street trees shall be required at one shade tree per 20 linear feet of street frontage thereof along all public or private street rights-of-way in all zoning districts. It is suggested the trees be planted along the property lines.

- Per **Sec. 90-54.1** the maximum height for an accessory building shall not exceed 12 feet. Please provide the height of the cabana roof on the site plan package.

- Provide the style and height dimension for the fence. Maximum fence height is limited to 6 feet, see **Sec. 90-56**.

- A tree removal permit is required prior to the removal or relocation of existing site trees, per **Sec. 90-97**.
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
JEFFREY AND LEAH ROSE

PHONE / FAX
305-133-2485

AGENT'S NAME
JEFFREY ROSE

ADDRESS
8851 FROUDE AVE, SURFSIDE, FL 33154

PHONE / FAX
305-133-2485

PROPERTY ADDRESS
9045 HAWTHURNE AVE, SURFSIDE, FL 33154

ZONING CATEGORY
SINGLE FAMILY HSUB

DESCRIPTION OF PROPOSED WORK
NEW 2 STORY SINGLE FAMILY HOME

INTERNAL USE ONLY

Date Submitted Project Number

Report Completed Date

Fee Paid $

ZONING STANDARDS

Plot Size

Required Provided

5,000 11,250

Setbacks (F/R/S)

20' 20' 5' 20' 20' 10'

Lot Coverage

40% 32%

Height

30' 30'

Pervious Area

35% 45%

SIGNATURE OF OWNER 11/1/21
DATE 11/1/21
SIGNATURE OF AGENT 11/1/21
DATE 11/1/21

Town of Surfside  Single-Family and Two-Family Site Plan Application
The Planning and Zoning Board shall generally meet the last Thursday of each month at 7:00 pm. at Town Hall.

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

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

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

Jeffrey R Rose                                                          11/11/21
NAME OF REPRESENTATIVE               DATE
BUILDING COVERAGE BREAKDOWN:
TOTAL LOT __________________________ 11,259 SQ.FT.
1ST FLOOR UNDER A/C ________________ 2,541 SQ.FT.
GARAGE ____________________________ 625 SQ.FT.
COVERED ENTRY ______________________ 85 SQ.FT.
COVERED TERRACE ____________________ 325 SQ.FT.
SERVICE ENTRANCE ____________________ 53 SQ.FT.
CABANA _____________________________ 300 SQ.FT.
POOL & DECK ________________________ 1,476 SQ.FT.
POOL & A/C EQUIPMENT ________________ 45 SQ.FT.
DRIVEWAY AND WALKWAYS _____________ 756 SQ.FT.

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

SITE PERVIOUS/IMPERVIOUS CALCULATIONS
REQ. MIN. PERVIOUS AREA ________ 35% (11,259 SQ.FT.) = 3,940.65 SQ.FT.
TOTAL LOT __________________________ 11,259 SQ.FT.
IMPERVIOUS AREA ____________________ 6,206 SQ.FT.
PERVIOUS AREA ________________________ 5,053 SQ.FT.

FRONT YARD PERVIOUS/IMPERVIOUS CALCULATIONS
REQUIRED MIN. PERVIOUS AREA ________ 50% (2,001 SQ.FT.) = 1,000.5 SQ.FT.
IMPERVIOUS AREA ____________________ 553 SQ.FT.
PERVIOUS AREA ________________________ 1,448 SQ.FT.
73% > 50% MIN REQUIRED

REAR YARD PERVIOUS/IMPERVIOUS CALCULATIONS
REQUIRED MIN. PERVIOUS AREA ________ 40% (2,001 SQ.FT.) = 800.4 SQ.FT.
IMPERVIOUS AREA ____________________ 45 SQ.FT.
PERVIOUS AREA ________________________ 1,956 SQ.FT.
98% > 40% MIN REQUIRED

FIRST FLOOR MAX. COVERAGE
SCALE 1/16"=1'-0"
MAX. LOT COVERAGE ____________________ 40% (11,259 SQ.FT.) = 4,503.60 SQ.FT.
1ST FLOOR LOT COVERAGE _____________ 3,604 SQ.FT.
COVERED TERRACE ___________________ 15% (3,604 SQ.FT.) = 540.60 SQ.FT.
TERRACE PROPOSED: ________________ 325 SQ.FT.

SECOND FLOOR AREA
SCALE 1/16"=1'-0"
SECOND FLOOR ________________________ 3,025 SQ.FT. = 67% OF FIRST FLOOR (4,503.60)

FRONT YARD PERVIOUS AND IMPERVIOUS CALCULATIONS
SCALE 1/16"=1'-0"

REAR YARD PERVIOUS AND IMPERVIOUS CALCULATIONS
SCALE 1/16"=1'-0"

STREET PROFILE
PROPERTY LINE
PROPERTY LINE
9045 HAWTHORNE AVENUE
9061 HAWTHORNE AVENUE
JORGE D. MANTILLA
ARCHITECT
5901 SW 63rd COURT SOUTH MIAMI FLORIDA 33143
STATE OF FLORIDA LICENSE No. 14320
P: (305) 815-4649 E-mail: mantillaarchitect@gmail.com

DRAWING LOG
A-102 AREAS SHEET NO.
3 OF 8 1/4" = 1'-0" SCALE:
DRAWN BY: V.V.L REVIEW BY: J.D.M.
RELEASE DATE: 10-25-20 (P&Z)
SURFSIDE, FLORIDA 33154
NEW SINGLE FAMILY HOME 9045 HAWTHORNE AVENUE SURFSIDE, FLORIDA 33154
OWNERS: MR. & MRS. ROSE

PAGE 48
9045 Hawthorne Ave, Surfside, FL 33154 Render
Grey Metal Roof, Black windows, grey accent tile
Roofing, windows, exterior tile

Grey Metal Roof

Black windows and doors

Concrete Driveway
With grass in between

Light Grey Exterior Tile
Exterior Front Light Fixture
Max Kelvin Color 3,000 or less

Exterior Back Railing
Neighbors

9033 Hawthorne Ave
Right (South) of Subject

9061 Bay Dr
Left (North) of Subject

9045 Hawthorne Ave
Subject Property

9048 Bay Dr
Across (West) of Subject

9408 Garland Ave
Behind (East) of Subject

9040 Garland Ave
Behind (East) of Subject
Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
Thru: Walter Keller, PE, AICP, Town Consultant Planner
Marlin Engineering, Inc.
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: December 6, 2021
RE: 9248 Emerson Avenue – New 2 Story Single Family Residence

Background: This application is a request to demolish an existing 1-story single-family residence and construct a new 2-story single-family residence with a concrete driveway with grass inlay in the front yard; covered terrace (331 SF), a trellis (89 SF) and pool with a deck in the rear yard. The parcel is located in the H30B Zoning District at 9248 Emerson Avenue and is currently vacant. The lot depth is 141.11 feet with a width of 56.08 feet. The site plan indicates the lot size is 6,368.15 square feet (SF). The proposed air-conditioned floor space totals 2,398 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 yard setback with a 22’-11” rear yard setback, and a 5-foot side setback. Total lot pervious area is proposed at 2,451 SF or 38.5% where 35% is required. The front yard setback pervious area is proposed at 63% where 50% is required. The rear yard setback pervious area is 74.4% where 40% is required. The second floor under a/c is proposed at 1,901 SF or 79% of the first floor where 80% is the maximum. A flat roof is proposed at the maximum 30-foot height allowed. Table 1 on page 3 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed. These items include a black metal garage door with orange/tan cladding and black front door. Orange/tan and gray stone cladding are used throughout the architectural design. A water feature located at the front of the house is also proposed adjacent to the concrete steps. Other elements include black impact windows, glass guardrails with black trim, a wood trellis over the front entry and concrete overhang. The building will be painted with a stucco finish in genesis white. The plans also include a concrete driveway with a grass inlay walkway. A flat white roof is proposed. Detailed drawings were provided by the applicant with limited information on the pool. The pool and deck is proposed at 609 SF; there is no other information provided on the pool and deck.

The applicant is proposing two (2) street trees where 5 street trees are required (Palm Trees are counted 3:1). The applicant has noted they are keeping 2 existing trees, but aerial imagery indicates all trees have...
been removed from the site, the applicant is proposing no additional trees and 25 shrubs for the lot, where 5 trees and 25 shrubs are required for single-family homes. The applicant is proposing palm trees for the site to account for the street tree requirement; there are no other trees proposed on site. A total of 20% of all landscaping is proposed to be Florida-Friendly where the zoning in progress requires 40%. Figure 1 is an aerial view of the existing vacant property.

**Figure 1: Aerial View of 9248 Emerson Avenue**
### Table 1 – Site Characteristics and Zoning Requirements

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<thead>
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<th>Proposed</th>
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<tbody>
<tr>
<td><strong>Address</strong></td>
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<td><strong>General Location</strong></td>
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<tr>
<td><strong>Property Size</strong></td>
<td>6,368 SF (141.11 Feet x 56.08 Feet)</td>
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<td><strong>Zoning District</strong></td>
<td>H30B</td>
<td></td>
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<tr>
<td><strong>Lowest Floor Elevation</strong></td>
<td>Base Flood Elevation 10’ NGVD (8.00 + 2.00)</td>
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<td><strong>Lot Coverage</strong></td>
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<tr>
<td>Total Lot</td>
<td>40% Max. (2,547 SF)</td>
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<tr>
<td>2^{nd} Story Lot Coverage</td>
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<td>32% (767.36 SF under ac) 79% (1,901 SF under ac)</td>
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<tr>
<td>Total Lot</td>
<td>35% w/40% FL Friendly</td>
<td>38.5% (2,451 SF)</td>
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<tr>
<td>Front Yd</td>
<td>50% w/40% FL Friendly</td>
<td>63% (630 SF)</td>
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<tr>
<td>Rear Yd</td>
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<td>74.4% (833 SF)</td>
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<td>30 Ft: Avg Datum/Crown-High Pt.</td>
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<td><strong>Height – Pitched Roof</strong></td>
<td>30 Ft: Avg Datum/Crown-Tie Beam.</td>
<td>N/A</td>
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<td><strong>Modification of Height</strong></td>
<td>1% of Height to 3 Ft Max</td>
<td>1 foot 5 inches</td>
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<td><strong>Trellis/Pergola Structure</strong></td>
<td>12 Feet Max. Height</td>
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<td><strong>Setbacks</strong></td>
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<td>Primary Frontage</td>
<td>20 Feet Min.</td>
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<td>Secondary Corner</td>
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<td>Interior Side &lt; or = 50 Ft</td>
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<td>Rear</td>
<td>20 Feet Min.</td>
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<td>25 Feet Min</td>
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<td>24 Inches Max</td>
<td>N/A</td>
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<td>Maximum Height</td>
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<td>Pools &amp; Decks</td>
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<td>609 SF</td>
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<td>Secondary Corner</td>
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<tr>
<td>Uncovered Patio</td>
<td>Rear &amp; Side – 5 Feet</td>
<td>5 feet</td>
</tr>
</tbody>
</table>
Applicant Package: A package of drawings and the application was submitted by the Applicant with a recent survey dated 11/08/2021.

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

- Per the Zoning in Progress, all landscaped areas must include 40% of Florida-Friendly materials. Provide calculations to show this requirement is met. Please refer to Sec. 90-95 for H30B landscape requirements. A total of four (4) different tree species is required: a minimum of 30% shade trees and 30% small trees, and a maximum of 40% palm trees can be counted towards the tree requirement. Palm trees are counted on a 3:1 ratio and must meet the requirements set forth in the above referenced section.

- Street trees are required along the public street frontage of the property, see Sec. 90-89. Street trees shall be required at one shade tree per 20 linear feet of street frontage thereof along all public or private street rights-of-way in all zoning districts. It is suggested the trees be planted along the property lines. Palm trees count as 3:1; therefore, three palm trees equals one tree.

- The future pool and deck should be defined to ensure rear setback requirements are met in addition to landscape/pervious area, per Sec. 90-54.2.

- Provide the style and height dimension for the fence. Maximum fence height is limited to 6 feet, see Sec. 90-56.

- A tree removal permit was required prior to the removal of existing site trees, per Sec. 90-97. The permit will need to be applied for as soon as possible for the removal of at least 2 or more trees that were on site.

