



**TOWN OF SURFSIDE
PLANNING AND ZONING BOARD
AND
DESIGN REVIEW BOARD MEETING**

Town Hall Commission Chambers
9293 Harding Ave., 2nd Floor
Surfside, Florida 33154

**JULY 30, 2015
7:00 PM**

AGENDA

DESIGN REVIEW BOARD

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES: **MAY 28, 2015**
4. DESIGN REVIEW BOARD APPLICATIONS:

{Items 4-A thru 4-H are from the June 25, 2015 Planning and Zoning and Design Review Board meeting which was cancelled due to a lack of quorum}

A. Request of the Owner of Property located at 9525 Carlyle Avenue
The applicant is requesting to build a two story addition.

B. Request of the Owner of Property located at 1025 88 Street
The applicant is requesting to build a fence around the property.

C. Request of the Owner of Property located at 9180 Emerson Avenue
The applicant is requesting to convert a garage.

D. Request of the Owner of Property located at 9457 Harding Avenue
The applicant is requesting to install a new sign.

E. Request of the Owner of Property located at 9540 Harding Avenue

The applicant is requesting to install a new sign.

F. Request of the Owner of Property located at 901 88 Street

The applicant is requesting to build a new single family residence.

G. Request of the Owner of Property located at 700 88 Street

The applicant is requesting to build a new single family residence.

H. Request of the Owner of Property located at 9181 Abbott Avenue

The applicant is requesting to build a new single family residence.

I. Request of the Owner of Property located at 9373 Abbott Avenue

The applicant is requesting to build an addition.

J. Request of the Owner of Property located at 9549 Byron Avenue

The applicant is requesting to convert a garage.

K. Request of the Owner of Property located at 1413 Biscaya Drive

The applicant is requesting to build a new single family residence.

L. Request of the Owner of the Property located at 9364 Bay Drive

The applicant is requesting to build a fence.

M. Request of the Owner of the Property located at 9537 Harding Avenue

The applicant is requesting to install a permanent sign.

N. Request of the Owner of the Property located at 9453 Harding Avenue

The applicant is requesting to install a permanent sign.

5. ADJOURNMENT.

PLANNING AND ZONING BOARD

AGENDA

JULY 30, 2015

7:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES: MAY 28, 2015

4. ORDINANCES:

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING CHAPTER 90 ZONING; AMENDING SECTION 90-51 MAXIMUM FRONTAGE OF BUILDINGS; SPECIFICALLY AMENDING SECTION 90-51.1 CONTINUOUS WALL FRONTAGE; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING CHAPTER 90 ZONING TO IMPLEMENT THE CORRIDOR ANALYSIS PROPOSALS FOR THE AREA BETWEEN COLLINS AND HARDING AVENUES FROM 94TH STREET TO 88TH STREET; AMENDING SECTION 90-2 "DEFINITIONS", AMENDING SECTION 90-44 "MODIFICATIONS OF HEIGHT REGULATIONS"; AMENDING SECTION 90-44.2; AMENDING SECTION 90-45-SETBACKS; AMENDING SECTIONS 90-50 "ARCHITECTURE AND ROOF DECKS"; AMENDING SECTION 90-50.1 "ARCHITECTURE"; AMENDING SECTION 90-51 "MAXIMUM FRONTAGE OF BUILDINGS"; AMENDING SECTION 90-61 "PAVING IN FRONT AND REAR YARDS IN H31 AND H40 DISTRICTS" AMENDING SECTION 90-61.2; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

5. DISCUSSION ITEMS:

A. Update on Parking

B. Future Agenda Items

C. Joint Meeting

D. Suggested meeting dates for November and December

1. November 19, 2015

2. December 17, 2015

6. ADJOURNMENT.

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE TOWN CLERK AT 305-893-6511 EXT. 226 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING. HEARING IMPAIRED PERSONS MAY CONTACT THE

TDD LINE AT 305-893-7936. IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY THE TOWN OF SURFSIDE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE TOWN CLERK, TOWN OF SURFSIDE TOWN HALL, 9293 HARDING AVENUE. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE TOWN CLERK AT 305-861-4863. TWO OR MORE MEMBERS OF TOWN COMMISSION OR OTHER TOWN BOARDS MAY ATTEND AND PARTICIPATE AT 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 AND ZONING BOARD
AND
DESIGN REVIEW BOARD MEETING**

Town Hall Commission Chambers
9293 Harding Ave., 2nd Floor
Surfside, Florida 33154

**MAY 28, 2015
7:00 PM**

MINUTES
DESIGN REVIEW BOARD

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 7:03 pm.

2. ROLL CALL

Recording Clerk Frantza Duval called the roll with the following members present: Chair Lindsay Lecour, Vice Chair Jacob Kligman, Board Member Jorge Gutierrez, Board Member Jessica Weiss and Board Member Moisha Rubenstein. Board Member Peter Glynn and Board Member Armando Castellanos were absent. Liaison, Commissioner Cohen was absent.

3. APPROVAL OF MINUTES: **APRIL 30, 2015**

Vice Chair Kligman made a motion to approve. The motion received a second from Board Member Gutierrez and all voted in favor with Board Members Peter Glynn and Armando Castellanos absent.

4. DESIGN REVIEW BOARD APPLICATIONS:

A. Request of the Owner of Property located at 8810 Froude Avenue

The applicant is requesting to convert a garage and build a front wall.

Town Planner Sarah Sinatra presented the item.

The Board discussed the wall and landscaping and Chair Lecour said she would prefer to see a six foot high hedge rather than a wall.

Board Member Gutierrez made a motion to approve with the following recommendations:

1. Provide shrubs/vegetation landscaping

2. Reduce the size of the wall.

The motion received a second from Board Member Rubenstein and all voted in favor with Board Members Peter Glynn and Armando Castellanos absent.

B. Request of the Owner of Property located at 9525 Carlyle Avenue

The applicant is requesting to build a two story addition.

Town Planner Sarah Sinatra presented the item and is recommending a reduction of six inches in the structure to not exceed thirty feet. Staff said a condition would be landscaping in front of the wall. Applicant David Jeda gave some details in order to clarify the proposal. The Board had several questions regarding this request.

Vice Chair Kligman made a motion to defer the item to the next meeting and applicant to provide more clarification with a fuller scope as to what they wish to do. The motion received a second from Board Member Gutierrez and all voted in favor with Board Members Peter Glynn and Armando Castellanos absent.

C. Request of the Owner of Property located at 9065 Emerson Avenue

The applicant is requesting to convert a garage.

Town Planner Sarah Sinatra presented the item.

Board Member Gutierrez recused himself as he is the architect on this item.

Vice Chair Kligman made a motion to approve. The motion received a second from Board Member Weiss and all voted in favor with Board Members Peter Glynn and Armando Castellanos absent and Board Member Gutierrez recused.

D. Request of the Owner of Property located at 9504 Harding Avenue

The applicant is requesting to install a new sign.

Town Planner Sarah Sinatra presented the item. Applicant Vladimir Alvarez spoke in favor of the project and gave additional details.

Board Member Gutierrez made a motion to approve with the following condition:

1. Façade behind the sign be repaired and repainted.

The motion received a second from Vice Chair Kligman and all voted in favor with Board Members Peter Glynn and Armando Castellanos absent.

5. ADJOURNMENT.

There being no further business to come before the Design Review Board the meeting adjourned at 7:32 p.m.

PLANNING AND ZONING BOARD
MINUTES
MAY 28, 2015
7:00 PM

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 7:32 pm.

2. ROLL CALL

Recording Clerk Frantza Duval called the roll with the following members present: Chair Lindsay Lecour, Vice Chair Jacob Kligman, and Board Member Moisha Rubenstein. Board Member Peter Glynn and Board Member Armando Castellanos were absent. Liaison, Commissioner Cohen was absent.

3. APPROVAL OF MINUTES: APRIL 30, 2015

Board Member Rubenstein made a motion to approve. The motion received a second from Vice Chair Kligman and all voted in favor with Board Members Peter Glynn and Armando Castellanos absent.

4. ORDINANCES:

1. AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING "SECTION 90-36 VARIANCES"; SPECIFICALLY AMENDING "90-36.1 GENERAL VARIANCES" TO MODIFY THE CODE TO PROVIDE FOR A PRACTICAL DIFFICULTY VARIANCE; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Recording Clerk Frantza Duval read the title of the ordinance.

Town Planner Sinatra presented the item. For the record, she read a statement from Commissioner Karukin which asks that the Planning and Zoning Board be made aware of some of the discussion held at the Commission Meeting May 12, 2015 regarding this ordinance. Planner Sinatra presented a summary of some concerns discussed.

- (1) address the limitations which include a failsafe so it cannot be abused;
- (2) address a concept of least amount necessary to cure the hardship;
- (3) permit a practical difficulty hardship only once per property;
- (4) offset on the second floor square footage by anything gained on the first floor;
- (5) to include a one story limitation for properties already granted a practical variance ordinance.

Board Member Rubenstein took into account Commissioner Karukin's concern about changing the character of the town. However, he does like the language of the ordinance and feels it is very succinct.

Vice Chair Kligman said we should address the five items discussed by the Commission. The Board went over the five items and they will look at applications with a critical eye. On Item 3 the Board would like to include a maximum of 50% lot coverage in the language. There was much discussion on Item 4 as well as landscaping and the Board does feel there should be an offset included in the language and perhaps request additional conditions. Town Planner Sinatra has direction to modify the ordinance with a 50% limitation and two out of the three Board members suggested the Commission revisit the second floor offset. Board Member Rubenstein did not feel the offset was necessary.

Vice Chair Kligman made a motion to add language clarifying the 50% maximum. The motion received a second from Board Member Rubenstein and all voted in favor with Board Members Glynn and Castellanos absent.

Vice Chair Kligman made a motion to suggest the Commission revisit the second floor offset. Passing the gavel, Chair Lecour seconded the motion. The motion passed 2-1 with Board Member Rubenstein in opposition and Board Members Glynn and Castellanos absent.

Vice Chair Kligman made a motion to move forward to the Commission with above recommendations. The motion received a second from Board Member Rubenstein and all voted in favor with Board Members Glynn and Castellanos absent.

2. AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 "ZONING", AND AMENDING "SECTION 90-54 ACCESSORY BUILDINGS AND STRUCTURES IN THE H30A AND H30B DISTRICTS"; AND SPECIFICALLY AMENDING SECTION 90-54.7 RELATED TO SHEDS; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

Recording Clerk Frantza Duval read the title of the ordinance.

Town Planner Sinatra said at the last Commission meeting language was added regarding landscaping and now reads "provide landscaping if not already provided." Chair Lecour also had a grammatical change to the ordinance to read "applicant provide landscaping if not already provided."

Board Member Rubenstein made a motion to move forward to the Commission with above amendment. The motion received a second from Vice Chair Kligman and all voted in favor with Board Members Glynn and Castellanos absent.

5. DISCUSSION ITEMS:

A. Prioritize future agenda items

Town Planner Sinatra gave an update.

