



**Town of Surfside
Town Commission and Planning and Zoning Board
Special Meeting
AGENDA**

September 30, 2013

7 p.m.

Town Hall Commission Chambers - 9293 Harding Ave, 2nd Floor
Surfside, FL 33154

1. General Code Modifications

- a. Commercial waste and recycling container screening **Page 2-3**
- b. Parking space standards **Page 4-7**
- c. Cargo container regulations **Page 8-12**
- d. Driveway material regulations **Page 13-15**
- e. Garage door clarification **Page 16**
- f. Satellite dishes **Page 17-19**
- g. Pyramiding effects of step backs in the H120 District **Page 20**

2. Sustainability Modifications

- a. Residential or commercial wind turbine regulations **Page 21-22**
- b. Solar panel regulations **Page 23-24**
- c. Car charging station regulations **Page 25**

3. Building Code Clarification

- a. As built reviews for residential projects **Page 26-27**
- b. Interpretation of base flood elevation for the H120 District **Page 28**

4. Density Page 29-31

5. Floor Area Ratio Page 32-34

6. Expansion of the Business District One Block South Page 35

**7. Discuss and Resolve Issue on How to Proceed with Sign/Awning Code Revisions
Page 36-44**

Attachments:

1. Commissioner Graubart's Exhibit (Cover memo and back-up) **Page 45-62**
2. Zoning Code Feedback Forms **Page 63-65**
3. Grand Beach Hotel Powerpoint **Page 66-76**
4. Massing & Zoning Discussion Memo (April 3, 2013) **Page 77-81**
5. 94th Street Lot Analysis **Page 82-85**
6. Frontage Memo **Page 86-93**

8. Additional Items for Discussion from the Town Commission and/or the Planning and Zoning Board.

9. Public Comments

10. Adjournment

Respectfully submitted,


Acting Town Manager

Michael P. Crotty
Town Manager

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. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE TOWN WEBSITE AT www.townofsurlsidefl.gov

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

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



Town of Surfside Town Commission and Planning and Zoning Board Joint Meeting September 30, 2013

As requested by the Town Commission and Planning & Zoning Board, the purpose of this special meeting is to discuss possible changes to the Comprehensive Plan and Zoning Code and to receive direction for revisions, as appropriate. Both the Comprehensive Plan and Zoning Code are intended to be revised periodically to maintain alignment with the community vision and promote sensible and responsible development.

The Comprehensive Plan and Zoning Code work together to guide future development and set the conditions for development in the present. The Comprehensive Plan serves multiple purposes, one being to establish the goals, objectives and policies related to Future Land Use over a 20-year planning horizon. The Zoning Code aligns with and implements the Comprehensive Plan, but is more specific and detailed in its purpose. Ideally, the Comprehensive Plan and Zoning Code reflect community goals and encourage community investment in a variety of forms.

In planning for this special meeting, feedback was actively solicited from the community as well as from members of the Town Commission and Planning & Zoning Board over a period of two months. A Zoning Code Feedback Form was created and made available at Town Hall and on the Town Website and announcements were made at Commission and Planning & Zoning Board meetings. The feedback received has been grouped by general category and is present for your discussion. Staff will receive your direction and prepare an action plan for your consideration.

Sarah Sinatra Gould, AICP, Town Planner

Acting Town Manager

Michael Crotty, Town Manager



Town of Surfside Town Commission and Planning and Zoning Board Joint Meeting

Agenda Date: September 30, 2013
Subject: Commercial Waste & Recycling Screening
From: Sarah Sinatra Gould, AICP, Town Planner

Analysis:

The code requires the Town Manager to determine the type and location of trash containers in the Commercial and Multifamily district. Enclosures are specifically required for the Multifamily district only.