- Verify and note the location of the proposed mechanical equipment is at least 15 feet from the nearest adjacent residence.
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: 9248 Emerson Surfside LLC
PHONE / FAX: 310-666-7556
AGENT'S NAME: JEFFREY ROSE
ADDRESS: 8851 FROUDE AVE, SURFSIDE, FL 33154
PHONE / FAX: 305-733-2485
PROPERTY ADDRESS: 9248 Emerson Ave, SURFSIDE, FL 33154
ZONING CATEGORY: SINGLE FAMILY H30B
DESCRIPTION OF PROPOSED WORK: NEW 2 STORY SINGLE FAMILY HOME

INTERNAL USE ONLY

Date Submitted: 11/08/2021
Report Completed: 11/7/2021
Fee Paid: $5,600

ZONING STANDARDS

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plot Size</td>
<td>5,600</td>
<td>6,368</td>
</tr>
<tr>
<td>Setbacks (F/R/S)</td>
<td>20'</td>
<td>20'</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>40%</td>
<td></td>
</tr>
<tr>
<td>Height</td>
<td>30'</td>
<td></td>
</tr>
<tr>
<td>Pervious Area</td>
<td>55%</td>
<td></td>
</tr>
</tbody>
</table>

SIGNATURE OF OWNER: [Signature]
DATE: 11/8/2021

SIGNATURE OF AGENT: [Signature]
DATE: 11/1/2021

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

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

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

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

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

JEFFREY R ROSE                      11/7/21
NAME OF REPRESENTATIVE DATE
BUILDING COVERAGE
SECOND FLOOR AREA
SECOND FLOOR ______________________ 1,901 SQ.FT. = 79% OF FIRST FLOOR

BUILDING COVERAGE BREAKDOWN:
TOTAL LOT ______________________________ 6,368.15 SQ.FT.
1ST FLOOR UNDER A/C ____________________ 2,203 SQ.FT.
STORAGE ________________________________ 137 SQ.FT.
COVERED ENTRY __________________________ 58 SQ.FT.
COVERED TERRACE _______________________ 330 SQ.FT.
OPEN TRELLIS _____________________________ 89 SQ.FT.
POOL & DECK _____________________________ 609 SQ.FT.
POOL & A/C EQUIPMENT ____________________ 50 SQ.FT.
DRIVEWAY AND WALKWAYS ________________ 369 SQ.FT.
WATER FEATURE _________________________ 72 SQ.FT.

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

SITE PERVIOUS/IMPERVIOUS CALCULATIONS
REQUIRED MIN. PERVIOUS AREA_________35% (6,368.15 SQ.FT.) = 2,229 SQ.FT.
TOTAL LOT ______________________________ 6,368.15 SQ.FT.
IMPERVIOUS AREA______________________3,917 SQ.FT.
PERVIOUS AREA________________________2,451 SQ.FT.
38% > 35% MIN REQUIRED

FRONT YARD PERVIOUS AND IMPERVIOUS CALCULATIONS
SCALE 1/16"=1'-0"

FRONT YARD PERVIOUS/IMPERVIOUS CALCULATIONS
REQUIRED MIN. PERVIOUS AREA_________50% (999 SQ.FT.) = 499.5 SQ.FT.
IMPERVIOUS AREA______________________369 SQ.FT.
PERVIOUS AREA________________________630 SQ.FT.
63% > 50% MIN REQUIRED

REAR YARD PERVIOUS AND IMPERVIOUS CALCULATIONS
SCALE 1/16"=1'-0"

REAR YARD PERVIOUS/IMPERVIOUS CALCULATIONS
REQUIRED MIN. PERVIOUS AREA_________40% (1,120 SQ.FT.) = 448 SQ.FT.
IMPERVIOUS AREA______________________287 SQ.FT.
(POOL + DECK )
PERVIOUS AREA________________________833 SQ.FT.
74% > 40% MIN REQUIRED

FIRST FLOOR MAX. COVERAGE
SCALE 1/16"=1'-0"

MAX. LOT COVERAGE
MAX. COVERAGE ______________________40% (6,368.15 SQ.FT.) = 2,547 SQ.FT.
1ST FLOOR LOT COVERAGE _____________ 2,398 SQ.FT.
COVERED TERRACE ___________________ 15% (2,398 SQ.FT.) = 360 SQ.FT.
TERRACE PROPOSED: ___________________ 330 SQ.FT.
1 2 3 4 5
20'-0"
PROPERTY LINE

25'-4"
STREET PROFILE
29'-0"

9257 BAY DRIVE

20'-0"

9248 EMERSON AVENUE
SURFSIDE, FLORIDA 33154
NEW SINGLE FAMILY HOME
OWNERS: 9248 EMERSON SURFSIDE LLC

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

RELEASE DATE:
A-102 AREAS
SHEET NO.
3 OF 8
09-06-21
SOUTH PROPERTY LINE
30'-0" +24.23' N.G.V.D. (2ND. FLOOR)
+8.00' N.G.V.D.    BASE FLOOD ELEVATION
+10.00' N.G.V.D. (BFE. + 2'-0"
+7.0' N.G.V.D.    GRADE

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

NORTH PROPERTY LINE
10'-2"
2'-2"
12'-0"

BLACK ALUMINUM
WINDOWS
5
8
" STUCCO FINISH
PAINT COLOR:
SW GENESIS WHITE

WATER FEATURE
CONCRETE OVERHANG

BLACK PAINTED
METAL GARAGE DOOR
BLACK FRONT DOOR
BLACK ALUMINUM
DOORS
ORANGE/TAN CLADDING
GLASS GUARDRAIL
CONCRETE STEPS

ORANGE/TAN CLADDING
WOOD TRELLIS
GRAY STONE CLADDING
ORANGE/TAN CLADDING
GRAY STONE CLADDING

24'-5"

ORANGE/TAN CLADDING
WOOD TRELLIS
GRAY STONE CLADDING
ORANGE/TAN CLADDING
GRAY STONE CLADDING

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

STUCCO REVEAL
STUCCO REVEAL

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

DRAWING LOG
1/4" = 1'-0"
SCALE:
DRAWN BY: V.V.L
REVIEW BY: J.D.M.
RELEASE DATE:
SHEET NO.
A-301
7 OF 8
BUILDING ELEVATIONS
10/25/21

9248 EMERSON AVENUE
SURFSIDE, FLORIDA 33154
NEW SINGLE FAMILY HOME
OWNERS: 9248 EMERSON SURFSIDE LLC

PAGE 71
Roofing, Windows, Exterior tile

Flat white roof

Black windows and doors

Exterior grey tile and wood accent
LIGHTING, WINDOWS, & BALCONY RAILING

Exterior Front Light Fixture
Max Kelvin Color 3,000 or less

Concrete driveway with grass inlay

Glass railing black trim
Neighbors

9240 Emerson Ave
Left (South) of Subject

9257 Bay Dr
Right (North) of Subject

9248 Emerson Ave
Subject Property

9249 Emerson Ave
Across (East) of Subject

9250 Bay Dr
Behind (West) of Subject

9249 Emerson Ave
Across (East) of Subject
Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
Thru: Walter Keller, PE, AICP, Town Consultant Planner
Marlin Engineering, Inc.
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: December 6, 2021
RE: 9565 Carlyle Avenue – New 2 Story Single Family Residence

Background: This application is a request to demolish an existing 1-story single family residence and construct a new 2-story single family residence with concrete driveway including 4-inch grass inlay in the front; covered terrace, open trellis and pool with pool deck in the rear. The parcel is located in the H30B Zoning District at 9565 Carlyle 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 2,210 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 yard setback with a setback on the rear yard of 20-feet and a 5-foot side setback. Total lot pervious area proposed is 1,968 SF where 1968.75 or 35% of 5,625 SF is required. The front yard setback pervious area is proposed at 63% where 50% is required. The rear yard setback pervious area is 50% where 40% is required. The second floor under a/c is proposed at 1,783 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 black metal garage door, black impact doors and windows, black aluminum railings, dark gray natural slate exterior tiles for the concrete planter, white stucco, and a composite wood screen. The plans also include a concrete driveway with 4-inch grass inlay and walkway with grass, trees. A cement roof tile in the color ‘Sierra Madre’ is proposed. Detailed drawings were provided by the Applicant with limited information on the pool.

The applicant is proposing less than 2 street trees where 2 street trees are required (Palm Trees are counted 3:1). The applicant is also preserving several palm trees onsite in addition to meeting the requirement for shrubs. A total of 20% of all landscaping is proposed to be Florida-Friendly where the zoning in progress is requiring 40%.
## Table 1 – Site Characteristics and Zoning Requirements

<table>
<thead>
<tr>
<th>Description</th>
<th>Required Details</th>
<th>Proposed Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Address</strong></td>
<td>9565 Carlyle Avenue</td>
<td></td>
</tr>
<tr>
<td><strong>General Location</strong></td>
<td>Central North Area of Town</td>
<td></td>
</tr>
<tr>
<td><strong>Property Size</strong></td>
<td>5,625 SF (112.5 Feet x 50 Feet)</td>
<td></td>
</tr>
<tr>
<td><strong>Zoning District</strong></td>
<td>H30B</td>
<td></td>
</tr>
<tr>
<td><strong>Lowest Floor Elevation</strong></td>
<td>Base Flood Elevation 10’ NGVD (8.00 + 2.00)</td>
<td></td>
</tr>
<tr>
<td><strong>Lot Coverage</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Lot</td>
<td>40% Max. (2,250 SF)</td>
<td>46% (2,585 SF)</td>
</tr>
<tr>
<td>Exempt Accessory Uses</td>
<td>15% or Less</td>
<td>7.68% (173 SF)</td>
</tr>
<tr>
<td>2nd Story Lot Coverage</td>
<td>32% of the Lot or 80% of First Floor</td>
<td>31.7% (1,783 SF under ac)</td>
</tr>
<tr>
<td><strong>Pervious Area</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Lot</td>
<td>35% w/20% FL Friendly</td>
<td>34.9% (1,968 SF)</td>
</tr>
<tr>
<td>Front Yd</td>
<td>50% w/20% FL Friendly</td>
<td>62.9% (629 SF)</td>
</tr>
<tr>
<td>Rear Yd</td>
<td>40% w/20% FL Friendly</td>
<td>76% (499 SF)</td>
</tr>
<tr>
<td><strong>Height</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flat Roof</td>
<td>30 Ft: Avg Datum/Crown-High Pt.</td>
<td>N/A</td>
</tr>
<tr>
<td>Pitched Roof</td>
<td>30 Ft: Avg Datum/Crown-Tie Beam.</td>
<td>30 Feet</td>
</tr>
<tr>
<td>Modification of Height</td>
<td>1% of Height to 3 Ft Max</td>
<td>N/A</td>
</tr>
<tr>
<td>Roof Decks</td>
<td>Prohibited</td>
<td>N/A</td>
</tr>
<tr>
<td>Trellis/Pergola Structure</td>
<td>12 Feet Max. Height</td>
<td>12 Feet</td>
</tr>
<tr>
<td><strong>Setbacks</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary Frontage</td>
<td>20 Feet Min.</td>
<td>20 Feet</td>
</tr>
<tr>
<td>Secondary Corner</td>
<td>10 Feet Min.</td>
<td>N/A</td>
</tr>
<tr>
<td>Interior Side &lt; or = 50 Ft</td>
<td>5 Feet Min.</td>
<td>5 Feet</td>
</tr>
<tr>
<td>Interior Side &gt; 50 Ft</td>
<td>10% Frontage Width</td>
<td>N/A</td>
</tr>
<tr>
<td>Rear</td>
<td>20 Feet Min.</td>
<td>20 Feet</td>
</tr>
<tr>
<td>Pt. Lake &amp; Adj. Canals</td>
<td>25 Feet Min.</td>
<td>N/A</td>
</tr>
<tr>
<td>Biscayne Bay</td>
<td>50 Feet Min.</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Encroachments</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eaves – Sloped Roofs</td>
<td>24 Inches Max</td>
<td>24 Inches</td>
</tr>
<tr>
<td>All Other Ornamentals</td>
<td>6 inches Max</td>
<td>N/A</td>
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<tr>
<td><strong>Accessory Buildings</strong></td>
<td></td>
<td></td>
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<tr>
<td>Maximum Height</td>
<td>12 Feet Max.</td>
<td>N/A</td>
</tr>
<tr>
<td>Max. Aggregated Area</td>
<td>500 SF Max.</td>
<td>N/A</td>
</tr>
<tr>
<td>Pools &amp; Decks</td>
<td></td>
<td>371 SF</td>
</tr>
</tbody>
</table>
Applicant Package: A package of drawings and the application was submitted by the Applicant with a recent survey dated 10/25/2021.

Staff Recommendation: This application is consistent with the Zoning in Progress. It is recommended the application be approved subject to the following comments:

- Per the Zoning in Progress all landscaped area must include 40% of Florida-Friendly materials. Provide calculations to show this requirement is met. Please refer to Sec. 90-95 for H30B landscape requirements. A total of five (5) different tree species is required: 20% shade trees, 20% intermediate trees and 20% small tree. Palm trees cannot constitute no more than 20% of the required trees, see Sec. 90-89.