Chair Lecour said single family homes and corridor analysis should be at the top of the list. The Board also wants tree canopy/streetscape to be a priority. The Board asks they get an update on the parking/traffic item.

6. ADJOURNMENT.

There being no further business to come before the Planning and Zoning Board the meeting adjourned at 8:19 p.m.

Accepted this ____ day of _____, 2015

Chair Lindsay Lecour

Attest:

Sandra Novoa, CMC
Town Clerk



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: June 25, 2015
Re: 9525 Carlyle Avenue

The property is located at 9525 Carlyle Avenue, within the H30B zoning district. The applicant is proposing the construction of a three story addition to the front of the home, including a roof top deck. This application was deferred from the May 28, 2015 Planning and Zoning Board meeting.



Staff has reviewed the current application for consideration by the Design Review Board. In this report Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Applicable Design Guidelines standards, along with the results of the review
- Staff Recommendation

STANDARDS / RESULTS
Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.43 Maximum building heights

Height	Required Maximum	Proposed
H30A	30 feet	28 feet 10 inches

Sec. 90.44 Modification of height regulations

Height	Maximum height	Maximum Percentage of Aggregate Roof Area	Proposed
H30B	3 feet	1%	2 feet and 1%

Sec. 90-45. Setbacks

<i>H30B</i> UPPER STORY FLOOR AREA IS 65% - 80% OF FIRST STORY FLOOR AREA	Required	Proposed
<i>Maximum Lot Coverage</i>	40%	35%
FIRST STORY		
Primary Frontage	Minimum 20 feet	20 feet
Interior side	Minimum 5 feet	5 feet
Rear	Minimum 20 feet	42.05 feet
UPPER STORY		
Primary frontage	Minimum 20 feet/Average 30 feet	31 feet 4 inches
Interior side	Minimum 5 Feet/Average 10 feet	5 ft with average of 10 ft
Rear	Minimum 20 feet/ Average n/a	42.05 feet

Sec. 90.49 Lot standards

Lot Standards H30B	Required	Proposed
Minimum Lot width	50 feet	50 feet
Minimum lot area	5,600 square feet	5,625 square feet
Maximum lot coverage	40%	35%
Pervious area	35% (minimum)	35%

Sec. 90.50 Architecture and roof decks

	Required	Proposed
Wall openings	10% for all elevations	Exceeds 10% wall openings for each elevation.
Roof Material	(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which	Flat roof proposed.

	<p>color is impregnated with the same color intensity throughout, provided said color if granted approval by the Design Review Board;</p> <p>(d) Architecturally embellished metal if granted approval by the Design Review Board; or</p> <p>(e) Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.</p>	
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Town of Surfside Adopted Residential Design Guidelines

Building Massing

Required	Proposed
Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.	Consistent

Main Entries

Required	Proposed
Prominent and oriented to the street	Main entry is prominent.
Rendered in appropriate scale for the block as well as the individual building	Although the majority of homes on this block are one story structures, this is an existing two story and is therefore appropriate.
Entry feature should not extend above the eave line of the structure	The entry feature does not extend above the eave line.
Should not be obstructed from view by fences, landscaping or other visual barriers	Main entry is not obstructed from view.

Decorative Features

Required	Proposed
Decorative features should be stylistically consistent throughout the entire building.	The addition is consistent with the remainder of the home.

Overall Architectural Style

Required	Proposed
The overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof.	The windows are consistent throughout the building.

Wall Materials and Finishes

Required	Proposed
The same material should be used on all building elevations unless multiple materials	The building will be stucco and stone.

are a legitimate expression of the particular style.	
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Roof Materials, Types, and Slopes

Required	Proposed
Roof types and slopes should be generally the same over all parts of a single building.	Consistent
Restricted materials for roofs are pre-determined in the Town’s Building Code, which restricts roofing materials to: 1. Clay tile; 2. White concrete tile; 3. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.	Flat roof is proposed.

Windows and Trims

Required	Proposed
Window styles should always be consistent among all elevations of a building.	The windows are consistent.
Frame materials should never vary on a single building.	No variation.
Window, door and eave trim should be consistent on all elevations of the house	Consistent.

RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: June 25, 2015
Re: 1025 88th Street

The property located at 1025 88th Street is within the H30B zoning district. The applicant is requesting to add a four foot high picket fence at the front and street side of their property to enclose a pool.



Staff has reviewed the current application for consideration by the Planning and Zoning Board. In this report Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.56 Fences, walls and hedges

	Required	Proposed
Fence	Fences in the front are only permitted with the Planning and Zoning Board's approval.	A four foot high fence is proposed to enclose a pool

Sec. 90-56.4 Front yard and corner yard fences and ornamental walls—Table.

Frontage	Maximum Height (Feet)	Maximum Opacity (Percent)	Proposed
50 Feet	Four feet	All wall and fence surfaces above two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent	4 foot wood fence is proposed
Secondary frontage (Corner only)	Shall adhere to the height and opacity limitations for corresponding lot frontage		50% translucent.

Recommendation

Staff recommends approval.



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: June 25, 2015
Re: 9180 Emerson Avenue – Garage Conversion

The property is located at 9180 Emerson Avenue, within the H30B zoning. The applicant is proposing to legalize an existing converted garage. Please note that the carport has been removed from the image below.



Staff has reviewed the current application for consideration by the Design Review Board. In this report Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-50.1 (5) Garage Facades

Required	Proposed
1 window	1 window
Landscaping required along the base	Landscaping is provided along the base

Sec. 90-77 Off-street Parking Requirements

Required	Minimum Space Requirements	Proposed
Single-family	2 spaces	2 spaces provided.

RECOMMENDATION

Staff is recommending approval.



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: June 25, 2015
 Re: 9457 Harding Avenue

The property located at 9457 Harding Avenue is within the SD-B40 zoning district. The applicant is requesting to replace a window sign for an existing restaurant, Serendipity Ice Cream and Frozen Yogurt.

Staff has reviewed the current application for consideration by the Planning and Zoning Board. In this report, Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-73

Permanent Window Sign	Permitted	Proposed
Area	20% of the glass area and lettering eight inches in height.	10 feet 7 inches with 8 inch lettering

RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: June 25, 2015
 Re: 9540 Harding Avenue

The property located at 9540 Harding Avenue is within the SD-B40 zoning district. The applicant is requesting to install new reverse channel letter signs at the front and back of the business. The proposed signs are comprised of black and pink lettering.

Staff has reviewed the current application for consideration by the Planning and Zoning Board. In this report, Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-73

Signs	Permitted	Proposed
Area	25 square feet	16.7 square feet per façade
Approved word content	Signs may include the following: <ol style="list-style-type: none"> 1) Trade name of establishment 2) Logo of the establishment 3) Nature of business, services rendered or 4) Products sold on premises. 	Sign consists of the trade name of the establishment
Prohibited Word Content	Signs may not include the following: <ol style="list-style-type: none"> 1) Any reference to price, except as provided in regards to "window sign." 	No reference to price



<p>Location</p>	<p>With the exception of theater marquees and V-box signs, no sign shall be erected so that any portion thereof shall project over a dedicated street or sidewalk or so that any portion thereof shall project more than five feet from any main building wall.</p>	<p>Sign does not project over the sidewalk or street.</p>
<p>Illumination</p>	<p>All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. The illumination may be either internal illumination or external illumination, however, all walls below the sign shall be illuminated with white wall wash LED lighting. It shall be located and directed solely at the sign. The light source shall not be visible from or cast into the right-of-way, or cause glare hazards to pedestrians, motorists, or adjacent properties.</p>	<p>The applicant is proposing reverse channel letter.</p>

RECOMMENDATION

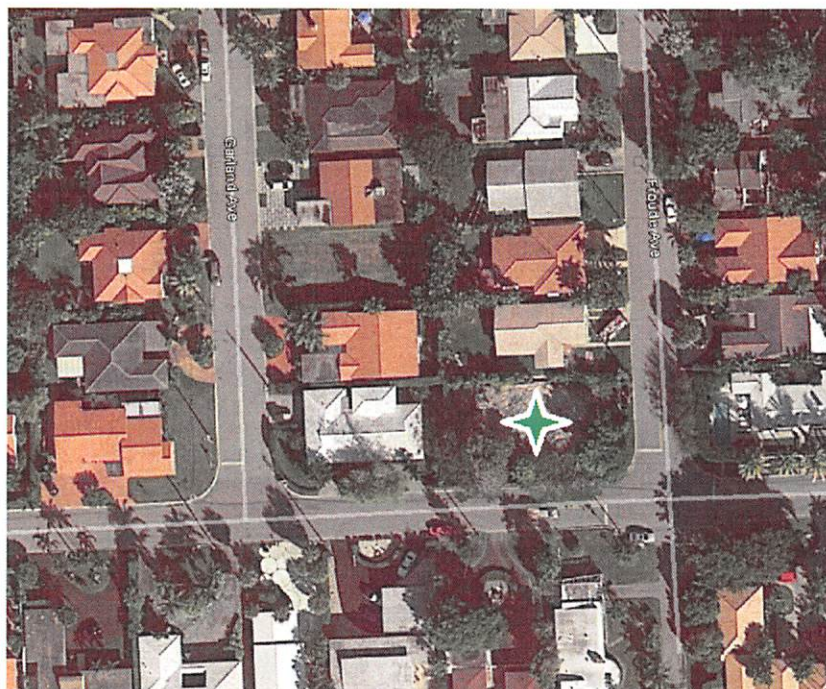
Staff recommends approval with the condition of approval that the façade behind the sign is repaired and repainted.



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: June 25, 2015
 Re: 901 88th Street, New Residence

The property is located at 901 88th Street, within the H30B zoning. The applicant is proposing the construction of a new two story single-family residence on the North West corner of 88th Street and Froude Avenue.



Staff has reviewed the current application for consideration by the Design Review Board. In this report Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Applicable Design Guidelines standards, along with the results of the review
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.43 Maximum building heights

Height	Required Maximum	Proposed
H30B	30 feet	26 feet, 5 inches

Sec. 90-45. Setbacks

<i>H30B</i> UPPER STORY FLOOR AREA IS 50% - 64% OF FIRST STORY FLOOR AREA	Required	Proposed
<i>Maximum Lot Coverage</i>	40%	30%
FIRST STORY		
Primary Frontage	Minimum 20 feet	26 feet 6 inches
Interior side	Minimum 6 feet 1 inch	6 feet 6 inches
Corner side	Minimum 10 feet	12 feet 4 inches
Rear	Minimum 20 feet	27 feet 6 inches
UPPER STORY		
Primary frontage	Minimum 20 feet/Average 25 feet	26 feet 4 inches
Interior side	Minimum 6 feet 1 inch/Average 9 feet 2 inches	10 feet 7 inches
Rear	Minimum 20 feet/ Average n/a	28 feet 8 inches

Sec. 90.49 Lot standards

Lot Standards H30B	Required	Proposed
Minimum Lot width	50 feet	61 feet .25 inches
Minimum lot area	5,600 square feet	6,860 square feet
Maximum lot coverage	40%	30%
Pervious area	35% (minimum)	39%

Sec. 90.50 Architecture and roof decks

	Required	Proposed
Unique Elevation	A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3) of the following architectural features: (a)Length, width and massing of the structure; (b)Number of stories;	The articulation of the front facade is different and the number and location of doors and windows are different than the neighboring facades.