Current code:

Sec. 66-46. Location; exceptions:

- (a) Approved commercial containers and approved trash containers shall be kept in a place accessible and acceptable to the Town Manager. Whenever premises abut upon an alley, approved commercial containers and approved trash containers shall be placed within easy and convenient access from such alley. Garbage cans, as distinguished from commercial containers, shall not be used in the business or multiple-family districts except under circumstances where use of commercial containers is impractical or precluded, as determined by the Town Manager.*

- (b) All approved commercial containers, approved recycling containers and approved trash containers located on multifamily properties shall be located so that they cannot be viewed either from the street or from adjacent properties. Where a location, approved by the Town Manager, cannot be found as required above, the property owner shall screen all*

approved containers from public view by a wall or a solid fence. Such enclosures shall permit ready access by the Town sanitation crews or private recycling crews to the containers. All constructed enclosures shall require a Town permit and all enclosures shall require prior approval of the Town Manager as to design, materials and location.

Recommendation:


Staff is currently determining the ownership of the alley. It is recommended to evaluate best practices for dumpster enclosures and to modify the code to require specific regulations for enclosures for the Commercial and Multifamily district to meet the ultimate goal of upgrading the alleys with necessary and aesthetic improvements.

Action:

Direct staff to prepare an ordinance modifying Chapter 66, Solid Waste, Article II Collection and Disposal, Division II Containers to include requirements for dumpster enclosures.



Sarah Sinatra Gould, AICP, Town Planner


Acting Town Manager

Michael Crotty, Town Manager



Town of Surfside Town Commission and Planning and Zoning Board Joint Meeting

Agenda Date: September 30, 2013

Subject: Parking Space Standards

From: Sarah Sinatra Gould, AICP, Town Planner

Analysis:

Commissioner Graubart has requested an analysis, see Attachment #1 (Commissioner Graubart's Exhibit, Discussion item 3) to evaluate the adequacy of spaces for employee parking and condo units. Included in this request is a requirement for underground parking garages to have generators and pumps to help prevent flooding conditions.

A zoning code feedback form, see Attachment #2 (Zoning Code Feedback Form) received by the Town indicated that parking spaces in Town seem narrow and narrow parking spaces may contribute to vehicle damage. The code prior to 2007 did provide for compact parking spaces, which are seven and a half feet wide. The 2007 code eliminated compact parking spaces and has a standard requirement for nine foot wide spaces. The impression of a narrow parking space may have been the result of a parking space constructed to a previously permitted reduced size. The current minimum width for a parking space is nine feet wide, which is typical. The following chart indicates Surfside meets or exceeds parking space width for both urban and suburban municipalities in South Florida.

Parking Dimensions

Jurisdiction	Regulation/Standard	Dimension
Surfside	Sec. 90-81. Design standards.	9 x 18
Miami Beach	Sec. 130-61. Off-street parking space dimensions.	8 ½ x 18
Bal Harbor	Sec. 21-385. Design and maintenance.	9 x 19

Jurisdiction	Regulation/Standard	Dimension
Bay Harbor Islands	Sec. 23-30. Determining amount of parking spaces.	8 ½ x 18
Sunny Isles Beach	§ 265-46. - Off-street parking and loading standards.	9x18
Coral Gables	Section 5-1402. Geometric standards for parking and vehicular use areas.	8 ½ x 18
Weston	127.34 PARKING AREAS.	9 x 18
Pinecrest	Div. 5.22. - Off-street parking.	9 x 18
Doral	Sec. 77-185. Size.	9 x 19

Current code:

Sec. 90-77 (c)

Use	Minimum Space Requirements
Single-family or Two-family	2 spaces
Multi-family—Efficiency and 1-bedroom	1.5 spaces
Multi-family—2-bedroom and 3-bedroom	2.0 spaces
Multi-family—4-bedrooms or more	2.25 spaces
Hotel	1 space for each room
Suite-Hotels	1.25 space for each room
Hotel and Suite-Hotel ancillary uses	Meeting/banquet space 100% of code required parking for place of public assembly for square footage in excess of 20 square feet of gross floor area per hotel room

	Restaurants	1 space per 100 square feet of gross floor area.
Place of Public Assembly: Where seats and/or benches are provided		1 space for every 4 seats, or 1 space for every 6 linear feet or part thereof of bench
Place of Public Assembly: Where fixed seats are not provided		1 space for each 50 square feet of non-administrative and congregation space
Grocery, fruit or meat market		1 space each 250 gross floor area
Retail store or Personal service establishment		1 space each 300 gross floor area
Office or Professional services use, except Financial institutions		1 space each 400 gross floor area
Medical or Dental uses		1 space each 300 gross floor area
Restaurants or other establishments for the consumption of food and beverages on the premises		1 space for every 4 seats
Financial institutions		1 space each 300 gross floor area
Educational services		1 space per classroom, plus 1 per 250 gross floor area

Sec. 90-81. Design standards,

90-81.1 Minimum area.