- Street trees area are required along the public street frontage of the property, see Sec. 90-89. Street trees shall be required at one shade tree per 20 linear feet of street frontage thereof along all public or private street rights-of-way in all zoning districts. It is suggested the trees be planted along the property lines. Palm trees count as 3:1; therefore, three palm trees equals one tree.

- The future pool deck should be defined to ensure rear setback requirements are met in addition to landscape/pervious area, per Sec. 90-54.2.

- Provide a height dimension for the fence. Maximum fence height is limited to 6 feet, see Sec. 90-56.

- A tree removal permit is provided prior to the removal of existing site trees, per Sec. 90-97.
A complete submittal includes all items on the Single-Family and Two-Family Site Plan Application Submission Checklist document as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly in ink or type on this application form.

**PROJECT INFORMATION**

<table>
<thead>
<tr>
<th>OWNER'S NAME</th>
<th>21 LENOX RD LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHONE / FAX</td>
<td>917-704-8181</td>
</tr>
<tr>
<td>AGENT'S NAME</td>
<td>JEFFREY ROSE</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>8851 PROUDE AVE, SURFSIDE, FL 33154</td>
</tr>
<tr>
<td>PHONE / FAX</td>
<td>305-333-2485</td>
</tr>
<tr>
<td>PROPERTY ADDRESS</td>
<td>9555 CARLYLE AVE, SURFSIDE, FL 33154</td>
</tr>
<tr>
<td>ZONING CATEGORY</td>
<td>SINGLE FAMILY HSD</td>
</tr>
<tr>
<td>DESCRIPTION OF PROPOSED WORK</td>
<td>NEW 2 STORY SINGLE FAMILY HOME</td>
</tr>
</tbody>
</table>

**INTERNAL USE ONLY**

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

**ZONING STANDARDS**

<table>
<thead>
<tr>
<th>Required</th>
<th>Provided</th>
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<tbody>
<tr>
<td>Plot Size</td>
<td>5,000</td>
</tr>
<tr>
<td>Setbacks (F/R/S)</td>
<td>20' 20' 5'</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>40%</td>
</tr>
<tr>
<td>Height</td>
<td>30'</td>
</tr>
<tr>
<td>Pervious Area</td>
<td>35%</td>
</tr>
</tbody>
</table>

**SIGNATURES**

[Signature]

**Town of Surfside**

**Single-Family and Two-Family Site Plan Application**

---

11/8/21

[Signature]

**DATE**

11/11/21

[Signature]

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

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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:

<table>
<thead>
<tr>
<th>NAME OF REPRESENTATIVE</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>JEFFREY R ROSE</td>
<td>11/11/21</td>
</tr>
</tbody>
</table>
DRAWING LOG
A-100
COLOR ELEVATIONS
SHEET NO.
1 OF 8
1/4" = 1'-0"

DRAWN BY: V.V.L
REVIEW BY: J.D.M.
RELEASE DATE:
9565 CARLYLE AVENUE
SURFSIDE, FLORIDA 33154
NEW SINGLE FAMILY HOME
OWNERS: MR. & MRS. ROSENFELD
10-25-20 (P&Z)

NOT TO SCALE
LOCATION MAP

PAGE 83
9565 Carlyle Ave, Surfside, FL 33154

Grey pitch roof, Black frame exterior windows and doors, exterior stucco smooth painted white
**Driveway, lighting, railing, windows**

- **Concrete driveway w/ 4inch grass inlay**

- **Black Metal Railing**

- **Exterior lighting or similar**
  - Max kelvin 3,000 or less

- **Black Impact doors and windows**
Roof and exterior tile

Cement Roof Tile
Sierra Madre
Eagle roofing
Profile Bel Air

Natural Slate exterior tile
9564 Carlyle Ave
Front (West)

9564 Byron Ave
Behind (East)

9565 Carlyle Ave

9573 Carlyle Ave
Left (North)

9557 Carlyle Ave
Right (South)
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: December 6, 2021
RE: 9157 Froude Avenue – Garage Conversion & Demolition of Sunroom

Background: This application is a request to demolish a sunroom (323 SF) with a metal roof located in the rear yard. The concrete slab from the sunroom will remain. The applicant is also requesting approval for the conversion of an existing garage to a living space. The applicant converted the garage previously without receiving Planning and Zoning Board approval. The garage conversion is associated with a code violation. The existing living space has three existing windows. The interior lot is zoned H30B totaling 5,600 square feet (SF) per MDCPA.

Figure 1 on the next page is an aerial view of the property. Figure 2 is a Google Street View depicting the existing front yard condition. In addition to this Memorandum, a package of a floor plan, elevations and survey was submitted by the applicant.

Governing Code:

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

Applicant Package: A package of the survey and floor plan was submitted by the Applicant dated October 25, 2020.

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

- Provide information and or add to site plan that the floor of the garage conversion matches the existing Finished Floor Elevation of the residence.
- Provide calculations, worksheet and or information verifying the front yard landscape/pervious area.
Figure 1: 9157 Froude Avenue Aerial View
Figure 2: 9157 Froude Avenue Google Street View
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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<th>ZONING STANDARDS</th>
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</thead>
<tbody>
<tr>
<td>Plot Size</td>
</tr>
<tr>
<td></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: ___________________________ 11/15/2021

SIGNATURE OF AGENT: ___________________________ 11/10/21

Town of Surfside – Single-Family and Two-Family Site Plan Application
The Planning and Zoning Board shall generally meet the last Thursday of each month at 7:00 pm. at Town Hall.

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

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

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

[Signature]

NAME OF REPRESENTATIVE

DATE

11/10/21
NOTES: NO ENCROACHMENTS FOUND AT THE TIME OF THIS SURVEY
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: December 8, 2021
RE: 1420 SW Biscaya Drive – New front yard concrete wall- fence- gate

Background: The residence for this location was approved by the Planning and Zoning Board at the October meeting. Preliminary discussion of the front yard wall and gate took place with the Applicant and the Board at the October meeting. This application is a request to build a concrete wall and fence with gates in the front yard. The proposed wall is 3 feet 6 inches in height with two (2) aluminum motorized gates and one (1) self-closing aluminum pedestrian gate. The proposed wall will be painted with smooth stucco and includes aluminum posts with wood grain paint finished fence and gas wall sconces. The parcel is in the H30A Zoning District at 1420 SW Biscaya Drive. The average lot depth is 200 feet with a width of 92 feet. The site plan indicates the lot size is 18,400 square feet (SF).

The maximum height for walls on a lot wider than 50 feet and less than 100 feet is 5 feet. The Applicant is proposing a height of 3 feet 6 inches for the concrete wall and fence. The proposed elevations show a 50 percent opacity along the fence portions, the wall portions do not appear opaque. The code requires surfaces above 2 feet measured from grade are required to maintain a minimum opacity of fifty (50) percent.

Applicant Package: A package of drawings and the application was submitted by the Applicant with a recent survey dated 11/17/2021.

Governing Codes:

Per Sec. 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.

Per Sec. 90-56.5, Shrubs shall be installed at the time the fence or wall is installed. 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.

**Staff Recommendation:** The Applicant provided a detailed landscape plan in October providing street trees in the right of way and Palm trees behind the wall. The Board has indicated a preference for providing a hedge in front of the wall in the front yard. Staff would be supportive of the addition of a hedge in front of the wall – fence on the property line provided the Planning and Zoning Board gives 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
Peter and Amanda Haytaian
PHONE / FAX
732-996-0221
AGENT'S NAME
Cesar Molina - CMA Design Studio, Inc.
ADDRESS
232 Andulsia Avenue, Suite 101, Coral Gables, Fl 33134
PHONE / FAX
305-448-4200
PROPERTY ADDRESS
1420 Biscaya Drive, Surfside, Fl 33154
ZONING CATEGORY
DESCRIPTION OF PROPOSED WORK
2-Story SFR // 5 Bedrooms // 6 Bathrooms // Powder Room // Study // Gym
Total A/C Area 7,548 // Total Non-A/C Area 3,349 // Total Adjusted 10,897

INTERNAL USE ONLY
Date Submitted
Report Completed
Fee Paid
Project Number 21-1055
Date

ZONING STANDARDS
Plot Size
Setbacks (F/R/S)
Lot Coverage
Height
Pervious Area
Provided
14,800 S.F
25'-4" 20'-0" 9'-2"/9'-6"
6,495 SF (35.75%)
32'-0" x 41'-10" Additional Setback
6,825 SF (37.15%)

SIGNATURE OF OWNER
Date
9/30/21

SIGNATURE OF AGENT
Date
10/1/21
HAYTAIAN RESIDENCE
1420 SW BISCAYA DRIVE
SURFSIDE, FL 33154

PRELIMINARY REVIEW PACKAGE SECOND
REVISION-FRONT PROPERTY FENCE

(SINGLE FAMILY SITE PLAN APPLICATION)
DECEMBER 2021

CMA Design Studio, Inc.
ARCHITECTURE  PLANNING  INTERIOR DESIGN
Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
From: Christina Fermin, AICP, LEED Green Association
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: December 3, 2021
RE: 9049 Abbott Avenue – New Addition/ Alterations to Front and Rear Yards

Background: This application includes the demolition of the landscaping, hardscape, and carport in the front yard, concrete within the side yards, rear patio and fence. The applicant is proposing a new addition to the front of the home, new driveway, new fence, landscaping, relocation of mechanical equipment, pool and deck in addition to architectural modifications at 9049 Abbott Avenue located in the H30B Zoning District. The addition includes 498 square feet of living space added to the front, a new driveway with concrete slabs, a 6’ wood slatted fence with gates, landscaping to include water retention area, trees and shrubs. In the rear yard, the applicant is proposing a pool with deck, water retention area and mechanical equipment in the rear and side yards. Concrete stepping stones with pebbles are proposed in the side yards. The application also includes alterations to the exterior and interior of the existing single-family home. The 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 setback requirements for the H30B Zoning District are 20-foot front, 5-foot side, and 20-foot for the rear. The applicant is proposing a 31’-6” front yard setback with a 5’-1” side setback and 20’-11” rear yard setback. Total lot pervious area is proposed at 2,094 SF or 37.4% where 35% is required. The front yard pervious area is proposed at 1,069 SF or 68% where 50% is required. The rear yard pervious area is proposed at 449 SF or 42% where 40% is required. The proposed building lot coverage is 2,240 SF or 40% where 40% is the maximum allowed.

Alterations include removal of the existing roof and replacing it with a new tiled pitched roof. The roof height will remain at 19’-6” where the maximum roof height is 30 feet. Windows and doors are to be removed and replaced. Table 1 on page 4 provides information on site characteristics and zoning requirements.

Various architectural features are proposed. These features include a new concrete roof tile in the colors tan and charcoal with a wood eave and wood fascia painted tan. The new roof will incorporate the addition to the front of the home. Other features include new windows and doors with a grey trim. The
front of the house includes an 8-foot by 12-foot tubular steel beam for the front porch with grey finish. A new frosted front glass door with grey trim and three (3) ornamental medallions on each of the roof peaks are also proposed, the size of the medallions is not provided. The house will have a smooth stucco finish painted ‘antique white’. Grey finished sconce lighting is proposed for the front and rear of the house. Concrete steps with small black beach pebbles are proposed in the side yards. A 207 SF pool with deck is proposed in the rear, no additional information was provided at this time.

The applicant is proposing removing all trees and relocating one palm tree to the rear yard. Less than two (2) street trees are proposed where two (2) street trees are required (Palm Trees are counted 3:1). The applicant is proposing 2 small to intermediate trees of two species and an unknown number of shrubs for the lot, where a minimum of five (5) trees of four (4) different species and 25 shrubs are required for single-family homes. Two additional palms are proposed on site, but may not meet the minimum requirements of the code to be counted. Proposed Florida-Friendly landscaping is unknown where the zoning in progress requires 40%. Figure 1 on page 3 is an aerial view of the existing property.