	(c) Façade materials; (d) Porches and other similar articulation of the front façade; (e) Number and location of doors and windows; and (f) Roof style and pitch.	
Wall openings	10% for all elevations	Exceeds 10% for each elevation.
Roof Material	(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is granted approval by the Design Review Board; (d) Architecturally embellished metal if granted approval by the Design Review Board; or (e) Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.	Tiles are proposed.

Sec. 90.61.1 Paving in front and rear yards in H30 and H40 Districts

Paving Yards	Required	Proposed
Front setback permeability	50% minimum	90%
Front yard landscaped	30% minimum	88%
Rear yard landscaped	20% minimum	100%
Number of Curb Cuts	One	One curb cut
Curb Cut side set back	5 feet minimum	20 feet
Curb cut width	18 feet width maximum	13 feet 4 inches
Driveway Materials	Limited to the following 1. Pavers 2. Color and texture treated concrete, including stamped concrete 3. Painted concrete shall not be permitted. 4. Asphalt shall not be permitted.	Pavers

Sec. 90-77 Off-street Parking Requirements

Required	Minimum Space Requirements	Proposed
Single-family	2 spaces	2 spaces (1 space is proposed in the garage and 1 space is on the driveway)

Sec. 90-89.4(6). Street Tree Requirements

Required	Required	Proposed
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.	7 trees	7 trees

Sec. 90-95. Single-family H30A and H30B district landscape requirements.

Required	Required	Proposed
A minimum of five trees of two different species and 25 shrubs shall be planted per lot.	5 trees, 25 shrubs	7 trees, 30 shrubs

Town of Surfside Adopted Residential Design Guidelines***Building Massing***

Required	Proposed
Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.	Consistent

Main Entries

Required	Proposed
Prominent and oriented to the street	Main entry is prominent.
Rendered in appropriate scale for the block as well as the individual building	Appropriate for block.
Entry feature should not extend above the eave line of the structure	The entry feature does not extend above the eave line.
Should not be obstructed from view by fences, landscaping or other visual barriers	Main entry is not obstructed from view.

Decorative Features

Required	Proposed
Decorative features should be stylistically consistent throughout the entire building.	Consistent.

Overall Architectural Style

Required	Proposed
The overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof.	Consistent.

Parking Driveways

Required	Proposed
The width of paved driveways on private property as well as driveway cuts at the curb should be as narrow as possible	13 feet 4 inches

Driveway Treatments

Required	Proposed
Town encourages the use of pavers	Pavers

Wall Materials and Finishes

Required	Proposed
The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.	The building will be stucco.

Roof Materials, Types, and Slopes

Required	Proposed
Roof types and slopes should be generally the same over all parts of a single building.	Consistent
Restricted materials for roofs are pre-determined in the Town's Building Code, which restricts roofing materials to: 1. Clay tile; 2. White concrete tile; 3. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.	A tile roof is proposed.

Windows and Trims

Required	Proposed
Window styles should always be consistent among all elevations of a building.	Consistent.
Frame materials should never vary on a single building.	No variation.
Window, door and eave trim should be consistent on all elevations of the house	Consistent.

RECOMMENDATION

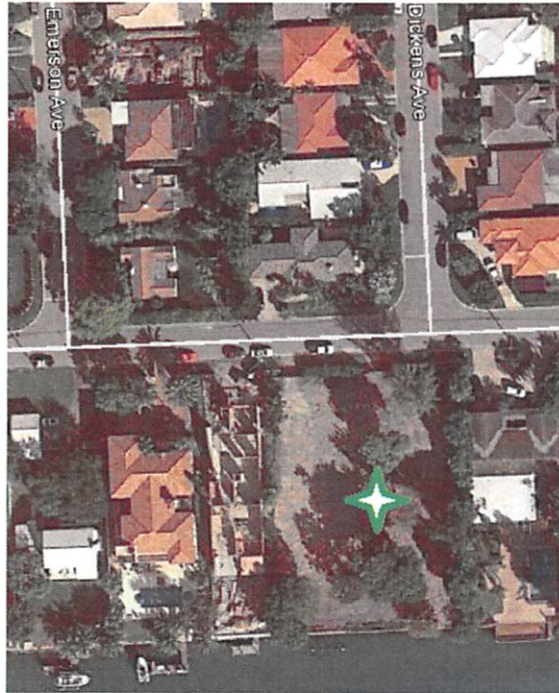
Staff recommends approval.



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: June 25, 2015
 Re: 700 88th Street, New Residence

The property is located at 700 88th Street, within the H30A zoning. The applicant is proposing the construction of a new two story single-family residence, pool and trellises for a bar-b-que area.



Staff has reviewed the current application for consideration by the Design Review Board. In this report Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Applicable Design Guidelines standards, along with the results of the review
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.43 Maximum building heights

Height	Required Maximum	Proposed
H30A	30 feet	30 feet

Sec. 90-45. Setbacks

H30A UPPER STORY FLOOR AREA IS 50% - 64% OF FIRST STORY FLOOR AREA	Required	Proposed
Maximum Lot Coverage	40%	31.6%
FIRST STORY		
Primary Frontage	Minimum 20 feet	42 feet 9 inches
Interior side	Minimum 7.5 feet	7 feet 6 inches
Rear	Minimum 20 feet	50 feet
UPPER STORY		
Primary frontage	Minimum 20 feet/Average 25 feet	69 feet 3 inches
Interior side	Minimum 7.5 feet /Average 11.25 feet	7.5 minimum/ Average 15 feet
Rear	Minimum 20 feet/ Average n/a	50 feet

Sec. 90.49 Lot standards

Lot Standards H30B	Required	Proposed
Minimum Lot width	50 feet	75 feet
Minimum lot area	8,000 square feet	15,000 square feet
Maximum lot coverage	40%	31.6%
Pervious area	35% (minimum)	50%

Sec. 90.50 Architecture and roof decks

	Required	Proposed
Unique Elevation	A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3) of the following architectural features: (a)Length, width and massing of the structure; (b)Number of stories; (c)Façade materials;	The articulation of the front facade is different and the number and location of doors and windows are different than the neighboring facades.

	(d) Porches and other similar articulation of the front façade; (e) Number and location of doors and windows; and (f) Roof style and pitch.	
Wall openings	10% for all elevations	Exceeds 10% for each elevation.
Roof Material	(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color if granted approval by the Design Review Board; (d) Architecturally embellished metal if granted approval by the Design Review Board; or (e) Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.	Flat roof is proposed.

Sec. 90.61.1 Paving in front and rear yards in H30 and H40 Districts

Paving Yards	Required	Proposed
Front setback permeability	50% minimum	82.7%
Front yard landscaped	30% minimum	82.7%
Rear yard landscaped	20% minimum	54%
Number of Curb Cuts	One	One curb cut
Curb Cut side set back	5 feet minimum	5 feet 1 inch
Curb cut width	18 feet width maximum	13 feet
Driveway Materials	Limited to the following 1. Pavers 2. Color and texture treated concrete, including stamped concrete 3. Painted concrete shall not be permitted. 4. Asphalt shall not be permitted.	Pavers

Sec. 90-77 Off-street Parking Requirements

Required	Minimum Space Requirements	Proposed
Single-family	2 spaces	2 spaces

Sec. 90-89.4(6). Street Tree Requirements

Required	Required	Proposed
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.	4 trees	5 trees

Sec. 90-95. Single-family H30A and H30B district landscape requirements.

Required	Required	Proposed
A minimum of five trees of two different species and 25 shrubs shall be planted per lot. For all lots larger than 8,000 square feet in area, additional shrubs and trees shall be provided at the rate of one tree and ten shrubs per 2,000 square feet of lot area; however, there shall be no more than 15 trees and 100 shrubs required per acre.	9 trees, 65 shrubs	10 trees, 146 shrubs

Town of Surfside Adopted Residential Design Guidelines**Building Massing**

Required	Proposed
Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.	Consistent

Main Entries

Required	Proposed
Prominent and oriented to the street	Main entry is prominent.
Rendered in appropriate scale for the block as well as the individual building	Appropriate for block.
Entry feature should not extend above the eave line of the structure	The entry feature does not extend above the eave line.
Should not be obstructed from view by fences, landscaping or other visual barriers	Main entry is not obstructed from view.

Decorative Features

Required	Proposed
Decorative features should be stylistically consistent throughout the entire building.	Consistent.

Overall Architectural Style

Required	Proposed
The overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof.	Consistent.

Parking Driveways

Required	Proposed
The width of paved driveways on private property as well as driveway cuts at the curb should be as narrow as possible	13 feet 4 inches

Driveway Treatments

Required	Proposed
Town encourages the use of pavers	Pavers are provided.

Wall Materials and Finishes

Required	Proposed
The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.	The building will be stucco.

Roof Materials, Types, and Slopes

Required	Proposed
Roof types and slopes should be generally the same over all parts of a single building.	Consistent
Restricted materials for roofs are pre-determined in the Town's Building Code, which restricts roofing materials to: 1. Clay tile; 2. White concrete tile; 3. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.	A flat roof is proposed.

Windows and Trims

Required	Proposed
Window styles should always be consistent among all elevations of a building.	Consistent.
Frame materials should never vary on a single building.	No variation.
Window, door and eave trim should be consistent on all elevations of the house	Consistent.

RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: June 25, 2015
 Re: 9181 Abbott Avenue, New Residence

The property is located at 9181 Abbott Avenue, within the H30B zoning. The applicant is proposing the construction of a new two story single-family residence. This was previously reviewed by the Design Review Board on January 29, 2015, however the applicant is requesting modifications to the approved design.



Staff has reviewed the current application for consideration by the Design Review Board. In this report Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Applicable Design Guidelines standards, along with the results of the review
- Staff Recommendation

STANDARDS / RESULTS
Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.43 Maximum building heights

Height	Required Maximum	Proposed
H30A	30 feet	29 feet 10 inches

Sec. 90-45. Setbacks

Setbacks	Required	Proposed
Primary Frontage	Minimum 20 feet	20 feet
Interior side	Minimum 5 feet	5 feet
Rear	Minimum 20 feet	20 feet 1 inches

Sec. 90-45. Setbacks

H30B UPPER STORY FLOOR AREA IS 65% - 80% OF FIRST STORY FLOOR AREA	Required	Proposed
<i>Maximum Lot Coverage</i>	40%	38%
FIRST STORY		
Primary Frontage	Minimum 20 feet	20 feet
Interior side	Minimum 5 feet	5 feet
Rear	Minimum 20 feet	20.1 feet
UPPER STORY		
Primary frontage	Minimum 20 feet/Average 30 feet	Minimum 20 feet/Average 30 feet
Interior side	Minimum 5 Feet/Average 10 feet	Average 10 feet
Rear	Minimum 20 feet/ Average n/a	20.1 feet

Sec. 90.49 Lot standards

Lot Standards H30B	Required	Proposed
Minimum Lot width	50 feet	50 feet
Minimum lot area	5,600 feet	5,625 square feet
Maximum lot coverage	40%	38%
Pervious area	35% (minimum)	37%

Sec. 90.50 Architecture and roof decks

	Required	Proposed
Unique Elevation	A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3) of the following architectural	Façade will be painted stucco with siding for the upper elevation.