- (1) For the purpose of these regulations, except as provided below, off-street parking spaces shall not be less than nine feet by 18 feet, exclusive of driveways, for the temporary storage of one automobile. Aisles shall have dimensions as set forth in the Zoning Code of Miami-Dade County entitled "Minimum Parking Stall Dimensions," except as may be set forth below. Such parking spaces shall be connected with a street or alley by a driveway which affords ingress and egress without

requiring another automobile to be moved. Handicapped parking spaces shall be consistent with Florida Accessibility Code requirements.

(2) Minimum area for tandem parking. When tandem parking is provided in accordance with subsection 90-77(c), dimensions for tandem parking spaces shall be eight and one-half feet depth by 16 feet width with a maximum stacking of two vehicles with a parking aisle of at least 22 feet.

Recommendation:

No change is recommended to the current parking space size requirement.

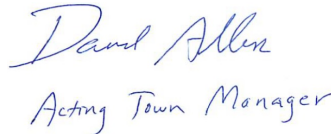
Modify the code to provide parking for employees, such as one parking space per 10 hotel rooms, and provide requirements for pumps to help prevent flooding in underground garages. Staff does not recommend wider parking spaces.

Action:

Direct staff to prepare an ordinance modifying section 90-77 (c) of the code to increase the parking requirements for hotels and to create a section of the code addressing pumps in underground garages.



Sarah Sinatra Gould, AICP, Town Planner



Acting Town Manager

Michael Crotty, Town Manager



Town of Surfside Town Commission and Planning and Zoning Board Joint Meeting

Agenda Date: September 30, 2013
Subject: Cargo Containers
From: Sarah Sinatra Gould, AICP, Town Planner

Analysis:

The use of prefabricated structures is becoming more prevalent throughout the United States. With the increase of such structures, numerous issues have emerged related to the design, quality, and integration into established neighborhoods and siting of factory-built and other offsite built structures.

Florida Statute 553.38 indicates a municipality cannot prohibit prefabricated homes. However, a municipality may enact design guidelines and zoning requirements for a prefabricated home if the guidelines are adopted for all single family structures and there is no distinction regarding the construction of the home. The Town already has design guidelines in place for all residential structures.

A growing concern across the country is the lack of standards and regulations of cargo containers for residential and commercial uses. It may also be an option for adding second or third levels to the downtown establishments. Numerous jurisdictions, including San Diego County, California; Polk County, Florida; Nassau County, Florida and Orange Park, Florida have instituted regulations to address cargo containers used for habitation. The City of Hallandale Beach is currently under a moratorium for prefabricated structures so that an ordinance addressing cargo containers can be prepared for the Commission.

Below are images of cargo containers redeveloped as homes or commercial structures:





Current code:

Sec. 90-50. Architecture and roof decks.

90-50.1 Architecture.

(1) The architectural design of proposed main buildings shall create a unique elevation compared to the main buildings of the adjacent two homes 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:

- a. Length, width and massing of the structure;
- b. Number of stories;
- c. Facade materials;
- d. Porches and other similar articulation of the front facade;
- e. Number and location of doors and windows; and
- f. Roof style and pitch.

(2) All elevations for new structures and multi-story additions (additions greater than 15 feet in height) shall provide for a minimum of ten-percent wall openings including windows, doors or transitional spaces defined by porches, porticoes or colonnades.

(3) All elevations for single story additions to existing structures shall result in a zero percent net loss of wall openings including windows, doors or transitional spaces defined by porches, porticoes or colonnades.