**Applicant Package:** A package of drawings and the application was submitted by the Applicant with a recent survey dated 11/11/2021.
### Table 1 – Site Characteristics and Zoning Requirements

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Address</strong></td>
<td>9049 Abbott Avenue</td>
<td></td>
</tr>
<tr>
<td><strong>General Location</strong></td>
<td>Center East</td>
<td></td>
</tr>
<tr>
<td><strong>Property Size</strong></td>
<td>5,625 SF (112.5 Feet x 50 Feet)</td>
<td></td>
</tr>
<tr>
<td><strong>Zoning District</strong></td>
<td>H30B</td>
<td></td>
</tr>
<tr>
<td><strong>Lowest Floor Elevation</strong></td>
<td>Base Flood Elevation 10’ NGVD (8.00 + 2.00)</td>
<td></td>
</tr>
<tr>
<td><strong>Lot Coverage</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Lot</td>
<td>40% Max. (2,240 SF)</td>
<td>40% (2,240 SF)</td>
</tr>
<tr>
<td>Exempt Accessory Uses</td>
<td>15% or Less</td>
<td>N/A</td>
</tr>
<tr>
<td>2nd Story Lot Coverage</td>
<td>32% of the Lot or</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>80% of First Floor</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Pervious Area Total Lot</strong></td>
<td>35% w/40% FL Friendly</td>
<td>37.4% (2,094 SF)</td>
</tr>
<tr>
<td><strong>Pervious Area Front Yd</strong></td>
<td>50% w/40% FL Friendly</td>
<td>68% (1,069 SF)</td>
</tr>
<tr>
<td><strong>Pervious Area Rear Yd</strong></td>
<td>40% w/40% FL Friendly</td>
<td>42% (449 SF)</td>
</tr>
<tr>
<td><strong>Height – Flat Roof</strong></td>
<td>30 Ft: Avg Datum/Crown-High Pt.</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Height – Pitched Roof</strong></td>
<td>30 Ft: Avg Datum/Crown-Tie Beam.</td>
<td>19 Feet 6 Inches</td>
</tr>
<tr>
<td><strong>Modification of Height</strong></td>
<td>1% of Height to 3 Ft Max</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Roof Decks</strong></td>
<td>Prohibited</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Trellis/Pergola Structure</strong></td>
<td>12 Feet Max. Height</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Setbacks</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary Frontage</td>
<td>20 Feet Min.</td>
<td>31 Feet 5 Inches</td>
</tr>
<tr>
<td>Secondary Corner</td>
<td>10 Feet Min.</td>
<td>N/A</td>
</tr>
<tr>
<td>Interior Side &lt; or = 50 Ft</td>
<td>5 Feet Min.</td>
<td>5 Feet 1 Inch</td>
</tr>
<tr>
<td>Interior Side &gt; 50 Ft</td>
<td>10% Frontage Width</td>
<td>N/A</td>
</tr>
<tr>
<td>Rear</td>
<td>20 Feet Min.</td>
<td>20 Feet 11 Inches</td>
</tr>
<tr>
<td><strong>Encroachments</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eaves – Sloped Roofs</td>
<td>24 Inches Max</td>
<td>26 Inches</td>
</tr>
<tr>
<td>All Other Ornamentals</td>
<td>6 inches Max</td>
<td>Unknown</td>
</tr>
<tr>
<td><strong>Accessory Buildings</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Height</td>
<td>12 Feet Max</td>
<td>N/A</td>
</tr>
<tr>
<td>Max. Aggregated Area</td>
<td>500 SF Max.</td>
<td>N/A</td>
</tr>
<tr>
<td>Pools &amp; Decks</td>
<td>207 SF + Unknown</td>
<td></td>
</tr>
<tr>
<td>Primary Front and</td>
<td>10 Feet Min</td>
<td>N/A</td>
</tr>
<tr>
<td>Secondary Corner</td>
<td>10 Feet Min</td>
<td>N/A</td>
</tr>
<tr>
<td>Uncovered Patio</td>
<td>Rear &amp; Side – 5 Feet</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Front &amp; Corner -10 Feet</td>
<td>N/A</td>
</tr>
</tbody>
</table>
Staff Recommendation: It is recommended the Application be approved conditionally subject to the following comments:

- **Per the Zoning in Progress, Lot coverage** shall mean the percentage of the total area of a lot that, when viewed from above, would be covered by all principal and accessory buildings and structures (except swimming pools, fences, screen enclosures, and pergolas), or portions thereof, up to a maximum forty percent (40%) of the lot; provided however that the following shall not be included in determining the lot coverage:
  1. Uncovered steps and exterior balconies;
  2. Uncovered terraces, patios, breezeways, or porches which are open on two (2) sides; and
  3. Covered terraces, patios, breezeways, or porches which are open on two (2) sides.

In no instance may the exemptions listed here exceed 15% of the total footprint of all principal and accessory buildings and structures. Please provide calculations for the lot coverage, which should include the concrete side pavers and black beach pebbles.

- **Per the Zoning in Progress**, eaves of sloped roofs may project up to twenty four (24) inches into any required yard. All other ornamental or screening features in the H30A and H30B districts, including cornices, sills, frames, and fins, may project no more than six (6) inches into any required yard.

- **Per Sec. 90-47.3** air conditioning equipment, pool pump or other mechanical equipment shall maintain at least a five-foot setback from the rear and side yards and is not visible from any street or waterway. Shrubs shall be incorporated in a manner on the site so as to be a visual screen for mechanical equipment or other accessories to the residence, per **Sec. 90-95(3)**. The proposed air conditioning equipment must be relocated to meet setback requirements.

- Accessory swimming pools and decks may occupy a rear and side setback subject to the minimum 5 foot rear and side setback, per **Sec. 90-54(2)**. The site plan shows the future pool deck encroaching into the rear and side yard setbacks to the water’s edge. The proposed deck must meet the required 5-foot setback.

- **Per Sec. 90-89**, one street tree/palm tree is required for every 20 linear feet of street frontage. Palm Trees utilized as street trees shall have at least 8 feet of clear wood. It is recommended that street trees be planted along the property line or within the swale area at least 4-feet off the interior pavement edge. Verify the proposed palm trees meet the minimum requirements of the code. Trees planted in the swale require a building permit.

- **Per Sec. 90-95**, single-family homes must provide a minimum five (5) trees on site made of a minimum four (4) different species. Trees must meet the planting requirements of the code and...
be a mix of at least 30% shade trees, 30% small to intermediate trees and no more than 40% palm trees. Palm trees are counted on a 3:1 ratio and must have at least 6-feet of clear or grey wood to be counted towards the requirement.

- Per Sec. 90-97, any trees relocated or removed require a tree removal permit.
**TOWN OF SURFSIDE**

**SINGLE- FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

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

### PROJECT INFORMATION

**OWNER'S NAME**

SOLOMON SCARF

**PHONE / FAX**

917. 439. 0937

**AGENT'S NAME**

JUAN C. DAVID R.A.

**ADDRESS**

1385 CORAL WAY

**PHONE / FAX**

305. 285. 4343

**PROPERTY ADDRESS**

9049 ABBOTT AVENUE

**ZONING CATEGORY**

H 30 B

**DESCRIPTION OF PROPOSED WORK**

EXTERIOR + INTERIOR REMODELING + NEW ADDITION TO EXISTING HOUSE

---

### INTERNAL USE ONLY

Date Submitted

Report Completed

Fee Paid

---

### ZONING STANDARDS

<table>
<thead>
<tr>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Plot Size</strong></td>
<td>5,000 S.F.</td>
</tr>
<tr>
<td>20.0'</td>
<td>31.4'</td>
</tr>
<tr>
<td>20.0'</td>
<td>20.91'</td>
</tr>
<tr>
<td>5.0'</td>
<td>5.13'</td>
</tr>
<tr>
<td><strong>Setbacks (F/R/S)</strong></td>
<td>2,240 S.F.</td>
</tr>
<tr>
<td>30.0'</td>
<td>19.5'</td>
</tr>
<tr>
<td><strong>Lot Coverage</strong></td>
<td>1,760 S.F.</td>
</tr>
<tr>
<td><strong>Height</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Pervious Area</strong></td>
<td></td>
</tr>
</tbody>
</table>

**SIGNATURE OF OWNER**

11-11-21

**SIGNATURE OF AGENT**

11-11-21

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Town of Surfside – Single-Family and Two-Family Site Plan Application
The Planning and Zoning Board shall generally meet the last Thursday of each month at 7:00 pm. at Town Hall.

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

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

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

Juan C. David P.A.  11.11.21
NAME OF REPRESENTATIVE  DATE
EXTERIOR / INTERIOR REMODELING & ADDITION / ALTERATION TO THE

SOLOMON SCHARF RESIDENCE
9049 ABBOTT AVENUE - SURFSIDE, FL 33154
11/11/2021
Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
Thru: 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: December 6, 2021
RE: 9281 Bryon Avenue – Additions, Renovations and Pool

Background: This application is a request to demolish the existing roof to build an addition in the rear and side of the first floor and add a second floor to the existing single-family home. The additions will increase the living space by a total of 1,489 square feet. Additional improvements include a new pool with deck and patio in the rear, a fence with gates, relocation of mechanical equipment and architectural modifications. The parcel is located in the H30B Zoning District at 9281 Byron Avenue. The 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 setback requirements for the H30B Zoning District are 20-foot front, 5-foot side, and 20-foot rear. The proposed alterations and additions will maintain the existing setbacks. Total lot pervious area is proposed at 2,012 SF or 35.7% where 35% is required. The front yard pervious area was not provided. The rear yard pervious area is proposed at 44%, where 40% is required. The proposed building lot coverage is 39.7% where 40% is the allowed maximum.

Architectural materials and details, roof height, fence details and patio/deck materials were not provided at this time. Table 1 on page 3 provides information on site characteristics and zoning requirements.

This staff report may be updated prior to the Planning and Zoning Board Meeting.

Applicant Package: A package of drawings and the application was submitted by the Applicant with a recent survey dated 10/28/2021. A survey was not submitted with the application package.
Miami-Dade Property Appraiser
Property Address: 9281 BYRON AVE, Surfside, FL 33154-3027

Date Printed: 12/03/2021

Figure 1: Aerial View of 9281 Byron Avenue
### Table 1 – Site Characteristics and Zoning Requirements

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Address</strong></td>
<td>9281 Byron Avenue</td>
<td></td>
</tr>
<tr>
<td><strong>General Location</strong></td>
<td>Center</td>
<td></td>
</tr>
<tr>
<td><strong>Property Size</strong></td>
<td>5,625 SF (112.5 Feet x 50 Feet)</td>
<td></td>
</tr>
<tr>
<td><strong>Zoning District</strong></td>
<td>H30B</td>
<td></td>
</tr>
<tr>
<td><strong>Lowest Floor Elevation</strong></td>
<td>7.17 NGVD (?)</td>
<td></td>
</tr>
<tr>
<td><strong>Lot Coverage</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Lot</td>
<td>40% Max. (2,250 SF)</td>
<td>39.7% (2,234 SF)</td>
</tr>
<tr>
<td>Exempt Accessory Uses</td>
<td>15% or Less</td>
<td>N/A</td>
</tr>
<tr>
<td>2nd Story Lot Coverage</td>
<td>32% of the Lot or</td>
<td>23.8% (1,341 SF)</td>
</tr>
<tr>
<td></td>
<td>80% of First Floor</td>
<td>62.1% (1,341 SF)</td>
</tr>
<tr>
<td><strong>Pervious Area Total Lot</strong></td>
<td>35% w/40% FL Friendly</td>
<td>37.4% (2,094 SF)</td>
</tr>
<tr>
<td><strong>Pervious Area Front Yd</strong></td>
<td>50% w/40% FL Friendly</td>
<td>Unknown</td>
</tr>
<tr>
<td><strong>Pervious Area Rear Yd</strong></td>
<td>40% w/40% FL Friendly</td>
<td>44% (440 SF)</td>
</tr>
<tr>
<td><strong>Height – Flat Roof</strong></td>
<td>30 Ft: Avg Datum/Crown-High Pt.</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Height – Pitched Roof</strong></td>
<td>30 Ft: Avg Datum/Crown-Tie Beam.</td>
<td>20 Feet (from 7.17 FFE)</td>
</tr>
<tr>
<td><strong>Modification of Height</strong></td>
<td>1% of Height to 3 Ft Max</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Setbacks</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Primary Frontage</strong></td>
<td>20 Feet Min.</td>
<td>24.10 Feet</td>
</tr>
<tr>
<td><strong>Secondary Corner</strong></td>
<td>10 Feet Min.</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Interior Side &lt; or = 50 Ft</strong></td>
<td>5 Feet Min.</td>
<td>4.95 Feet</td>
</tr>
<tr>
<td><strong>Interior Side &gt; 50 Ft</strong></td>
<td>10% Frontage Width</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Rear</strong></td>
<td>20 Feet Min.</td>
<td>22.02 Feet</td>
</tr>
<tr>
<td><strong>Pt. Lake &amp; Adj. Canals</strong></td>
<td>25 Feet Min</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Biscayne Bay</strong></td>
<td>50 Feet Min</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Encroachments</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Eaves – Sloped Roofs</strong></td>
<td>24 Inches Max</td>
<td>Unknown</td>
</tr>
<tr>
<td><strong>All Other Ornamentals</strong></td>
<td>6 inches Max</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Accessory Buildings</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Maximum Height</strong></td>
<td>12 Feet Max</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Max. Aggregated Area</strong></td>
<td>500 SF Max.</td>
<td>Unknown</td>
</tr>
<tr>
<td><strong>Pools &amp; Decks</strong></td>
<td></td>
<td>Unknown</td>
</tr>
<tr>
<td><strong>Primary Front and</strong></td>
<td>10 Feet Min</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Secondary Corner</strong></td>
<td>10 Feet Min</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Uncovered Patio</strong></td>
<td>Rear &amp; Side – 5 Feet</td>
<td>4.98 Feet</td>
</tr>
<tr>
<td></td>
<td>Front &amp; Corner -10 Feet</td>
<td>N/A</td>
</tr>
</tbody>
</table>
**Staff Recommendation:** It is recommended the Application be approved conditionally subject to the following comments:

- Provide a current survey of the property.
- Per the **Zoning in Progress, Lot coverage** shall mean the percentage of the total area of a lot that, when viewed from above, would be covered by all principal and accessory buildings and structures (except swimming pools, fences, screen enclosures, and pergolas), or portions thereof, up to a maximum forty percent (40%) of the lot; provided however that the following shall not be included in determining the lot coverage:
  1. Uncovered steps and exterior balconies;
  2. Uncovered terraces, patios, breezeways, or porches which are open on two (2) sides; and
  3. Covered terraces, patios, breezeways, or porches which are open on two (2) sides.