	<p>features:</p> <p>(a)Length, width and massing of the structure;</p> <p>(b)Number of stories;</p> <p>(c)Façade materials;</p> <p>(d)Porches and other similar articulation of the front façade;</p> <p>(e)Number and location of doors and windows; and</p> <p>(f)Roof style and pitch.</p>	
Wall openings	10% for all elevations	A minimum of 10% is provided for all wall openings
Roof Material	<p>(a) Clay Tile;</p> <p>(b) White concrete tile;</p> <p>(c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is granted approval by the Design Review Board;</p> <p>(d)Architecturally embellished metal if granted approval by the Design Review Board; or</p> <p>(e)Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.</p>	Standing seam metal roof.

Sec. 90.61.1 Paving in front and rear yards in H30 and H40 Districts

Paving Yards	Required	Proposed
Front setback permeability	50% minimum	58%
Front yard landscaped	30% minimum	53%
Rear yard landscaped	20% minimum	100%
Number of Curb Cuts	One	One curb cut
Curb Cut side set back	5 feet minimum	5 feet
Curb cut width	18 feet width maximum	17 feet
Driveway Materials	<p>Limited to the following</p> <ol style="list-style-type: none"> 1. Pavers 2. Color and texture treated concrete, including stamped concrete 3. Painted concrete shall not be permitted. 4. Asphalt shall not be permitted. 	Concrete slabs

Sec. 90-77 Off-street Parking Requirements

Required	Minimum Space Requirements	Proposed
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Single-family	2 spaces	2 spaces
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Sec. 90-89.4(6). Street Tree Requirements

Required	Required	Proposed
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.	2 trees	3 trees

Sec. 90-95. Single-family H30A and H30B district landscape requirements.

Required	Required	Proposed
A minimum of five trees of two different species and 25 shrubs shall be planted per lot. For all lots larger than 8,000 square feet in area, additional shrubs and trees shall be provided at the rate of one tree and ten shrubs per 2,000 square feet of lot area.	5 trees, 25 shrubs	5 and 25 shrubs provided.

Town of Surfside Adopted Residential Design Guidelines***Building Massing***

Required	Proposed
Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.	Consistent

Main Entries

Required	Proposed
Prominent and oriented to the street	Main entry is prominent.
Rendered in appropriate scale for the block as well as the individual building	Appropriate for block.
Entry feature should not extend above the eave line of the structure	The entry feature does not extend above the eave line.
Should not be obstructed from view by fences, landscaping or other visual barriers	Main entry is not obstructed from view.

Decorative Features

Required	Proposed
Decorative features should be stylistically consistent throughout the entire building.	Consistent.

Overall Architectural Style

Required	Proposed
The overall style of each house should be	Consistent.

consistent on all sides of the building, as well as among all portions of the roof.	
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Parking Driveways

Required	Proposed
The width of paved driveways on private property as well as driveway cuts at the curb should be as narrow as possible	17 feet

Driveway Treatments

Required	Proposed
Town encourages the use of pavers	Concrete blocks are provided.

Wall Materials and Finishes

Required	Proposed
The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.	The building will be stucco and siding on the upper elevation.

Roof Materials, Types, and Slopes

Required	Proposed
Roof types and slopes should be generally the same over all parts of a single building.	Consistent
Restricted materials for roofs are pre-determined in the Town's Building Code, which restricts roofing materials to: 1. Clay tile; 2. White concrete tile; 3. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.	Standing seam metal roof.

Windows and Trims

Required	Proposed
Window styles should always be consistent among all elevations of a building.	Consistent.
Frame materials should never vary on a single building.	No variation.
Window, door and eave trim should be consistent on all elevations of the house	Consistent.

RECOMMENDATION

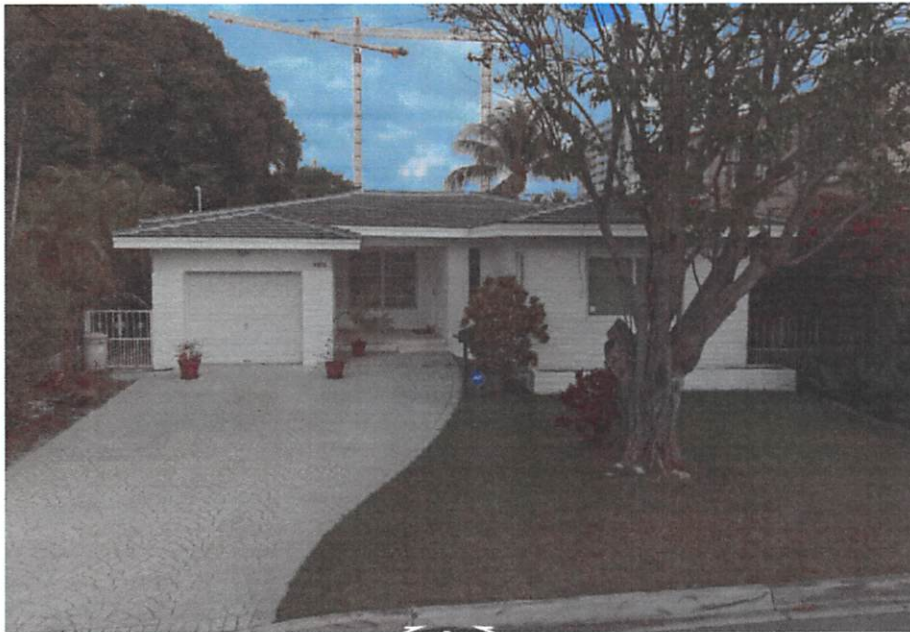
Staff recommends approval.



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: July 30, 2015
Re: 9373 Abbott Avenue

The property is located at 9373 Abbott Avenue, within the H30B zoning. The applicant is proposing the construction of 106 square foot addition to the rear of the home. The applicant is also proposing a garage conversion for additional square footage.



Staff has reviewed the current application for consideration by the Design Review Board. In this report Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Applicable Design Guidelines standards, along with the results of the review
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.43 Maximum building heights

Height	Required Maximum	Proposed
H30B	30 feet	10 Feet 6 inches

Sec. 90.45 Setback

Setbacks	Required	Proposed
Primary Frontage	Minimum 20 feet	N/A - not affecting front setback
Interior side	5 feet	5 feet 4 inches
Rear	Minimum 20 feet	35 feet 6 inches

Sec. 90.49 Lot standards

Lot Standards H30B	Required	Proposed
Minimum Lot width	50 feet	50 feet
Minimum lot area	5,600 square feet	5,600 square feet
Maximum lot coverage	40%	33%
Pervious area	35% (minimum)	35%

Sec. 90.50 Architecture and roof decks

	Required	Proposed
Wall openings	10% for all elevations	Exceeds 10% wall openings for each elevation.
Roof Material	(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color if granted approval by the Design Review Board; (d) Architecturally embellished metal if granted approval by the Design Review Board; or (e) Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.	Flat roof proposed to match existing home.

Sec. 90-50.1 (5) Garage Facades

Required	Proposed
1 window	1 window
Landscaping required along the base	Landscaping shall be provided along the base

Sec. 90-77 Off-street Parking Requirements

Required	Minimum Space Requirements	Proposed
Single-family	2 spaces	2 spaces provided.

Town of Surfside Adopted Residential Design Guidelines***Building Massing***

Required	Proposed
Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.	Consistent

Wall Materials and Finishes

Required	Proposed
The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.	The building will be stucco.

Roof Materials, Types, and Slopes

Required	Proposed
Roof types and slopes should be generally the same over all parts of a single building.	Consistent
Restricted materials for roofs are pre-determined in the Town's Building Code, which restricts roofing materials to: 1. Clay tile; 2. White concrete tile; 3. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.	Flat roof is proposed

Windows and Trims

Required	Proposed
Window styles should always be consistent among all elevations of a building.	The windows are consistent.
Frame materials should never vary on a single building.	No variation.
Window, door and eave trim should be consistent on all elevations of the house	Consistent.

RECOMMENDATION

Staff recommends approval with the condition that landscaping shall be provided at the base of the converted garage door.



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: July 30, 2015
Re: 9549 Byron Avenue – Garage Conversion

The property is located at 9549 Byron Avenue, within the H30B zoning. The applicant is proposing to convert their garage to additional living space.



Staff has reviewed the current application for consideration by the Design Review Board. In this report Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Staff Recommendation

STANDARDS / RESULTS**Town of Surfside Zoning Code, Applicable Requirements*****Sec. 90-50.1 (5) Garage Facades***

Required	Proposed
1 window	1 window
Landscaping required along the base	Landscaping shall be provided along the base

Sec. 90-77 Off-street Parking Requirements

Required	Minimum Space Requirements	Proposed
Single-family	2 spaces	2 spaces provided.

RECOMMENDATION

Staff is recommending approval with the following condition of approval:

1. Landscaping shall be provided along the base of the converted garage.



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: July 30, 2015
 Re: 1413 Biscaya Drive, New Residence

The property is located at 1413 Biscaya Drive, within the H30A zoning district. The applicant is proposing the construction of a new two story single-family residence, which includes a pool, deck, outdoor kitchen and a dock.



Staff has reviewed the current application for consideration by the Design Review Board. In this report Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Applicable Design Guidelines standards, along with the results of the review
- Staff Recommendation

STANDARDS / RESULTS
Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.43 Maximum building heights

Height	Required Maximum	Proposed
H30A	30 feet	30 feet

Sec. 90-45. Setbacks

Setbacks	Required	Proposed
Primary Frontage	Minimum 20 feet	20 feet
Interior side	Minimum 6.5 feet	7.5 feet
Rear	Minimum 20 feet	20 feet

Sec. 90-45. Setbacks

H30A UPPER STORY FLOOR AREA IS 65% - 80% OF FIRST STORY FLOOR AREA	Required	Proposed
<i>Maximum Lot Coverage</i>	40%	33.1%
FIRST STORY		
Primary Frontage	Minimum 20 feet	20 feet
Interior side	Minimum 10% of lot frontage	7.5 feet
Rear	Minimum 20 feet	20 feet
UPPER STORY		
Primary frontage	Minimum 20 feet/Average 30 feet	Minimum 20 feet/Average approximately 47 feet
Interior side	Minimum 10% of lot frontage Feet/Average 20% of lot frontage	Does not comply.
Rear	Minimum 20 feet/ Average n/a	20 feet

Sec. 90.49 Lot standards

Lot Standards H30A	Required	Proposed
Minimum Lot width	50 feet	67.34 feet
Minimum lot area	8,000 square feet	10,775 square feet
Maximum lot coverage	40%	33.1%
Pervious area	35% (minimum)	39.3%

Sec. 90.50 Architecture and roof decks

	Required	Proposed
Unique Elevation	A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3)	The façade is stucco and glass, which is different that the neighboring facades.

	of the following architectural features: (a)Length, width and massing of the structure; (b)Number of stories; (c)Façade materials; (d)Porches and other similar articulation of the front façade; (e)Number and location of doors and windows; and (f)Roof style and pitch.	
Wall openings	10% for all elevations	All facades meet or exceed the 10% minimum wall opening requirement.
Roof Material	(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color if granted approval by the Design Review Board; (d)Architecturally embellished metal if granted approval by the Design Review Board; or (e)Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.	Flat roof is proposed.