(4) Roof materials are limited as follows:

- a. Clay tile; or
- b. White concrete tile; or
- 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. Metal; or
- e. Other Florida Building Code approved roof material(s) if granted approval by the design review board.

Recommendation:


Section 90-50.1 is applicable to single family structures. Therefore, the code appears to provide adequate protection from undesirable structures in single family. However, staff's concern is specifically the business district and potential second floor construction.

Action:

Direct staff to prepare a code modification to provide standards for the business district relating to cargo containers.



Sarah Sinatra Gould, AICP, Town Planner


Acting Town Manager

Michael Crotty, Town Manager



Town of Surfside Town Commission and Planning and Zoning Board Joint Meeting

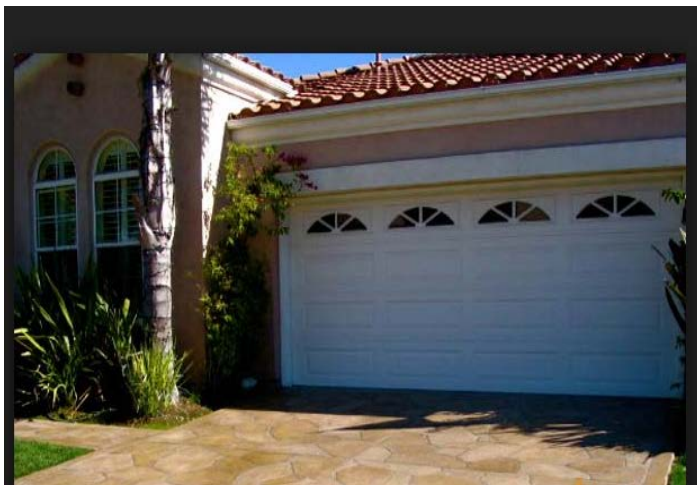
Agenda Date: September 30, 2013
Subject: Driveway Material Regulation
From: Sarah Sinatra Gould, AICP, Town Planner

Analysis:

The strict interpretation of the code substantially limits driveway materials. Many homes in Surfside wish to have concrete slabs with decorative rock. An interpretation could be made that it is permitted, but it is not expressly indicated in the code. The code requirement for stamped concrete that is permeable is not a financially feasible or hard wearing design for a driveway.

The code has provisions for maximum paved area of a front yard. This limits the size of a driveway, which results in landscaping for the remainder of the front of the lot. Therefore, permeable stamped concrete is not a necessity for drainage purposes when there are pervious areas in the front yard.

The following are images of stamped concrete and concrete slabs with decorative rock:





Current code:

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

(6) Driveway materials are limited to the following:

- a. Pavers.
- b. Color and texture treated concrete, including stamped concrete as long as it is permeable.
- c. Painted concrete shall not be permitted.
- d. Asphalt shall not be permitted.

Recommendation:

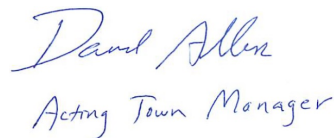
Modify to allow stamped concrete and permit concrete slabs no larger than two square feet with decorative rock or grass in between. The requirement shall also include minimum standards for the type of decorative rock or grass to avoid the material eroding away with use.

Action:

Direct staff to prepare an ordinance modifying the driveway requirements in code Section 90-61 Paving in front and rear yards in H30 and H40 districts.



Sarah Sinatra Gould, AICP, Town Planner



Acting Town Manager

Michael Crotty, Town Manager



Town of Surfside Town Commission and Planning and Zoning Board Joint Meeting

Agenda Date: September 30, 2013
Subject: Garage Doors
From: Sarah Sinatra Gould, AICP, Town Planner

Analysis:

The strict interpretation of the code is to have two separate garage doors, rather than a two car garage. This is not practical or financially feasible for the installation of a garage door.

Current code:

Sec. 90-50. Architecture and roof decks.

9-50.1 Architecture.