In no instance may the exemptions listed here exceed 15% of the total footprint of all principal and accessory buildings and structures. Please provide calculations and/or worksheets for the lot coverage.

- The Applicant has not provided the landscape/pervious area of the front yard setback area. Fifty percent (50%) of this area needs to be in landscape/pervious with 40% Florida Friendly landscape material. Provide a tabulation of this item on sheet C-2. The area of driveway and walkways in this area should also be calculated.

- Per **Design Guidelines for Single family residential properties, multifamily, and commercial properties**, the overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof. Particular care should be taken that building elevations and roof elements visible from streets and other public or adjacent spaces are stylistically consistent. Consistency should be determined by evaluating each of the building's elevations' components. Roof materials should be appropriate to the style of the house and, except for flat roofs or flat roof portions, should be the same product for the entire roof system.

- Per **Sec. 90-47.3** air conditioning equipment, pool pump or other mechanical equipment shall maintain at least a five-foot setback from the rear and side yards and is not visible from any street or waterway. Shrubs shall be incorporated in a manner on the site so as to be a visual screen for mechanical equipment or other accessories to the residence, **Sec. 90-95(3)**. Provide setbacks for the proposed mechanical equipment.

- Per **Sec. 90-54**, all accessory buildings and structures, swimming pools, and accompanying fences shall meet all applicable requirements of the Florida Building Code. Accessory swimming pools and decks may occupy a rear and side setback subject to the minimum 5-foot
rear and side setback. The proposed deck and patio encroach the 5-foot required side setback, revise plans to show the deck will be outside the required 5-foot setback.

- Per Sec. 90-56, the maximum fence height is 6 feet. Provide fence/gate details and dimensions. The finished side must face outward and away from the property.

- Per Sec. 90-95, single-family homes must provide a minimum five (5) trees on site made of a minimum four (4) different species. Trees must meet the planting requirements of the code and be a mix of at least 30% shade trees, 30% small to intermediate trees and no more than 40% palm trees. Palm trees are counted on a 3:1 ratio and must have at least 6-foot of clear or grey wood to be counted towards the requirement.

- Per Sec. 90-97, any trees removed require a tree removal permit.
TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

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

<table>
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<td>OWNER'S NAME</td>
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<td>Setbacks (F/R/S)</td>
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<td>Lot Coverage</td>
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<tr>
<td>Height</td>
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<tr>
<td>Pervious Area</td>
</tr>
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</table>

SIGNATURE OF OWNER 10/28/21
DATE SIGNATURE OF AGENT DATE
Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
From: Walter Keller, PE, AICP, Town Consultant Planner
Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
Lillian Arango, Town Attorney
James McGuinness, Town Building Official
Date: December 6, 2021
RE: 8811 Dickens Avenue – New addition/ Alterations, pool area, and concrete driveway

Background: This application includes partial demolition and removal of existing exterior wall and window, removal of building materials, partial roof demolition, a 193.67 square foot addition, demolition of existing shed and a new roof. The application also includes a request to build a new concrete driveway with a 4-inch river stone infill, a pool, and a concrete roof-covered wood deck patio with an outdoor BBQ kitchen in the rear. Alterations are also included to the exterior and interior of the existing single-family home located at 8811 Dickens Avenue within the H30B Zoning District. A portion of the new addition will be located in the rear side yard, while the additional living space will be located in the front. The 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 setback requirements for the H30B Zoning District are 20 feet in the front yard, 5 feet in the side yard, and 20 feet in the rear yard. The applicant proposes a 25-foot front yard setback and a 5-foot side setback, the rear yard setback is unclear. The total lot pervious area was not provided. The removal of the existing concrete tile and flat roof is proposed for a new concrete pitched roof. The roof height is proposed at 17 feet 2 inches where 30 feet is the maximum. Table 1 on page 3 includes information on site characteristics and zoning requirements.

The new addition and alterations include various architectural features. These features include a new concrete roof tile in the color ‘gray flat’ with roof trim color in ‘caviar’. Other features include bronze aluminum impact windows and doors, and stone cladding around the front entry; the exterior walls will be painted in ‘extra white’. A Tesla solar paneled roof is proposed as a secondary roof option in addition to coral stone wall for the front. Black aluminum gates are also proposed in the side yards. A new concrete driveway with stone infill is proposed with two curb cuts. The plans do not provide any landscaping information.

Applicant Package: A package of drawings and the application was submitted by the Applicant with a recent survey dated 10/20/2021.
Figure 1: Aerial View of 8811 Dickens Avenue
Table 1 – Site Characteristics and Zoning Requirements

| **Address** | 8811 Dickens Avenue |
| **General Location** | South |
| **Property Size** | 5,625 SF (112.5 Feet x 50 Feet) |
| **Zoning District** | H30B |
| **Lowest Floor Elevation** | TBD |

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<th><strong>Lot Coverage</strong></th>
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<tr>
<td>Total Lot</td>
<td>40% Max. (2,250 SF)</td>
<td>49.7% (2,794 SF)</td>
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<td>Exempt Accessory Uses</td>
<td>15% or Less</td>
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<td>2nd Story Lot Coverage</td>
<td>32% of the Lot or 80% of First Floor</td>
<td>N/A</td>
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<th><strong>Pervious Area</strong></th>
<th><strong>Total Lot</strong></th>
<th><strong>Front Yd</strong></th>
<th><strong>Rear Yd</strong></th>
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<tr>
<td>Total Lot</td>
<td>35% w/40% FL Friendly</td>
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<td></td>
</tr>
<tr>
<td>Front Yd</td>
<td>50% w/40% FL Friendly</td>
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<td></td>
</tr>
<tr>
<td>Rear Yd</td>
<td>40% w/40% FL Friendly</td>
<td>TBD</td>
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</table>

| **Height – Flat Roof** | 30 Ft: Avg Datum/Crown-High Pt. | N/A |
| **Height – Pitched Roof** | 30 Ft: Avg Datum/Crown-Tie Beam. | 17 Feet 2 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. | 25 Feet |
| **Secondary Corner** | 10 Feet Min. | N/A |
| Interior Side < or = 50 Ft | 5 Feet Min. | 5 Feet |
| Interior Side > 50 Ft | 10% Frontage Width | N/A |
| **Rear** | 20 Feet Min. | TBD |
| Pt. Lake & Adj. Canals | 25 Feet Min | N/A |
| Biscayne Bay | 50 Feet Min | N/A |

| **Encroachments** | **Eaves – Sloped Roofs** | 24 Inches Max | 12 Inches |
| **All Other Ornamentals** | 6 inches Max | N/A |

| **Accessory Buildings** | **Maximum Height** | 12 Feet Max | N/A |
| **Max. Aggregated Area** | 500 SF Max. | Unknown |
| **Pools & Decks** | 112 SF + Unknown |
| **Primary Front and Secondary Corner** | 10 Feet Min | N/A |
| **Secondary Corner** | 10 Feet Min | N/A |
Staff Recommendation: It is recommended the Application be deferred pending resolution of the following comments:

- Per the Zoning in Progress, Lot coverage shall mean the percentage of the total area of a lot that, when viewed from above, would be covered by all principal and accessory buildings and structures (except swimming pools, fences, screen enclosures, and pergolas), or portions thereof, up to a maximum forty percent (40%) of the lot; provided however that the following shall not be included in determining the lot coverage:
  1. Uncovered steps and exterior balconies;
  2. Uncovered terraces, patios, breezeways, or porches which are open on two (2) sides; and
  3. Covered terraces, patios, breezeways, or porches which are open on two (2) sides.
In no instance may the exemptions listed here exceed 15% of the total footprint of all principal and accessory buildings and structures.

  Provide verifiable information, calculations and/or worksheets for existing lot coverage, proposed floor area of additions and provide sufficient dimensions on drawings.

The proposed expansion and reconstruction of the driveway exceeds the impervious hardscape allowed in the front yard. Fifty percent (50%) of the front yard setback area should be in landscape/pervious area. Forty percent (40%) of the landscape material must be Florida Friendly material. The existing driveway is able to accommodate two parking spaces and can be reconstructed provided it is not increased. Provide information on a driveway proposal which is consistent with these comments.

- Per the Zoning in Progress, the H30A and H30B districts require:
  - 35% of each lot must be pervious area; and
  - 50% of front yards and 40% of rear yards must be landscaped; and
  - 40% of all landscaped areas must be Florida-Friendly as defined in the Current Zoning Code.

  Provide calculations and/or worksheets demonstrating the above mentioned requirements.

- Per Sec. 90-45, the required minimum setbacks for single-story structures in the H30B zoning district are:
  - Front yard setback: 20 Feet
  - Side yard setback: 5 feet
  - Rear yard setback: 20 feet

  Provide the setbacks on the site plan. Existing zoning information appears inconsistent with the plans provided.
- Per Sec. 90-47.3 air conditioning equipment, pool pump or other mechanical equipment shall maintain at least a five-foot setback from the rear and side yards and is not visible from any street or waterway. Mechanical equipment within the rear yard setback must be located at least 15-feet from the nearest single-family home. Shrubs shall be incorporated in a manner on the site so as to be a visual screen for mechanical equipment or other accessories to the residence, Sec. 90-95(3). Existing location of mechanical equipment is now allowed, mechanical equipment must be relocated to meet the requirements of the code.

- Per Sec. 90-54(2), accessory swimming pools and decks may occupy a rear and side setback subject to the minimum 5-foot rear and side setback. Provide the setbacks for the wood deck. Sec. 90-54.9, all accessory buildings and structures, swimming pools, and accompanying fences shall meet all applicable requirements of the Florida Building Code.

- Per Sec. 90.89.4(6), Street trees shall be required at one shade tree/palm tree per 20 linear feet of street frontage thereof along all public or private street right-of-ways in all zoning districts. Street trees are recommended to be planted along the property line or within the right-of-way, trees planted along the right-of-way require a building permit. Palm trees utilized as street trees must meet the requirements of the code. No more than 30 percent of required trees shall be of the same species. Please refer to the table in the Town’s Land development code.

- Per Sec. 90-95, a minimum of five trees of four different species and 25 shrubs shall be planted per lot. Tree requirements must include at least 30% shade trees, a minimum of 30% small to intermediate trees and no more than 40% palm trees. Some Palm trees are counted on a 3:1 ratio. Where possible, a minimum of two trees shall be required in the front of the lot. Shrubs shall be incorporated in a manner on the site so as to be a visual screen for mechanical equipment or other accessories to the residence.

- Per Sec. 90-97, any trees are to be removed or relocated, a tree removal permit is required prior to the removal or relocation of trees.

This staff report maybe updated prior to the December 16th Planning and Zoning Board meeting.
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: Helio Rodrigues & Rossic Rodrigues
PHONE / FAX: 480 388 0264
AGENT'S NAME: Adrian Price
ADDRESS: 8811 Dickens Ave, Surfside FL 33154
PHONE / FAX: 305 336 0994
PROPERTY ADDRESS: 8811 Dickens Ave, Surfside FL 33154
ZONING CATEGORY: 

INTERNAL USE ONLY
Date Submitted: 
Report Completed: 
Fee Paid: $ 
Project Number: 21-1126
Date: 

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

SIGNATURE OF OWNER: 
DATE: 
SIGNATURE OF AGENT: 
DATE: 10/20/21

Page 145
15. All metal interior partitions shall be 20 gauge galvanized metal studs minimum and greater if noted otherwise on drawing; steel studs supporting hanging fixtures, cabinets, grab bars, monitors or

13. All colors and patterns of finishes and other materials of design shall be approved or selected by the owner/architect.