Sec. 90.61.1 Paving in front and rear yards in H30 and H40 Districts

Paving Yards	Required	Proposed
Front setback permeability	50% minimum	66%
Front yard landscaped	30% minimum	66%
Rear yard landscaped	20% minimum	84%
Number of Curb Cuts	One	One curb cut
Curb Cut side set back	5 feet minimum	8.8 feet
Curb cut width	18 feet width maximum	18 feet
Driveway Materials	Limited to the following 1. Pavers 2. Color and texture treated concrete, including stamped concrete 3. Painted concrete shall not be permitted. 4. Asphalt shall not be permitted.	Concrete slabs

Sec. 90-77 Off-street Parking Requirements

Required	Minimum Space Requirements	Proposed
Single-family	2 spaces	2 spaces

Sec. 90-89.4(6). Street Tree Requirements

Required	Required	Proposed
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.	3 trees	4 trees

Sec. 90-95. Single-family H30A and H30B district landscape requirements.

Required	Required	Proposed
A minimum of five trees of two different species and 25 shrubs shall be planted per lot. For all lots larger than 8,000 square feet in area, additional shrubs and trees shall be provided at the rate of one tree and ten shrubs per 2,000 square feet of lot area.	7 trees, 35 shrubs	7 and 167 shrubs provided.

Town of Surfside Adopted Residential Design Guidelines***Building Massing***

Required	Proposed
Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.	Consistent

Main Entries

Required	Proposed
Prominent and oriented to the street	Main entry is prominent.
Rendered in appropriate scale for the block as well as the individual building	Appropriate for block.
Entry feature should not extend above the eave line of the structure	The entry feature does not extend above the eave line.
Should not be obstructed from view by fences, landscaping or other visual barriers	Main entry is not obstructed from view.

Decorative Features

Required	Proposed
Decorative features should be stylistically consistent throughout the entire building.	Consistent.

Overall Architectural Style

Required	Proposed
The overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof.	Consistent.

Parking Driveways

Required	Proposed
The width of paved driveways on private property as well as driveway cuts at the curb should be as narrow as possible	18 feet

Driveway Treatments

Required	Proposed
Town encourages the use of pavers	Concrete blocks are provided.

Wall Materials and Finishes

Required	Proposed
The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.	The building will be stucco and glass.

Roof Materials, Types, and Slopes

Required	Proposed
Roof types and slopes should be generally the same over all parts of a single building.	Consistent
Restricted materials for roofs are pre-determined in the Town's Building Code, which restricts roofing materials to: 1. Clay tile; 2. White concrete tile; 3. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.	Flat roof.

Windows and Trims

Required	Proposed
Window styles should always be consistent among all elevations of a building.	Consistent.
Frame materials should never vary on a single building.	No variation.
Window, door and eave trim should be consistent on all elevations of the house	Consistent.

RECOMMENDATION

Staff recommends denial as the application does not meet the side setback requirements for the second floor and a cross section of the pool water trough has not been provided to demonstrate the setback.



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: July 30, 2015
Re: 9364 Bay Drive

The property located at 9364 Bay Drive is within the H30A zoning district. The applicant is requesting to add a four foot high wall and gates at the front of the property. The wall will continue along the side property lines. The proposed wall and gates have a two foot solid stucco base and two feet of pickets above the solid wall.



Staff has reviewed the current application for consideration by the Planning and Zoning Board. In this report Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.56 Fences, walls and hedges

	Required	Proposed
Fence	Fences in the front are only permitted with the Planning and Zoning Board's approval.	Four foot high wall and gates at the front of the property.

Sec. 90-56.4 Front yard and corner yard fences and ornamental walls—Table.

Frontage	Maximum Height (Feet)	Maximum Opacity (Percent)	Proposed
50 Feet	Four feet	All wall and fence surfaces above two (2) feet measured from grade	Four foot high wall and gates with a two foot solid stucco base and two feet of pickets above the solid wall.
Secondary frontage (Corner only)	Shall adhere to the height and opacity limitations for corresponding lot frontage	shall maintain a maximum opacity of fifty (50) percent	50% translucent.

Recommendation

Staff recommends approval.



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: July 30, 2015
Re: 9537 Harding Avenue

The property located at 9537 Harding Avenue is within the SD-B40 zoning district. The applicant is requesting a reverse channel lettering sign for real estate office.

Staff has reviewed the current application for consideration by the Design Review Board. In this report, Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Staff Recommendation





STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-73

Signs	Permitted	Proposed
Area	35 square feet	30 square feet per façade
Approved word content	Signs may include the following: <ol style="list-style-type: none"> 1) Trade name of establishment 2) Logo of the establishment 3) Nature of business, services rendered or 4) Products sold on premises. 	Sign consists of the trade name of the establishment
Prohibited Word Content	Signs may not include the following: <ol style="list-style-type: none"> 1) Any reference to price, except as provided in regards to "window sign." 	No reference to price
Location	With the exception of theater marquees and V-box signs, no sign shall be erected so that any portion thereof shall project over a dedicated street or sidewalk or so that any portion thereof shall project more than five feet from any main building wall.	Sign does not project over the sidewalk or street.
Illumination	All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. The illumination may be either internal illumination or external illumination, however, all walls below the sign shall be illuminated with white wall wash LED lighting. It shall be located and directed solely at the sign. The light source shall not be visible from or cast into the right-of-way, or cause glare hazards to pedestrians, motorists, or adjacent properties.	The applicant is proposing reverse channel lettering.

RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: July 30, 2015
Re: 9453 Harding Avenue

The property located at 9453 Harding Avenue is within the SD-B40 zoning district. The applicant is requesting a channel lettering sign for retail store, Yaffa Wigs.

Staff has reviewed the current application for consideration by the Design Review Board. In this report, Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Staff Recommendation





STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-73

Signs	Permitted	Proposed
Area	25 square feet	13.95 square feet per façade
Approved word content	Signs may include the following: 1) Trade name of establishment 2) Logo of the establishment 3) Nature of business, services rendered or 4) Products sold on premises.	Sign consists of the trade name of the establishment
Prohibited Word Content	Signs may not include the following: 1) Any reference to price, except as provided in regards to "window sign."	No reference to price
Location	With the exception of theater marquees and V-box signs, no sign shall be erected so that any portion thereof shall project over a dedicated street or sidewalk or so that any portion thereof shall project more than five feet from any main building wall.	Sign does not project over the sidewalk or street.
Illumination	All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. The illumination may be either internal illumination or external illumination, however, all walls below the sign shall be illuminated with white wall wash LED lighting. It shall be located and directed solely at the sign. The light source shall not be visible from or cast into the right-of-way, or cause glare hazards to pedestrians, motorists, or adjacent properties.	The applicant is proposing channel lettering.

RECOMMENDATION

Staff recommends approval with the condition of approval that the façade behind the sign is repaired and repainted.



TOWN OF SURFSIDE

Revised Commission Communication

Agenda Item #

From: Commissioner Michael Karukin

Agenda Date: June 9, 2015

Subject: Amendment to Section 90-51. Maximum frontage of buildings

For your consideration:

This item is a request to reduce maximum continuous wall frontage from 270 feet to 150 feet in H30C and H40 zones that fall within the Moderate High Density Residential area as defined in the Future Land Use Section of the Comprehensive Plan policy 1.1 (see Attachment "A" map FLU-7).

Background:

Up until 2008, the maximum wall frontage varied depending on zone from 50 feet to 150 feet.

After 2008, that restriction was removed, essentially permitting wall frontage to be based on the length of a city block (e.g., 600 feet less the setbacks).

In 2012, a request to reinstate a maximum continuous wall frontage of 150 feet was not approved.

As a compromise, on January 15, 2013, the Town Commission adopted Ordinance No. 13-1597 approving a limit of 270 feet, which at the time seemed reasonable and avoided other complications.

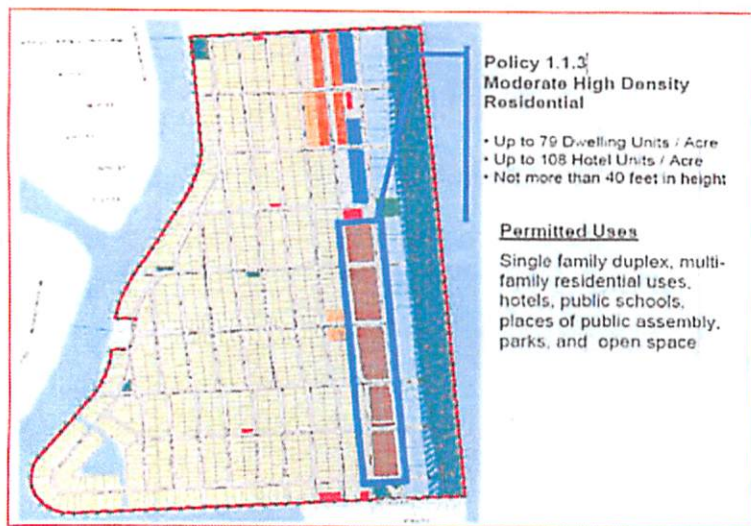
On September 9, 2014, the Town Commission adopted Ordinance No. 14-1625A to provide greater separation between building towers by limiting the height of a 270 foot long platform to 30 feet and limit towers to 150 feet in length.

Now that those regulations were applied to a number of new projects, 270 feet maximum continuous wall frontage still creates a massing effect that is out of scale and character for these zoning districts.

Therefore, to reduce the massing effect created by a 270 foot maximum continuous wall frontage, I ask the Town Commission to reduce that number to 150 feet.

With permitted densities, and the likelihood of east west property aggregations, if this item is not passed, I believe there is a risk of more large scale buildings in the Moderate High Density Residential area. This is the “corridor” of Collins to Harding from 93rd to 88th street.

A map of the affected area and a tracked changes version of the current code are provided below to show where the reduction would apply (e.g., H30C, H40). Land use is not affected by this proposal.



The proposed revisions to the Code are as follows:

Sec. 90-51. - Maximum frontage of buildings.

Tracked changes version of impacted code.