17. No extra work or change shall be made unless a written change order is submitted and signed by the owner and architect. The order shall state that the owner has authorized the extra work or

19. All installations shall be of good workmanship and as per manufacturers' recommendations.

7. The contractor is to exercise care during the demolition and removal to assure that items scheduled for demolition and removal are properly removed so as to minimize damage to the surrounding

9. Contractor shall visit the site and determine the extent of revisions to the existing equipment and wiring to accommodate changes and additions. All the necessary rerouting, relocating and/or

11. General notes: all documents and information shall be reviewed and approved by the owner. Changes to plans and specifications shall be made by the owner/architect.

2. All work to be performed shall comply with the requirements of the Florida Building Code 2020, Residential 2020, Existing Building 2020, Florida Fire Prevention Code 2020 and zoning ordinances

3. Proposed construction will be adjusted to avoid existing trees and roots as much as possible.

5. Trees to be relocated should be root pruned 4 weeks min. before being transplanted.

12. Quality standards: all workmanship and materials shall be guaranteed for a period of one year from the date of certificate occupancy unless specified for a longer period of time on specified

4. Trees to be relocated shall be dug and刖lined at least 10% wider than the root ball for proper root growth. Care shall be taken to avoid damage to underground utilities.

10. Health Care through medical and dental should be provided with detailed acceptance of providing the package of care and not paid unless paid by the insurance of the contractor.

1. Partial demolition and removal of existing exterior wall and window

2. Contractor shall verify the location of all existing and proposed work and shall report any

4. Extension of existing electrical, mechanical and plumbing systems

23. Refer to demolition notes for demolition requirements and refer to consultants' notes for additional requirements related to each consultant's specialty, including, but not limited to,

21. Quality standards: all workmanship and materials shall be guaranteed for a period of one year from the certificate of occupancy unless specified for a longer period of time on specified

14. All colors and patterns of finishes and other materials of design shall be approved or selected by the owner/architect.

20. Unless otherwise noted, provide all miscellaneous fasteners, fasteners hardware and accessories as required for complete and proper installation. The contractor shall perform all work in accordance with the drawings and specifications and notify the owner of any discrepancies or variances to the above standards.

18. Penetrations through rated walls and floors shall be sealed with material acceptable of preventing the passage of flames and hot gases when subjected to the requirements of the test standard

22. Obstructions prior to the commencement of work. The general contractor shall default the contractor to the jurisdiction of this project by completing all work in accordance with the drawings and

24. All new construction adjacent or abutting any existing finishes shall blend to meet the existing conditions and there shall not be any abrupt changes in surfaces or unfinished surfaces.

8. New footings and membranes

6. All installation work to be performed for all elements and coordination with HVAC, the architect/engineer and shall be in parallel before proceeding with the shipment of any equipment in the

16. Quality standards: all equipment, materials and accessories shall be installed in accordance with the drawings and specifications and any discrepancies or variances to the above shall be brought to

17. No extra work or change shall be made unless a written change order is submitted and signed by the owner and architect. Therefore shall state that the owner has authorized the extra work or

19. All installations shall be of good workmanship and as per manufacturers' recommendations.

18. Penetrations through rated walls and floors shall be sealed with material acceptable of preventing the passage of flames and hot gases when subjected to the requirements of the test standard.
NOTES:

1. REFER TO AS-BUILT SURVEY FOR ORIGINAL SITE INFORMATION

2. SITE PLAN IS PARTIAL AND LIMITED TO AREA OF WORK

3. ALL EXISTING SITE UTILITIES REMAIN UNCHANGED AND ARE EXCLUDED FROM THIS SCOPE OF WORK.

4. STRUCTURES ADJACENT TO PROJECT AREA ARE AS-BUILT CONDITIONS AND SHALL NOT BE MODIFIED UNDER THIS PERMIT.
ADDRESS: 8811 DICKENS AVE, SURFSIDE, FL. 33154
LEGAL DESCRIPTION: LOTS 9, BLOCK 14, OF SECOND AMENDED PLAT NORMANDY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING DESIGNATION: H30B SINGLE-FAMILY DWELLING RESIDENTIAL

TOTAL LOT AREA: 5,625.0 sqft

FLOOD ZONE: "AE"
B.F.E.: 8.0'
EXISTING FLOOR FINISH TO BE REMOVED THROUGHOUT.
EXISTING LOW LEVEL FLOOR TO BE FILLED FLUSH WITH UPPER LEVEL FLOOR.
EXISTING MASONRY WALLS TO BE DEMOLISHED AND FILLED AS PER NEW FLOOR PLAN.
EXISTING INTERIOR PARTITIONS, DOOR FRAMES AND DOORS TO BE DEMOLISHED AND FLOOR AND CEILING REPAIRED FOR NEW WORK.
EXISTING CONCRETE WALL TO REMAIN.
EXISTING BATHROOM FIXTURES TO BE DEMOLISHED.
EXISTING KITCHEN CABINETS & APPLIANCES TO BE REMOVED.
EXISTING CONCRETE WALL TO REMAIN.
EXISTING PATIO TO BE DEMOLISHED.
EXISTING WINDOWS TO BE DEMOLISHED. REMOVE ALL WINDOW INSULATION.
EXISTING WINDOWS TO BE DEMOLISHED AND SPACE FILLED WITH MASONRY WALL AS PER NEW FLOOR PLAN.
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EXISTING WINDOWS TO BE DEMOLISHED AND SPACE FILLED WITH MASONRY WALL AS PER NEW FLOOR PLAN.
WALLS:
ALL EXTERIOR WALLS SHALL BE PAINTED SHADE OF WHITE WITH ACRYLIC LATEX BASE PAINT. GC TO PROVIDE COLOR SWATCH TO OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

NEW STUCCO SHALL BE MIN. 3 COAT 3/4" THICK WITH SMOOTH FINISH TO BLEND WITH EXISTING.

ROOF TRIM:
ROOF TRIM AND FASCIA BOARDS SHALL BE PAINTED BRONZE TO MATCH EXISTING METAL GATES AND FENCE.

GATES:
NEW METAL GATES SHALL BE PAINTED BRONZE TO MATCH EXISTING GATES.

STONE WALL:
NEW CONCRETE STEPS WITH LIGHT BROOM FINISH.

CONCRETE STEPS:
NEW CONCRETE STEPS WITH LIGHT BROOM FINISH.

NEW CONCRETE TILE ROOF:
TO MATCH EXISTING NOA No. 16-0314.06.

NEW SLIDING GLASS DOOR:
W/ FIXED SIDE LITES NOA. NO. *******.

NEW IMPACT RESISTANT EGRESS WINDOW TYP. OF 4 FL No. 20352-R2.

PAINTED TO MATCH EXISTING.

NEW IMPACT RESISTANT EGRESS WINDOW TYP. OF 4 FL No. 20352-R2.

PAINTED WOOD FASCIA BOARD.

CONCRETE STEPS WITH LIGHT BROOM FINISH.

PAINTED WOOD FASCIA BOARD.
WALLS:
ALL EXTERIOR WALLS SHALL BE PAINTED SHADE OF WHITE WITH ACRYLIC LATEX BASE PAINT. GC TO PROVIDE COLOR SWATCH TO OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK

NEW STUCCO SHALL BE MIN. 3 COAT 3/4" THICK WITH SMOOTH FINISH TO BLEND WITH EXISTING

ENTRANCE WALL SHALL HAVE BRICK PATTERN CORAL STONE CLADDING ON EXTERIOR AND INTERIOR SURFACES

ROOF TRIM:
ROOF TRIM AND FASCIA BOARDS SHALL BE PAINTED BRONZE TO MATCH BRONZE WINDOW FRAMES.

GATES:
NEW METAL GATES SHALL BE PAINTED BRONZE TO MATCH EXISTING GATES.
1. Pool contractor shall submit signed and sealed shop drawings for pool construction prior to commencement of work.
2. Pool shop drawings shall comply with local and state building codes, and be approved by the AHJ.
3. GC shall submit all necessary pool documents to the AHJ for pool permit approval.
4. Pool access shall meet the requirements of state and local building codes.
5. GC and pool contractor shall coordinate electrical and mechanical requirements for pool equipment.
6. Location of pool and pool equipment shall comply with the latest edition of the building code.
7. Location of pool and pool equipment shall meet the requirements of the building code.
8. All finishes shall be approved by the owner prior to construction.
CAST IN PLACE EXTERIOR CONCRETE STEPS. SEE STRUCTURAL DWGS. FOR REINF. TYP.

3" - 4" - 3" - 4" - 1'-0" - 3'-91/2" - 4"

EXTERIOR GRADE PAVERS ON SAND LAYER.
PERMEABLE BASE MATERIALS, TYP. NO. 2 AGGREGATE

EXISTING WELL COMPACTED FILL
8"X8" CONCRETE W/ (1) #4 $\phi$
CONT. REFER TO STRUCTURAL DWGS.

1/2" EXPANSION JOINT

1'-2" - 4'-91/2" - 4"

EXTERIOR GRADE FINISH FLOOR TBD. TYP.
WELL COMPACTED FILL SAND FILL AS REQUIRED.

3'-0"X6'-0" CONCRETE DRIVEWAY SLAB WITH LIGHT BROOM FINISH (TYP.)

EXISTING GROUND

BRONZE POWDER COATED 1"x2.5" ALUMINUM CAP RAIL
BRONZE POWDER COATED 2"x2" VERTICAL POST
BRONZE POWDER COATED 3/4" HORIZONTAL FLAT BARS @ 3" O.C.

CONCRETE FOOTING
4'-0" - 2'-7" - 4'-10" (VARIES)
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: December 6, 2021
RE: 8934 Froude Avenue – New Addition and Mechanical Equipment

Background: This application is a request to build a new +/-153 SF addition with mechanical equipment, and addition to the front porch to an existing single-family home. The new addition will be located in the front on the northeast corner of the property. A portion of the driveway will be demolished for the addition. The parcel is located in the H30B Zoning District at 8934 Froude Avenue. The 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 setback requirements for the H30B Zoning District are 20-foot front and 5-foot sides. The applicant is proposing a 20.22-foot front yard setback and a 5.15-foot side setback. Total lot pervious area is proposed at 1,969 SF or 35% where 35% is required. The front yard pervious area was not provided. A pitched roof matching the existing roof is proposed for the addition; the maximum height permitted is 30 feet. The height was not provided, but the addition will not exceed the existing roof height. Table 1 on page 3 provides information on site characteristics and zoning requirements.

The new addition will have a smooth stucco and be painted to match the rest of the house. The addition will have concrete roof tiles to match the existing structure. The east and south elevations show the installation of two (2) new windows for the addition. Mechanical equipment for a new A/C unit will be installed on a four (4) inch concrete slab located within the side setback.
Miami-Dade Property Appraiser
Property Address: 8934 FROUDE AVE, Surfside, FL 33154-3324

Figure 1: Aerial View of 8934 Faude Avenue
Table 1 – Site Characteristics and Zoning Requirements

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<td>General Location</td>
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<td>Property Size</td>
<td>5,625 SF (112.5 Feet x 50 Feet)</td>
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<td>Zoning District</td>
<td>H30B</td>
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<td>Lowest Floor Elevation</td>
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<td>15% or Less</td>
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<td>2nd Story Lot Coverage</td>
<td>32% of the Lot or 80% of First Floor</td>
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</tr>
<tr>
<td>Front Yd</td>
<td>50% w/40% FL Friendly</td>
<td>Not provided</td>
</tr>
<tr>
<td>Rear Yd</td>
<td>40% w/40% FL Friendly</td>
<td>Not provided</td>
</tr>
</tbody>
</table>

| Height – Flat Roof | 30 Ft: Avg Datum/Crown-High Pt. | N/A |
| Height – Pitched Roof | 30 Ft: Avg Datum/Crown-Tie Beam. | Not provided |
| Modification of Height | 1% of Height to 3 Ft Max | N/A |
| Trellis/Pergola Structure | 12 Feet Max. Height | N/A |

| Setbacks |  |  |
| Primary Frontage | 20 Feet Min. | 20.22 Feet |
| Secondary Corner | 10 Feet Min. | N/A |
| Interior Side < or = 50 Ft | 5 Feet Min. | 5.15 Feet |
| Interior Side > 50 Ft | 10% Frontage Width | N/A |
| Rear | 20 Feet Min. | 31.69 Feet |
| Pt. Lake & Adj. Canals | 25 Feet Min | N/A |
| Biscayne Bay | 50 Feet Min | N/A |

| Encroachments |  |  |
| Eaves – Sloped Roofs | 24 Inches Max | Not provided |
| All Other Ornamentals | 6 inches Max | N/A |

| Accessory Buildings |  |  |
| Maximum Height | 12 Feet Max | N/A |
| Max. Aggregated Area | 500 SF Max. | N/A |

| Pools & Decks | N/A |
| Primary Front and | 10 Feet Min | N/A |
| Secondary Corner | 10 Feet Min | N/A |
Applicant Package: A package of drawings and the application was submitted by the Applicant with a recent survey dated 10/27/2021.

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

- Provide a current or relevant survey.

- Maximum floor area percent is 40% of the total lot area. Provide basic zoning information on the site plan indicating the floor area in square feet of the existing residence, the addition floor area and the total floor area percent of the total lot area.

- Per the Zoning in Progress, the H30B district must provide:
  - 35% of each lot must be pervious area; and
  - 50% of front yards and 40% of rear yards must be landscaped; and
  - 40% of all landscaped areas must be Florida-Friendly.

  Please provide a table on the plan sheets or worksheets and/or calculations for the front yard and total lot landscape/pervious areas.

- Provide the height of the building on the elevations (including the height of the addition) from the crown of the adjacent street.

- Per Sec. 90-47.3 air conditioning equipment, pool pump or other mechanical equipment shall maintain at least a five-foot setback from the rear and side yards and is not visible from any street or waterway. Additionally, mechanical equipment must be at least 15 from an adjacent residence. If visible from the street, shrubs shall be incorporated as a visual screen for mechanical equipment or other accessories to the residence, Sec. 90-95(3). The proposed mechanical equipment is not allowed in the side setback and must be relocated.

- Per Sec. 90-89, one street tree is required for every 20 feet of linear street frontage. Street trees are recommended along the property line.

- Per Sec. 90-97, if any trees are to be removed and/or relocated, a tree removal permit will be required.
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**
Philippe Azoulay

**PHONE / FAX**
786.255.2486

**AGENT’S NAME**
Philippe Azoulay

**ADDRESS**
8934 Froude Ave

**PHONE / FAX**
786.255.2486

**PROPERTY ADDRESS**
8934 Froude Ave

**ZONING CATEGORY**

**DESCRIPTION OF PROPOSED WORK**
Addition, Single Room.

Email - PAZOULAY1@gmail.com

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**INTERNAL USE ONLY**

Date Submitted

Report Completed

Fee Paid

Project Number
21-1159

Date

$ --

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**ZONING STANDARDS**

Plot Size

Provided

Setbacks (F/R/S)

Lot Coverage

Height

Pervious Area

---

**SIGNATURE OF OWNER**

DATE: 10/27/21

**SIGNATURE OF AGENT**

DATE: 10/27/21

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Town of Surfside – Single-Family and Two-Family Site Plan Application
APPLICABLE CODES
2020 Florida Building Code, Existing Building, 7th Edition
2020 Florida Building Code, Building, 7th Edition
2020 Florida Building Code, Mechanical, 7th Edition

OCCUPANCY CLASSIFICATION: Residential (FBC, Building, Section 310): R-3

ZONING
1. APPLICABLE ZONING CODE:
2. DISTRICT: H3A/H30B (ART.IV)
3. MAX. BLDG HT: 30FT/MAX. STORIES (2) (SEC 90-43)
4. SETBACKS (SINGLE STORY STRUCTURES UP TO 15HT) (SEC 90-45):
   - PRIMARY FRONTAGE: 20 FT
   - INTERIOR SIDE: 5 FT
   - REAR: 20 FT
5. MAXIMUM LOT COVERAGE: 40% (SEC 90-49)
6. LOT AREA: 112.5' X 50' = 5,625 SF
7. MAX. LOT COVERAGE (40%): 2,250 SF
8. PROPOSED ADDITION: 153 SF
9. TOTAL LOT COVERAGE: 2,040 SF < 2,250 SF (MAX. ALLOW.)
10. MINIMUM PERVIOUS AREA: 35% (SEC 90-45)
11. MINIMUM PERVIOUS AREA: 5,625 SF X 35% = 1,969 SF
12. EXISTING PERVIOUS AREA: ~2,804 SF
13. PROPOSED PORCH ADDITION: 56 SF
14. PROPOSED ADDITION IMPACT: 0 SF (ADDITION WILL BE CONSTRUCTED IN AREA OF EXISTING IMPERVIOUS CONCRETE DRIVEWAY)
15. TOTAL PERVIOUS AREA: ~2,748 SF > 1,969 SF (MIN. PERVIOUS AREA)

LEGAL DESCRIPTION
AZOULAY RESIDENCE
8934 Froude Ave
Surfside, FL 33154

NOTE: REFER TO SURVEY FOR ALL EXISTING DIMENSIONS, SETBACKS AND ELEVATIONS
28. Finish flooring and baseboard as selected by owner.

27. Planter on porch exist.

26. Concrete footing. See structural drawings for size and reinforcement.

25. Existing concrete driveway.

24. 2x wood bracing and blocking. See structural drawings.

23. Aluminum screen (56 S.I. of net free area airflow). Comply with FBC.


21. Floor plan.

20. 2x wood bracing and blocking. See structural drawings.

19. Concrete reinforced drop beam above window. See structural drawings.

18. CMU wall. See structural drawings for reinforcement.

17. Concrete rake beam. See structural drawings for size and reinforcement.

16. Rework existing gutter and downspout as necessary and extend to new addition.

15. Firestop (per FBC).

14. Upon completion of the work, carefully clean all glass hardware, unainted surfaces, and evaluate the installation of this system.

13. Application of paint shall be as follows:
- Metals: one coat primer and two coats exterior metal paint.
- Plaster and drywall finishes: use two coats of latex paint. Color to be chosen by owner.
- Concrete roof tile over 90# hot mopped felt over 30# felt tin insulation. Tile and its components shall be installed in strict compliance with the roofing application standard RAS118, RAS119, and RAS120.
- Concrete roof tile over 90# hot mopped felt over 30# felt tin insulation. The attachment calculations shall be done as a moment based system. Installation: Barcelona 900 concrete roof tile to match existing (V.I.F.), as manufactured by Boral Roofing, LLC.
- Concrete floor slab on grade with thickened edge on 6mil (min.)
- Use 1/2" gypsum drywall over 1"x2" p.t. wood furring strips @ 16" o.c.
- Use 1/2" gypsum drywall over 35/8" metal studs at 24" o.c. attached to concrete masonry wall. Provide 1"x4" p.t. wood stripping and or 2"x4" wood blocking. See structural drawings.
- Concrete roof with R-7.8 reflective foil insulation on 8" concrete rebar reinforcement. Trusses at 24' o.c. (manufacturer to provide signed and sealed shop drawings).
- Three coats of exterior house paint. Same applies with new surfaces etc. and remove all misplaced paint spots or spills. Evaluation of the installation of this system.

12. Concrete roof tile over 90# hot mopped felt over 30# felt tin insulation.

11. Use 1/2" gypsum drywall over 1"x2" p.t. wood furring strips @ 16" o.c. (each side of opening).

10. 9"x40"x4" (minimum) A/C concrete pad. See mechanical plans.

9. Remove existing window and create new opening to fit new Proposed bedroom 4. Existing window to block up opening with 8" CMU, 5/8" smooth stucco finish painted. Match existing adjacent stucco lines this area only. New bedroom 4.


6. Provide minimum of (3) 8"x16" white aluminum soffit vent with mesh. Match existing finish (comply with FBC prescriptive requirements).

5. Install concealed aluminum soffit (56 S.I. of net free area airflow). Comply with FBC.

4. Do not apply paint in rain, fog, or mist when relative humidity exceeds 85% or to damp or unprepared surfaces. Paint to match existing.

3. Do not apply paint in rain, fog, or mist when relative humidity exceeds 85% or to damp or unprepared surfaces. Paint to match existing.

2. Metal: one coat primer and two coats exterior metal paint.

1. Plaster and drywall finishes: use two coats of latex paint. Color to be chosen by owner.
1. REMOVE EXISTING CONCRETE DRIVEWAY AS NECESSARY TO ACCOMMODATE FOR NEW ADDITION. REFER TO STRUCTURAL DRAWINGS.

2. REMOVE EXISTING PLANTER AS NECESSARY TO ACCOMMODATE FOR NEW ADDITION.

3. REMOVE CURRENT EYEBROW PROJECTIONS INTO THE NEW FRONT PORCH EXTENSION. EXISTING CONCRETE "EYEBROW" PROJECTIONS INTO THE NEW ADDITION, TO REMAIN. REFER TO STRUCTURAL DRAWINGS.

4. EXISTING CONCRETE WALL, TO MATCH EXIST. (V.I.F.), AS MANUFACTURED BY BORAL ROOFING, LLC CAPPED. CONCRETE ROOF TILES TO BE BARCELONA 900 CONCRETE ROOF TILE OVER 90# HOT MOPPED FELT OVER 30# FELT TIN EXTEND TO NEW ADDITION.

5. CONCRETE ROOF TILE, TO MATCH EXISTING (V.I.F.), AS MANUFACTURED BY BORAL ROOFING, LLC TILED TO MATCH EXISTING (V.I.F.)

6. DOOR SCHEDULE

7. COLUMN TO REMAIN. REFER TO STRUCTURAL DRAWINGS.

8. CMU WALL. SEE STRUCTURAL DRAWINGS FOR REINFORCEMENT.

9. REMOVE EXISTING WINDOW AND CREATE NEW OPENING TO FIT NEW WINDOW. SEE STRUCTURAL DRAWINGS.

10. 2X WOOD BRACING AND BLOCKING. SEE STRUCTURAL DRAWINGS.

11. CONCRETE REINFORCED DROP BEAM ABOVE WINDOW. SEE STRUCTURAL DRAWINGS.

12. CONCRETE ROOF TILE OVER 90# HOT MOPPED FELT OVER 30# FELT TIN FINISH WITH ½" GYPSUM DRYWALL OVER 1"X 2" P.T. WOOD FURRING STRIPS AT 24" O.C. OVER EXISTING CONCRETE MASONRY WALL. PROVIDE 1"X4" P.T. FIRESTOP (PER FBC). SEE STRUCTURAL DRAWINGS.

13. CONCRETE RAKE BEAM. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCEMENT.

14. CONCRETE RAKE BEAM. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCEMENT.

15. REMOVE EXISTING BRICK VENEER AND PROVIDE NEW STUCCO FINISH 5/8" SMOOTH STUCCO FINISH PAINTED.

16. REWORK EXISTING GUTTER AND DOWNSPOUT AS NECESSARY AND EXTEND TO NEW ADDITION.

17. CONCRETE RAKE BEAM. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCEMENT.

18. CMU WALL. SEE STRUCTURAL DRAWINGS FOR REINFORCEMENT.

19. CONCRETE REINFORCED DROP BEAM ABOVE WINDOW. SEE STRUCTURAL DRAWINGS.

20. 2X WOOD BRACING AND BLOCKING. SEE STRUCTURAL DRAWINGS.

21. CONCRETE REINFORCED DROP BEAM ABOVE WINDOW. SEE STRUCTURAL DRAWINGS.

22. STRUCTURAL FASCIA (SEE STRUCTURAL DRAWINGS). TYPE: FASCIA BOARD (SIZE TO MATCH EXIST. FASCIA (V.I.F.) ON CONT. 2X GALV. MTL DRIP ON CONT. 1"X 2" P.T. WD. ON CONT. 1"X 10" WOOD.

23. HORIZONTAL ROLLING ALUMINUM WINDOW. SEE SCHEDULE.

24. FINISH FLOORING AND BASEBOARD AS SELECTED BY OWNER.

25. EXISTING CONCRETE DRIVEWAY.

26. CONCRETE FOOTING. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCEMENT.

27. EXISTING CONCRETE DRIVEWAY. 20-0813.06 20-0813.06 20-0813.07 20-0813.06 20-0813.06 20-0813.06

28. D24/ 74" X 50 5/8" D23/ 74" X 37 1/8" 24 / 37" X 50 5/8" 23/ 38 1/8 " X 37 1/8" 14 / 19,125 " X 50.625"23/ 38 1/8 " X 37 1/8"

29. 6'-8" 1 3/4" 3'-0" BEDROOM 4

30. 4" LONG TERRA COTTA DECORATIVE ATTIC VENT BY SUNCOAST STONE, LEON CASES

31. NO NOTICE OF ACCEPTANCE AND OTHER DOCUMENTS REQUIRED BY THE MOMENT BASED SYSTEM. INSTALLATION: BARCELONA 900 CONCRETE ROOF TILES TO MATCH EXISTING (V.I.F.), AS MANUFACTURED BY BORAL ROOFING, LLC CAPPED. CONCRETE ROOF TILES TO BE BARCELONA 900 CONCRETE ROOF TILES TO MATCH EXISTING (V.I.F.)