90-51.1 Continuous wall frontage shall ~~not exceed 270 feet and~~ be articulated as follows:

- (1) ~~H30C: Shall not exceed 270 feet.~~ For every 50 feet, a minimum three-foot change in wall plane.
- (2) ~~H40: Shall not exceed 270 feet.~~ For every seventy-five (75) feet, a minimum six-foot change in wall plane.
- (3) ~~H120: Shall be limited to a~~ For every 100 feet, a minimum six-foot change in wall planes. ~~The change shall be either vertical or horizontal. The maximum of 270 feet of continuous wall frontage in is limited to a~~ building platform no greater than 30 feet in height. This platform may

contain habitable and non-habitable spaces. For every 100 feet, a minimum six-foot change in wall planes shall be required. The change shall be either vertical or horizontal. Buildings are permitted above the 30 foot high platform and shall be subject to the following:

a) A tower above the platform shall provide a continuous wall plane no greater than 150 feet in length with a minimum six-foot vertical or horizontal change in wall plane.

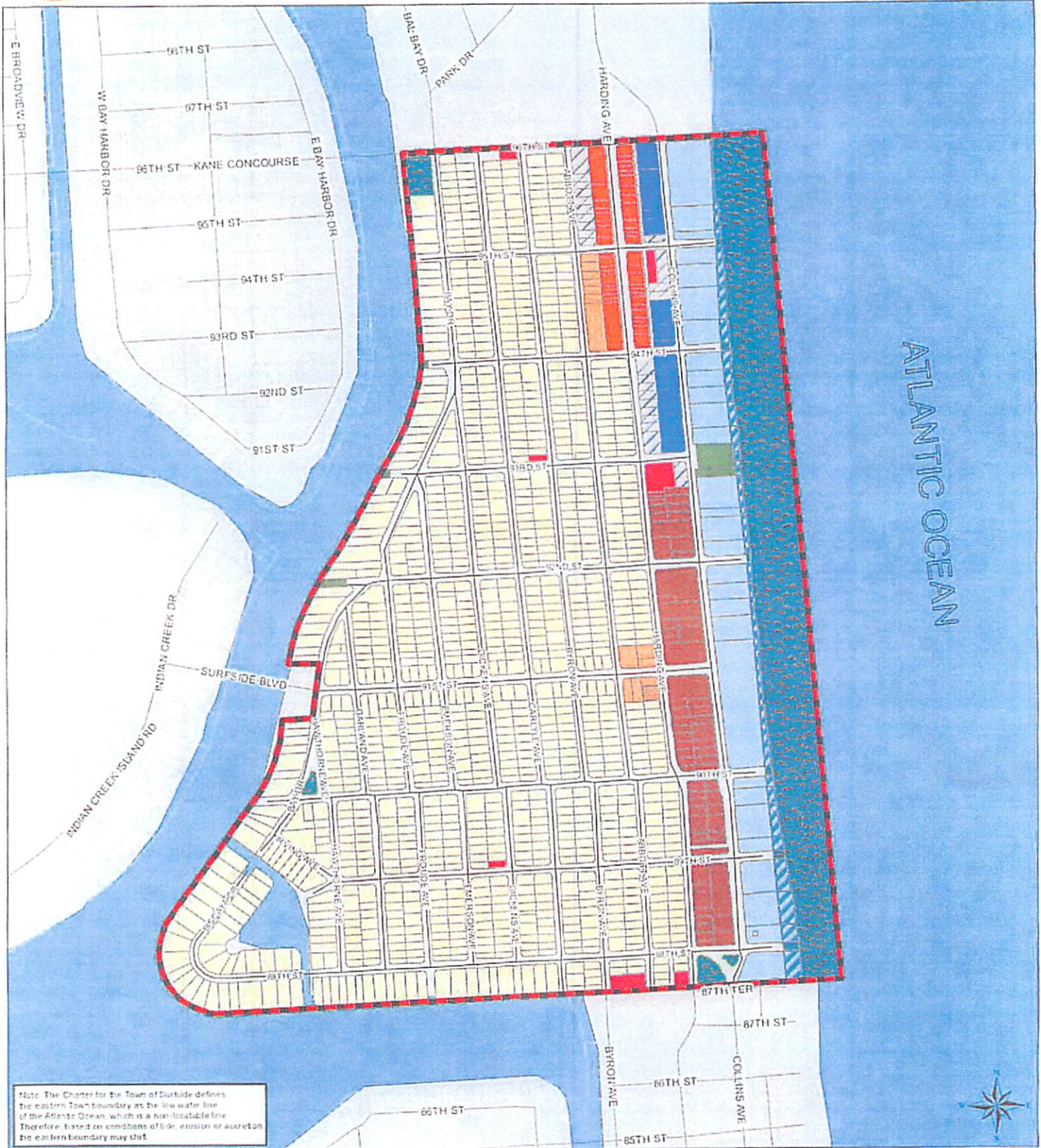
b) The distance between more than one tower located on a platform shall be a minimum of 40 feet.

c) If a platform is provided, the side setbacks of any tower shall be a minimum of 20 feet from the setback of the platform.

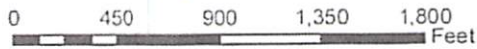
(4) Structured parking garages: see section 90-49.4

RECOMMENDATION: Town Commission approve the attached Ordinance amending Section 90-51.1 to provide further limitations on the maximum continuous wall frontage.

Future Land Use (2030)



- Legend**
- Surfside Boundary
 - Surfside Streets
 - High Density Residential / Tourist
 - Low Density Residential
 - Moderate Low Density Residential
 - Moderate Density Residential / Tourist
 - Moderate High Density Residential
 - General Retail / Services
 - Community Facility
 - Parking
 - Private Recreation
 - Public Buildings
 - Public Recreation



Map Number : FLU 7
 Print Date : November 2008
 Source : Calvin Giordano and Associates

Calvin Giordano & Associates, Inc.
 PROFESSIONAL ENGINEERS



ORDINANCE NO. 15 - _____

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING CHAPTER 90 ZONING; AMENDING SECTION 90-51 MAXIMUM FRONTAGE OF BUILDINGS; SPECIFICALLY AMENDING SECTION 90-51.1 CONTINUOUS WALL FRONTAGE; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, up until 2008, the maximum wall frontage varied depending on the zoning designation from 50 feet to 150 feet; and

WHEREAS, in 2012, the Town Commission began the process of discussing limits to maximum continuous wall frontage; and

WHEREAS, on January 15, 2013, the Town Commission adopted Ordinance No. 13-1597 and approved limits for maximum continuous wall frontage; and

WHEREAS, on September 9, 2014, the Town Commission adopted Ordinance No. 14-1625A which states as follows:

90-51.1 Continuous wall frontage shall not exceed 270 feet and be articulated as follows:

- (1) *H30C*: For every 50 feet, a minimum three-foot change in wall plane.
- (2) *H40*: For every seventy-five (75) feet, a minimum six-foot change in wall plane.
- (3) *H120*: For every 100 feet, a minimum six-foot change in wall planes. The change shall be either vertical or horizontal. The maximum 270 foot continuous wall frontage is limited to a building platform no greater than 30 feet in height. This platform may contain habitable and non-habitable spaces. Buildings are permitted above the 30 foot high platform subject to the following:
 - a) A tower above the platform shall provide a continuous wall plane no greater than 150 feet in length with a minimum six-foot vertical or horizontal change in wall plane.

- b) The distance between more than one tower located on a platform shall be a minimum of 40 feet.
 - c) If a platform is provided, the side setbacks of any tower shall be a minimum of 20 feet from the setback of the platform.
- (4) Structured parking garages: see section 90-49.4

WHEREAS, the Town Commission has adopted regulations to address the specific needs of this unique community and continues to amend these regulations as they may best suit the needs of the community which now includes limiting building length; and

WHEREAS, the Town Commission held its first duly noticed public hearing on these regulations on June 9, 2015 and recommended approval of the proposed amendments to the Code of Ordinances, having complied with the notice requirements by the Florida Statutes; and

WHEREAS, the Planning and Zoning Board, as the Local Planning Agency for the Town, held its hearing on the proposed amendments to the Code of Ordinances on July 30, 2015; and

WHEREAS, the Town Commission has conducted a second duly noticed public hearing on these regulations as required by law on August 11, 2015 and further finds the proposed change to the Code necessary and in the best interest of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AS FOLLOWS:

Section 1. Recitals. The foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and are made a specific part of this Ordinance.

Section 2. Code Amendment. The code of the Town of Surfside, Florida is hereby amended as follows:

Sec. 90-51. - Maximum frontage of buildings.

90-51.1 Continuous wall frontage shall ~~not exceed 270 feet and~~ be articulated as follows:

- (1) *H30C*: Shall not exceed 150 feet. For every 50 feet, a minimum three-foot change in wall plane.
- (2) *H40*: Shall not exceed 150 feet. For every seventy-five (75) feet, a minimum six-foot change in wall plane.
- (3) *H120*: Shall be limited to a ~~For every 100 feet, a minimum six-foot change in wall planes. The change shall be either vertical or horizontal. The maximum of 270 feet~~ of continuous wall frontage in is limited to a building platform no greater than 30 feet in height. This platform may contain habitable and non-habitable spaces. For every 100 feet, a

minimum six-foot change in wall planes shall be required. The change shall be either vertical or horizontal. Buildings are permitted above the 30 foot high platform and shall be subject to the following:

- a) A tower above the platform shall provide a continuous wall plane no greater than 150 feet in length with a minimum six-foot vertical or horizontal change in wall plane.
 - b) The distance between more than one tower located on a platform shall be a minimum of 40 feet.
 - c) If a platform is provided, the side setbacks of any tower shall be a minimum of 20 feet from the setback of the platform.
- (4) Structured parking garages: see section 90-49.4

Section 3. Severability. If any section, subsection, clause or provision of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, the remainder shall not be affected by such invalidity.

Section 4. Conflict. All sections or parts of sections of the Town of Surfside Code of Ordinances in conflict herewith are intended to be repealed to the extent of such conflict.

Section 5. Inclusion in the Code of Ordinances. It is the intention of the Town Commission, and it is hereby ordained that the provisions of this Ordinance shall become and made a part of the Town of Surfside Code of Ordinances, that the sections of this Ordinance may be renumbered or relettered to accomplish such intentions; and the word “Ordinance” may be changed to “Section” or other appropriate word.

Section 6. Effective Date. This Ordinance shall be effective upon adoption on second reading.

PASSED and ADOPTED on first reading this ____ day of _____, 2015.

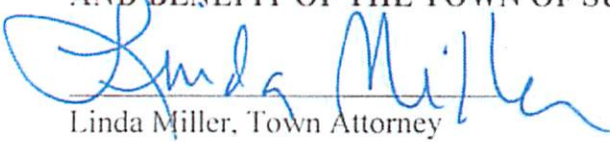
PASSED and ADOPTED on second reading this ____ day of _____, 2015.