32. A-ZOULAY RESIDENCE ADDED PROPOSED BEDROOM 5/8" GYPSUM WALLBOARD OVER 1"X 2" P.T. WOOD FURRING STRIPS AT 24" O.C. ATTACHED TO UNDERSIDE OF PREFABRICATED/PREENGINEERED WOOD STRUCTURE (SEE STRUCTURAL DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT DISCLOSED TO ANY OUTSIDE PARTY

33. A-VENTURA, FL 33180

34. NORTH ELEVATION SCALE: 1/4" 1'-0"

35. SOUTH ELEVATION SCALE: 1/4" 1'-0"

36. DOOR SCHEDULE

37. WINDOW SCHEDULE

38. SCALE: 1/4" 1'-0"
1. REMOVE EXISTING CONCRETE DRIVEWAY AS NECESSARY TO ACCOMMODATE FOR NEW ADDITION.

2. REMOVE EXISTING PLANTER AS NECESSARY TO ACCOMMODATE FOR NEW ADDITION.

3. COLUMN TO REMAIN. REFER TO STRUCTURAL DRAWINGS.

4. REMOVE EXISTING WINDOW AND BLOCK UP OPENING WITH 8" CMU, FIRESTOP (PER FBC).

5.inka the project that they are necessary to the work to be performed in the project. The Architect shall be responsible for following the approved plans and specifications and shall be responsible for a proper and complete job, but shall not be responsible for the work of others.

6. KEYNOTE

7. REMOVE EXISTING WINDOW AND CREATE NEW OPENING TO FIT NEW WINDOW FRAME TO REST CMU WALL LEVEL, PLUMB AND SQUARE, MASONRY. BUCK MUST BE SET P.T. WOOD BUCK ON ALL FOUR WALL SECTIONS.

8. NEW CONCRETE PORCH EXTENSION. FINISH TO MATCH EXISTING. SEE MECHANICAL PLANS.

9. REMOVE EXISTING WINDOW AND BLOCK UP OPENING WITH 8" CMU, FIRESTOP (PER FBC).

10. CONCRETE FOOTING. SEE STRUCTURAL DRAWINGS FOR SIZE AND ADDITION AS REQUIRED. REFER TO STRUCTURAL DRAWINGS.

11. REWORK EXISTING GUTTER AND DOWNSPOUT AS NECESSARY AND MATCH EXISTING ADJACENT STUCCO LINES THIS AREA ONLY.

12. HORIZONTAL ROLLING ALUMINUM WINDOW. SEE SCHEDULE.

13. ANCHOR WINDOW SPACED AS PER DWG.

14. CONCRETE PRE-CAST LINTEL OR CONCRETE BEAM (SEE STRUCT. DWGS FOR ANCHORAGE)

15. MIAMI-DADE COUNTY PRODUCT APPROVAL (N.O.A.) P.T. WD. BUCK (SEE STRUCT. DWGS). MATCH EXISTING ADJACENT STUCCO LINES THIS AREA ONLY.

16. REPLACE CONCRETE antidepressant INTO THE NEW ADDITION.

17. CORNER BEAD EXTEND TO NEW ADDITION.

18. ALL WOOD BLOCKING TO REMAIN. REFER TO STRUCTURAL DRAWINGS.

19. HORIZONTAL ROLLING ALUMINUM WINDOW. SEE SCHEDULE.

20. VAPOR BARRIER ON WELL COMPACTED SOIL. SEE STRUCTURAL DRAWINGS.

21. 4" CONCRETE SLAB ON GRADE WITH THICKENED EDGE ON 6MIL (MIN.) 8" X 8" CONCRETE REINFORCEMENT.

22. CONCRETE FOOTING. SEE STRUCTURAL DRAWINGS FOR SIZE AND ADDITION AS REQUIRED.

23. HORIZONTAL ROLLING ALUMINUM WINDOW. SEE SCHEDULE.

24. WINDOW SILL SEE VAPOR BARRIER ON WELL COMPACTED SOIL. SEE STRUCTURAL DRAWINGS.

25. CONT. 2 X 4" X 10" WOOD BLOCKING.

26. CORNER BEAD EXTEND TO NEW ADDITION.

27. FOAM BOARD (SIZE TO MATCH EXIST. FASCIA. (V.I.F.) ON CONT. 2 X 4" X 10" WOOD BLOCKING.

28. HORIZONTAL ROLLING ALUMINUM WINDOW. SEE SCHEDULE.

29. WINDOW SILL SEE VAPOR BARRIER ON WELL COMPACTED SOIL. SEE STRUCTURAL DRAWINGS.

30. 4" CONCRETE SLAB ON GRADE WITH THICKENED EDGE ON 6MIL (MIN.) 8" X 8" CONCRETE REINFORCEMENT.

31. CONCRETE PRE-CAST LINTEL OR CONCRETE BEAM (SEE STRUCT. DWGS FOR ANCHORAGE)

32. MIAMI-DADE COUNTY PRODUCT APPROVAL (N.O.A.) P.T. WD. BUCK (SEE STRUCT. DWGS). MATCH EXISTING ADJACENT STUCCO LINES THIS AREA ONLY.

33. ALL WOOD BLOCKING TO REMAIN. REFER TO STRUCTURAL DRAWINGS.
All wind pressures noted on these set of plans are A.S.D. pressures corresponding to Vaxd. Multiply these numbers with 1.67 to get ASCE-7 wind pressures.
PROPOSED BEDROOM ADDITION
TO AZOULAY RESIDENCE

8934 Froude Ave Surfside, FL 33154

INDEX OF DRAWINGS

CS COVER SHEET
GN-1 GENERAL NOTES & SPECIFICATIONS
A-1 SITE PLAN & APPLICABLE CODES
A-2 FLOOR PLAN
A-3 ELEVATIONS & SCHEDULES
A-4 WALL SECTIONS
S-1.1 GENERAL NOTES & SECTIONS
S-1.2 STRUCTURAL NOTES
S-2.1 FOUNDATION PLAN AND ROOF FRAMING PLAN
S-3.1 BUILDING SECTIONS
S-3.2 WALL SECTIONS
E-0.1 ELECTRICAL NOTES, LEGENDS, & SPECS
E-1.1 ELECTRICAL PLAN
M-0.1 MECHANICAL NOTES
M-1.1 MECHANICAL PLAN

LOCATION PLAN

PROJECT SITE

N.T.S.
1. Contractor shall comply with FBC (C408.2.5.1). Provide owner with a record set drawing of complete installation drawings.

2. Contractor shall comply with FBC (C408.2.5.2). Provide owner with operational manuals and maintenance manuals.

All permanent installed luminaires shall be 90% high efficient, 2020 FBC.

Recessed lighting installed shall be sealed to limit air leakage between conditioned and unconditioned spaces. If the cans are installed in thermal insulation the housing shall be listed IC-rated. FBC-E-section R402.4.4.
EXIST. ELECT. PNL
EXIST. CONCRETE SLAB, TO REMAIN
EXIST. MASTER BEDROOM
EXIST. WALK-IN-CLO.
EXIST. HALLWAY
EXIST. WALK-IN-CLO.
EXIST. M. BATH
EXIST. BATH
EXIST. BEDROOM
EXIST. PORCH
EXIST. LIVING ROOM
EXIST. FAMILY ROOM
EXIST. LAUNDRY UTILITY
EXIST. KITCHEN
EXIST. PANTRY
EXISTING STRUCTURE TO REMAIN
NEW BEDROOM 4
SMOKE ALARMS ARE REQUIRED INSIDE AND OUTSIDE OF ALL SLEEPING AREAS PER FBC 907
2017 NEC 406.12 Tamper-Resistant Receptacles. Tamper-resistant receptacle outlets shall be installed as specified in 406.12(A) through (C).

2017 NEC 210.52(A)(1) Spacing. Receptacles shall be installed such that no point measured horizontally along the floor line of any wall space is more than 1.8 m (6 ft.) from a receptacle outlet.

2017 NEC 210.52(D) Bathrooms. In dwelling units, at least one wall receptacle outlet shall be in bathrooms within 900 mm (3 ft) of the outside edge of each basin. The receptacle outlet shall be located on a wall or partition that is adjacent to the basin or basin countertop.

2017 NEC 210.12 Arc-Fault Circuit-Interruptor Protection. Arc-fault circuit interrupter protection shall be provided as required in 210.12(A) (B), and (C). The arc-fault circuit interrupter shall be installed in a readily accessible location.

AFCI RECEPTACLE NOTE
SMOKE DETECTORS NOTE
1. SD/CO ALARM SHALL HAVE COMPLIANCE PER NFPA SECTION 29.8.3.4(4)/(5) (EXCLUSION AREA 10' AND 3' FROM THE BATH DOORS AND SHALL HAVE COMPLIANCE WITH 29.5.1.3.1.
2. SD AT LIVING ROOM SHALL COMPLIANCE WITH NFPA SECTION 29.5.1.3.1 (ALL POINTS ON THE CEILING SHALL HAVE A SMOKE ALARM WITHIN 30 FT TRAVEL DISTANCE)

PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEERS ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION.

NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

LEON CASES ARCHITECT, INC.
FL ARCHITECT LIC. NO. AR0016958
LEON CASES ARCHITECT, INC.
2627 NE 203 Street Suite 118
Aventura, FL 33180
PH: (305)-331-6460

These drawings, their design, detail and invention are the property of LEON CASES ARCHITECT, INC. and shall be used only for reference work on the project for which they are supplied. Use is limited to the customer and/or end user, and information shall not be copied or disclosed to any outside party without the express written consent of LEON CASES ARCHITECT, INC.
PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEERS ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION.

NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.
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 December 6, 2021
RE: 8866 Carlyle Avenue – Garage Conversion

Background: This application is a request to convert an existing garage to living space. The garage door will be replaced by a solid exterior wall with a window. The interior lot is zoned H30B totaling 5,600 square feet (SF) per MDCPA.

Figure 1 on the next page is an aerial view of the property. Figure 2 on page 3 provides a Google Street View of the front of the residence. In addition to this Memorandum, a package of a floor plan and survey was submitted by the applicant.

Governing Codes: The December 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 40% of the landscaped area must be Florida Friendly as defined in the current Zoning Code.

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

Applicant Package: A package of the floor plan and elevation certificate was submitted by the Applicant dated 6/21/21. The plan package did not include a typical site plan depicting setbacks, driveway improvements, property lot lines and zoning characteristics. A relevant survey was also not submitted.
Figure 1: 8866 Carlyle Avenue Aerial View
Figure 2: 8866 Carlyle Avenue Google Street View

**Staff Recommendation:** Recommend this application be deferred unless the following comments can be addressed:

- Provide an updated Survey.
- Provide existing and proposed elevations for the east and north side of the residence indicating existing and proposed changes in the elevations.
- Proposed garage conversion is missing landscaping at the base of the new wall. Provide 2 foot landscape strip or landscape planter with irrigation in front of the new wall.
- Indicate on the site plan that the garage floor will be raised to match the existing residence Finished Floor Elevation.
- Provide 18 foot wide driveway to accommodate two 9 foot by 18 foot parking spaces on the site plan.
- Provide calculations, worksheet and or information on the site plan or detail sheets verifying 50% front yard landscape/pervious area requirements with 40% of the landscape material Florida Friendly.
TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

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

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</tr>
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<tr>
<td>PROPERTY ADDRESS</td>
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<tr>
<td>ZONING CATEGORY</td>
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<tr>
<td>DESCRIPTION OF PROPOSED WORK</td>
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</tr>
<tr>
<td>Setbacks (F/R/S)</td>
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</tr>
<tr>
<td>Height</td>
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</tbody>
</table>

SIGNATURE OF OWNER DATE: 6/15/21
SIGNATURE OF AGENT DATE: 10/15/2021
GARAGE CONVERSION TO
TABANPOUR's RESIDENCE
8866 CARLYLE AVENUE
SURFSIDE, FLORIDA 33154
GARAGE CONVERSION TO TABANPOUR'S RESIDENCE
8866 CARLYLE AVENUE
SURFSIDE, FL 33154

ELECTRICAL PLAN

LOAD ANALYSIS

ELECTRICAL PANEL

RECEPTACLE DETAIL

FINE LINE ENGINEERS, Inc.
7600 W 20th AVE, SUITE 110
HIALEAH, FL 33016
954.678.8545 - FREIJOG@ATT.NET

GEORGE FRIEJO, P.E.
No. 32578
CA# 29796

DRAWN BY: JMEP
CHECKED BY: JMEP
DATE: 06.21.21
SCALE: NOTED