Daniel Dietch, Mayor

ATTEST:

Sandra Novoa, Town Clerk

APPROVED AS TO FORM AND LEGALITY FOR THE USE
AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:


Linda Miller, Town Attorney

On Final Reading Moved by: _____

On Final Reading Seconded by: _____

VOTE ON ADOPTION:

Commissioner Barry R. Cohen	yes	_____	no	_____
Commissioner Michael Karukin	yes	_____	no	_____
Commissioner Marta Olchyk	yes	_____	no	_____
Vice Mayor Eli Tourgeman	yes	_____	no	_____
Mayor Daniel Dietch	yes	_____	no	_____



Town of Surfside Commission Communication

Agenda #:

Agenda Date: July 14, 2015

Subject: Corridor Analysis

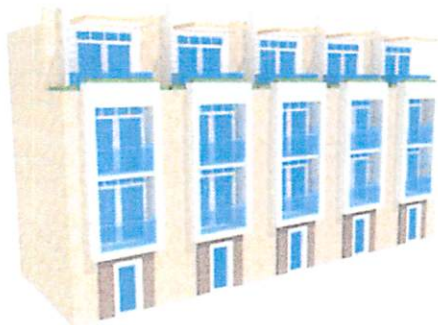
From: Sarah Sinatra Gould, AICP, Town Planner

Background: At the September 30, 2013 Joint Planning and Zoning and Town Commission meeting, there was a discussion about the block between Collins and Harding Avenues and the high interest in redevelopment of this corridor. In an effort to stay ahead of the new construction, there was interest from both boards to prepare criteria to help guide future development into the desired development pattern.

Staff has worked since December to prepare language, in conjunction with the public and the Planning and Zoning Board, that provides limitations on building lengths and requires additional articulation for buildings.

Analysis: Major changes include:

- Designating Collins Avenue and Harding Avenue as the front of the property for setback purposes.
- Requiring an additional 5 foot setback on the upper story (demonstrated below)



- Limiting building lengths to 75 feet on Harding Avenue and 150 feet on Collins Avenue with breaks varying in width from 12 feet to 17 feet, depending on the length of the property (demonstrated below)



17 Feet Breezeway

12 Feet Breezeway

- Breezeway Recommendations**
- 12 Feet Minimum
 - 17 Feet minimum when lot frontage is greater than 200 feet
- Requirements**
- Must be landscaped at least 30%
 - Must be accessible at all times
 - Must provide security lighting
 - Must be lined by a habitable space

- Require additional articulations for facades facing Collins Avenue and Harding Avenue. (demonstrated below)

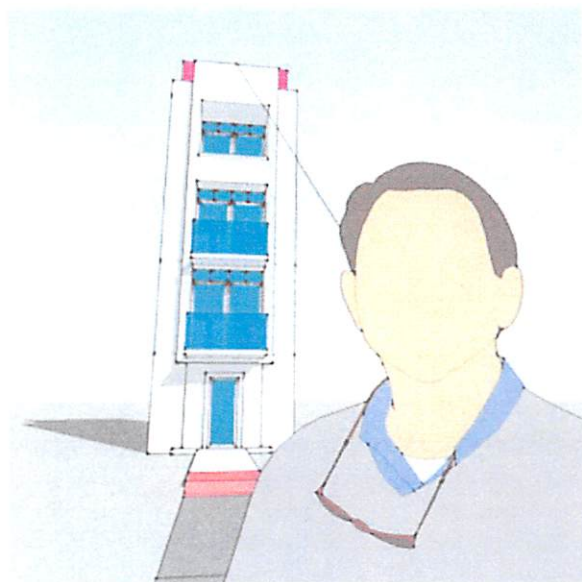


- Provide a facade articulation of a minimum of 2-Feet every 25 Feet
- a minimum of 30% of the cumulative facade's area with a primary frontage shall be recessed back a minimum of 5-Feet, provided each recessed area does not exceed 500 square feet
- When more than 1 building is provided, buildings shall be designed in such a way that more than 30% of the facades are volumetrically dissimilar

For Collins Elevations

- Building facades above 30-Feet tall to be setback a minimum of 25 feet from the property line

- Requiring a greater setback for mechanical and architectural features that exceed the maximum height limitations on buildings (demonstrated below).



The code presently allows a 12-foot parapet at the wallplane;

Recommend a maximum parapet of 4 feet at the wall plane and provide the following setbacks for any parapet beyond 4-feet in height up to the allowable 12-foot maximum:

- If a 4-foot parapet is provided at the building's facade wall plane, then any additional parapet between 4 and 12 feet in height must be setback 13 feet from the 4-foot parapet's wall plane;
- If no 4-foot parapet is provided at the building's facade wall plane, then any parapet up to 12 feet in height must be setback 22 feet from the building's facade wall plane.

Budget Impact: \$55,000 was provided. Numerous workshops, meeting, 3-D renderings, aggregation studies, graphics and code writing has been included.

Growth Impact: The adoption of this ordinance will limit building lengths in the H30C district to 75 feet and in H40 to 150 feet.

Staff Impact: N/A

Staff Recommendation: Staff recommends Town Commission approve the ordinance on first reading.



Sarah Sinatra Gould, AICP, Town Planner



Guillermo Olmedillo, Town Manager

ORDINANCE NO. 15 - _____

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING CHAPTER 90 ZONING TO IMPLEMENT THE CORRIDOR ANALYSIS PROPOSALS FOR THE AREA BETWEEN COLLINS AND HARDING AVENUES FROM 94TH STREET TO 88TH STREET; AMENDING SECTION 90-2 "DEFINITIONS"; AMENDING SECTION 90-44 "MODIFICATIONS OF HEIGHT REGULATIONS"; AMENDING SECTION 90-44.2; AMENDING SECTION 90-45 -SETBACKS; AMENDING SECTION 90-50 "ARCHITECTURE AND ROOF DECKS"; AMENDING SECTION 90-50.1 "ARCHITECTURE"; AMENDING SECTION 90-51 "MAXIMUM FRONTAGE OF BUILDINGS"; AMENDING SECTION 90-61 "PAVING IN FRONT AND REAR YARDS IN H31 AND H40 DISTRICTS"; AMENDING SECTION 90-61.2; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, at the September 30, 2013 Joint Planning and Zoning and Town Commission meeting, there was a discussion about the need for further regulation of building lengths and building articulation along the corridor described as the area being between Collins and Harding Avenues from 94th Street to 88th Street; and

WHEREAS, based on the high interest in redevelopment of this corridor, and in an effort to stay ahead of the new construction anticipated in the corridor, there was interest from both the Town Commission and the Planning and Zoning Board to develop criteria to help guide future development into the desired development pattern, hereinafter the "Corridor Analysis"; and

WHEREAS, Town staff, in conjunction with the Planning and Zoning Board and public input have provided proposed limitations on building lengths and requirements for additional articulation for buildings; and

WHEREAS, the Town Commission has adopted regulations to address the specific needs of this unique community and continues to amend these regulations as they may best suit the needs of the community; and

WHEREAS, the Town Commission held its first duly noticed public hearing on the proposed corridor regulations on July 14, 2015 and recommended approval of the proposed amendments to the Code of Ordinances, having complied with the notice requirements of the Florida Statutes; and

WHEREAS, the Planning and Zoning Board, as the Local Planning Agency for the Town, held its hearing on the proposed amendments to the Code of Ordinances on July 30, 2015; and

WHEREAS, the Town Commission conducted a second duly noticed public hearing on these regulations as required by law on September 8, 2015 and further finds the proposed change to the Code necessary and in the best interest of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AS FOLLOWS:

Section 1. Recitals. The foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and are made a specific part of this Ordinance.

Section 2. Code Amendment. Chapter 90 of the code of the Town of Surfside, Florida is hereby amended as follows:

Sec. 90-2. - Definitions.

Collins and Harding Avenue Corridor: An area encompassing the properties between Collins Avenue and Harding Avenue, from 94th Street to 88th Street.

Paseo: An uncovered, space between two buildings open on two sides, where one of the openings shall face and be accessible from a primary facade. All paseos shall provide a minimum 30% landscaping, shall not be enclosed by walls or fences, shall be accessible at all times, shall provide security lighting, and shall be lined by accessible, habitable spaces, and facades facing any paseo shall provide a minimum 30% transparency in the form of openings.

Sec. 90-44. - Modifications of height regulations.

90-44.2 Mechanical equipment rooms, including elevator shafts, and stair access ways may be allowed to exceed the maximum height limitations, not to exceed the limitations listed above, provided they shall be of a high architectural quality integral to the design of the building. In the H30C and H40 Districts, any element over 4 feet in height where a minimum 4-foot parapet is provided shall be set back 13 feet from the facade wall plane; otherwise they shall be set back a minimum of 22 feet from the facade wall plane.

90-45. - Setbacks.

(b) Setbacks

(1) Required Setbacks—Tables: The following tables shall be utilized for structures in the H30C, H40, H120, and SD-B40 zoning districts.

H30C	Minimum Setback (Feet)
Primary frontage	20 FT
<u>Collins and Harding Avenue Corridor, Harding Avenue frontage</u>	<u>20 FT</u>
<u>Interior side Collins and Harding Avenue Corridor</u>	<u>6 FT Minimum or 10% of the total interior frontage up to 15 FT, whichever is greater</u>
Interior side	5 FT
Rear	10 FT
Secondary frontage (Corner only)	10 FT
Interior side setbacks for lots over 50 feet in width	10% of the frontage
Interior side setbacks for lots over 50 feet in width <u>Collins and Harding Avenue Corridor</u>	<u>6 FT Minimum or 10% of the total interior frontage up to 15 FT, whichever is greater</u>
	10% of the frontage
H40 - Less than or equal to 50 ft in width	Minimum Setback (Feet)
Primary frontage	20 FT
<u>Collins Avenue and Harding Avenue Corridor frontage</u>	<u>20 FT; 25 FT setback for any portions above 30 FT, except on structures in districts designated as historic</u>
	5 FT
Interior side	<u>6 FT Minimum or 10% of the total interior frontage up to 15 FT, whichever is greater</u>
<u>Interior side, Collins and Harding Avenue</u>	<u>6 FT Minimum or 10% of the total interior frontage up to 15 FT, whichever is greater</u>

Corridor

Rear 10 FT

Secondary frontage (Corner only) 10 FT

H40 - Wider than 50 ft**Minimum Setback (Feet)**

Primary Frontage 20 FT

Collins Avenue and Harding Avenue Corridor frontage 20 FT; 25 FT setback for any portions above 30 FT, except on structures in districts designated as historic

Interior side 7 FT

Interior side, Collins Avenue and Harding Corridor Minimum or 10% of the total interior frontage up to 15 FT, whichever is greater

Rear 10 FT

Secondary frontage (Corner only) 10 FT

H120**Minimum Setback (Feet)**

Primary frontage 40 FT

Side 10% of the lot frontage, no less than 10 feet

Rear 30 FT

Secondary frontage (Corner only) 10% of the lot frontage, no less than 20 feet

SD-B40**Maximum Setback (Feet)**

Primary frontage	0 FT
Interior side	0 FT
Rear	0 FT
Secondary frontage (Corner only)	0 FT

CF	Maximum Setback (Feet)
Primary frontage	20 FT
Interior side	10 FT
Rear	20 FT
Secondary frontage (Corner only)	15 FT

Sec. 90-50. - Architecture and roof decks.

90-50.1 Architecture.

(1) Elevation and Facade Articulation Variations

a. The architectural design of proposed main buildings shall create a unique elevation compared to the main buildings of the adjacent two ~~homes~~ buildings on each side of the subject property on the same side of street. If the adjacent lot is vacant then the next adjacent lot shall be utilized. A unique elevation shall be created through the modulation of at least three of the following architectural features:

- 1.** Length, width and massing of the structure;
- 2.** Number of stories;
- 3.** Facade materials;
- 4.** Porches and other similar articulation of the front facade;
- 5.** Number and location of doors and windows; and
- 6.** Roof style and pitch.

(2) In the H30C, H40 and H120 Districts: when more than one (1) building is provided, buildings shall be designed in such a way that they are not monotonous.

Sec. 90-51. - Maximum frontage of buildings and facade articulations.

90-51.1 Continuous wall ~~frontage~~ frontages shall ~~not exceed 270 feet and~~ be articulated as follows:

(1) H30C: Building wall frontages which exceed 75 feet shall provide a paseo as a separation between building frontages. Paseos shall have a 12-foot minimum width for properties with a total frontage that does not exceed 200 feet, measured along the property line; otherwise, paseos shall have a minimum 17-foot minimum width separating the buildings. For every 50 feet, a minimum three-foot change in wall plane.

(2) H40: Building wall frontages which exceed 150 feet shall provide a paseo as a separation between building frontages. Paseos shall have a 12-foot minimum width for properties with a total frontage that does not exceed 200 feet, measured along the property line. For properties with a total frontage exceeding 200 feet, paseos shall have a minimum 17-foot minimum width separating the buildings. For every seventy-five (75) feet, a minimum six-foot change in wall plane.

(3) H120: (3) Shall be limited to a For every 100 feet a minimum six-foot change in wall planes. The change shall be either vertical or horizontal. maximum of 270 feet of continuous wall frontage in is limited to a building platform no greater than 30 feet in height. This platform may contain habitable and non-habitable spaces. For every 100 feet, a minimum six-foot change in wall planes shall be required. The change shall be either vertical or horizontal. Buildings are permitted above the 30 foot high platform and shall be subject to the following:

- a) A tower above the platform shall provide a continuous wall plane no greater than 150 feet in length with a minimum six-foot vertical or horizontal change in wall plane.
- b) The distance between more than one tower located on a platform shall be a minimum of 40 feet.
- c) If a platform is provided, the side setbacks of any tower shall be a minimum of 20 feet from the setback of the platform.

(4) Structured parking garages: see section 90-49.4.

(5) Buildings within a district designated as a historic district per Miami-Dade County shall be excluded from these requirements.

90-51.2 Building facades facing any public right-of-way.

(1) Building facades facing any public right-of-way shall be designed in such a way as to minimize the continuity of the wall plane as provided herein; however buildings within a district designated as a historic district per Miami-Dade County shall be exempted from the following requirements.

a. For H30C and H40 Districts, facades shall provide all of the following:

- 1. For every 50 feet, a minimum of two-foot change in plane offset shall be provided;
- 2. Facades shall have a 5-foot minimum offset change in wall plane for no less than 30% of the cumulative facade's area. These offsets shall be evenly distributed throughout the facade, provided each recessed area does not exceed 500 square feet of wall plane area.

3. Facades shall be permitted to have a maximum of 15 foot continuous uninterrupted roof or parapet lines. Roof or parapet lines shall vary by providing a minimum of two foot vertical changes.

Sec. 90-61. - Paving in front and rear yards in H30 and H40 districts.

90-61.2 Curb cuts for properties fronting on Collins Avenue, Harding Avenue and every east-west street in between Collins Avenue and Harding Avenue, excluding H30B district properties.

(a) No curb cut shall be located within five feet of a side or rear lot line. For corner lots, no curb cut shall be located within 25 feet of the intersection of the front and secondary frontage lot lines.

(b) One-way driveway connections (curb cuts) shall not exceed 12 feet in width. Two-way driveway connections (curb cuts) shall not exceed 24 feet in width.

(c) Except where expressly provided otherwise, driveway connections (curb cuts) on east-west streets shall be as far away from intersections as practicable.

(d) If a property fronts on Collins Avenue, Harding Avenue and two east-west streets, for purposes of the foregoing table, it shall be deemed to front on Collins Avenue, Harding Avenue and one east-west street.

(e) The maximum number and location of curb cuts that may be provided for a property shall be determined in accordance with the following table, provided that there shall be no more than one vehicular curb cut or vehicular access per building provided on any lot wider than 90 feet or with an aggregated frontage exceeding 90 feet. All curb cuts on Harding Avenue and Collins Avenue are subject to review and approval by the Florida Department of Transportation.

Section 3. Severability. If any section, subsection, clause or provision of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, the remainder shall not be affected by such invalidity.

Section 4. Conflict. All sections or parts of sections of the Town of Surfside Code of Ordinances in conflict herewith are intended to be repealed to the extent of such conflict.

Section 5. Inclusion in the Code of Ordinances. It is the intention of the Town Commission, and it is hereby ordained that the provisions of this Ordinance shall become and made a part of the Town of Surfside Code of Ordinances, that the sections of this Ordinance may be renumbered or relettered to accomplish such intentions; and the word "Ordinance" may be changed to "Section" or other appropriate word.

Section 6. Effective Date. This Ordinance shall be effective upon adoption on second reading.

PASSED and ADOPTED on first reading this ____ day of _____, 2015.

PASSED and ADOPTED on second reading this _____ day of _____, 2015.

Daniel Dietch, Mayor

ATTEST:

Sandra Novoa, Town Clerk

**APPROVED AS TO FORM AND LEGALITY FOR THE USE
AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:**

Linda Miller

Linda Miller, Town Attorney

On Final Reading Moved by: _____

On Final Reading Seconded by: _____

VOTE ON ADOPTION:

Commissioner Barry R. Cohen	yes _____	no _____
Commissioner Michael Karukin	yes _____	no _____
Commissioner Marta Olchyk	yes _____	no _____
Vice Mayor Eli Tourgeman	yes _____	no _____
Mayor Daniel Dietch	yes _____	no _____

ITEM	OUTCOME	NEXT STEPS	IN CONTRACT OR WORK AUTHORIZATION	TENTATIVE SCHEDULE	COMPLETE
FUTURE PZ DISCUSSION ITEMS					
Tree Canopy Initiative/ Single family district Streetscape master plan	\$8,000 budgeted in the FY 2014-2015 budget for the tree canopy		Work authorization	Only related to inventory in parking lots. Need scope change. PZ/Commission joint meeting.	
Average side setback	Modify ordinance for additional side setbacks on upper floors for single family homes	Draft code amendment	In contract	PZ/Commission joint meeting on Single Family District	
Measuring height from crown of the road	Place on agenda for discussion relating to sea level rise	Direction from Planning and Zoning		PZ/Commission joint meeting on Single Family District	
Satellite dishes	Further review by staff	Research and prepare report for discussion and possible code amendment	In contract	September PZ	
Residential or commercial wind turbine regulations	Prepare ordinance regulating wind turbines including hurricane precautions, noise regulations, insurance considerations	Draft code amendment	In contract	September PZ	
Green walls	Require green walls adjacent to alleys and other buildings that abut public right of ways	Research and prepare report for discussion and possible code	In contract	September PZ	

		amendment				
Final Zoning Inspections	Town Manager will analyze					
Corridor Analysis	Study corridor between Collins & Harding	Prepare code amendments	Work authorization to be approved in NOVEMBER	July PZ		
ON UPCOMING COMMISSION AGENDA						
Single Family Paint Colors	Discussion with the Planning & Zoning Board to determine if a color palette is appropriate for single family homes and what colors/criteria should be included	Place on future Planning and Zoning agenda for discussion	In contract	Will add to Joint Meeting with PZ/Commission.	Must be brought back to PZ for further discussion	
ON FUTURE COMMISSION AGENDA						
Commercial waste and recycling container screening	Screening for containers, green screen, vegetation, include pictures from Commissioner Kligman	Draft code amendment	In contract	March PZ	Waiting placement on Commission Agenda	
Driveway material regulations	Modify code to allow stamped concrete and concrete slabs with decorative rock or grass in between	Draft code amendment	In contract	November PZ	Waiting Placement on Commission Agenda	
Painting of commercial structures	Town Staff to prepare ordinance	Prepare Ordinance for commission	Building to prepare ordinance	March PZ	Upcoming Commission agenda.	
COMPLETED						
Parking Trust Fund	Discussion with the Planning & Zoning Board to provide a cap for payment into the fund	Ordinance on July PZ agenda	In contract	July Commission for 1st reading, July PZ August Commission for 2nd reading	Complete	
Turtle Lighting	Town Staff to prepare review	No ordinance necessary. Turtle	COMPLETE	Turtle Lighting	Town Staff to prepare	

			lighting already required in code.				review
Downtown Color Palette	Discussion with the Planning & Zoning Board to determine if a color palette is appropriate and what colors/criteria should be included	Place on future Planning and Zoning agenda for discussion	Police and Building to research	Work Authorization approved	Replaced with repainting of structures.	July Commission August Commission	Complete
Bay Drive & 96th Street	Open Bay Drive off 96th Street	Staff will research	Police and Building to research	Work Authorization approved	No change. Police Chief cited safety concerns	July Commission August Commission	COMPLETE
Sign/awning code	Discussed at Joint Meeting	Staff beginning to work on draft	Work Authorization approved	July Commission August Commission	COMPLETE	COMPLETE	COMPLETE
As built reviews for residential projects	Discuss increasing canopy in town, street trees, what can be planted in ROW	Research and prepare report for discussion and possible code amendment	In contract	March PZ	COMPLETE	Added a program modification to FY2015 budget	COMPLETE
Interpretation of base flood elevation for the H120 district	No change	No further action needed	N/A	N/A	COMPLETE	COMPLETE	COMPLETE
Solar panel regulations	Prepare ordinance regulating solar panels	Draft code amendment	In contract	March PZ	COMPLETE	COMPLETE	COMPLETE
Car charging station regulations	Prepare ordinance regulating car charging stations requiring them in new multi family, research what other communities are doing	Draft code amendment	In contract	December PZ	COMPLETE	COMPLETE	COMPLETE
Pyramiding effects of setbacks in the H120 district	No action necessary since Planning and Zoning Board currently reviewing setbacks as part of wall footage modifications	N/A	N/A	N/A	COMPLETE	COMPLETE	COMPLETE
Garage door clarification	Modify code to remove requirement for two separate	Draft code amendment	In contract	November PZ	COMPLETE	COMPLETE	COMPLETE

	garage doors				
10% window opening requirement per story	Discussion with the Planning & Zoning Board	Prepare ordinance for commission	In contract	June PZ	November Commission for first reading
Landscaping in front of converted garage	Determine if landscaping planter is sufficient versus requiring landscaping.	Reviewed code and determined that planter is only permitted in cases where the driveway would be too short.	In contract	No further modification necessary	Yes
Sheds	Modify ordinance to increase square footage, but reduce height and add landscape requirements.	Draft code amendment	In contract	Discussed at March meeting.	Commission 1st reading in May. PZ in May