(5) Garage facades. Attached garages located at the front of a single family home shall not exceed 50 percent of the overall length of the facade. If a garage is provided to accommodate two cars, the garage entrances must have an exterior expression of two separate entrances, each a maximum of ten feet wide, and separated by an 18-inch wide vertical element consistent with the facade.

Recommendation:

Modify to remove the requirement for two separate garage doors.

Action:

Direct staff to prepare an ordinance modifying code Section 90-50.1 (5) Garage Facades.

Sarah Sinatra Gould, AICP, Town Planner

David Allen
Acting Town Manager

Michael Crotty, Town Manager



Town of Surfside Town Commission and Planning and Zoning Board Joint Meeting

Agenda Date: September 30, 2013
Subject: Satellite Dishes
From: Sarah Sinatra Gould, AICP, Town Planner

Analysis:

The FCC prohibits restrictions that impair the installation, maintenance or use of antennas used to receive video programming. The rule applies to video antennas including direct-to-home satellite dishes that are less than one meter (39.37") in diameter, TV antennas, and wireless cable antennas. The rule prohibits most restrictions that: (1) unreasonably delay or prevent installation, maintenance or use, (2) unreasonably increase the cost of installation, maintenance or use; or (3) preclude reception of an acceptable quality signal. The FCC also determined that these rules apply to rental properties where the renter or condominium owner has an exclusive use area, such as a balcony or patio. The rule does not prohibit restrictions on antennas installed beyond the balcony or patio of a condominium or apartment unit if such installation is in, on, or over a common area.

The City of Sunny Isles Beach has the following requirements in multifamily residential zones:

- No satellite dish shall be installed on the exterior walls of a building.
- Satellite dishes shall be located within the exclusive area of a condominium unit or an apartment.
- No satellite dish or antenna shall be extended out beyond the exclusive area.

- All satellite dishes must be installed in complete accordance with the Florida Building Code.

The Village of Bal Harbour has the following restrictions:

- Small satellite dishes are permitted without prior approval or permitting requirements for all zoning districts.
- Must conform to the minimum setback requirements.
- Two satellite dishes are permitted per dwelling unit subject to the following conditions:
 - No installation shall exceed fifteen (15) feet in height (ground-mounted).
 - Roof-mounted or wall-mounted small satellite dishes are preferred to be mounted to the rear or side of the non-street side of the principal building.
 - No installation shall exceed five (5) feet in height as measured from the roof or wall surface to the highest point of the dish in its most extended position.
 - No ground-mounted small satellite dishes are permitted in multifamily or commercial districts.

The City of Hallandale Beach has the following requirements:

- Satellite dish antennas, no greater than twelve (12) feet in diameter, shall be permitted in all zoning districts.
- Only one (1) satellite dish antenna shall be allowed per property in single or two family districts.
- No satellite dish antenna shall be ground-mounted in any required front or side yard in any zoning district.
- No ground-mounted satellite dish antennas shall be closer than ten (10) feet from any side property line and fifteen (15) feet from any rear property line.
- No ground-mounted satellite dish antennas shall exceed eighteen (18) feet above grade.
- Satellite dish antennas twenty-four (24) inches or less in diameter are exempt from the provisions of this chapter, provided that they are installed

and maintained in a manner as not to be visible from any street right-of-way and do not encroach into any setback area.

Current code:

Currently no code provisions other than height limitations.

Recommendation:


Modify the code based on the three examples provided.

Action:

Direct staff to prepare an ordinance modifying the code to provide satellite antenna regulations in terms of height, location and quantity.



Sarah Sinatra Gould, AICP, Town Planner


David Allen
Acting Town Manager

Michael Crotty, Town Manager



Town of Surfside Town Commission and Planning and Zoning Board Joint Meeting

Agenda Date: September 30, 2013
Subject: Pyramiding effects of step backs in the H120 District
From: Sarah Sinatra Gould, AICP, Town Planner

Analysis:

The code requires that when a building exceeds a height of 30 feet, the width of each interior side yard shall be increased by one foot for every three feet of building height above 30 feet. This may result in a "pyramiding effect" along the east side of Collins Avenue.

Recommendation:

This topic is currently being analyzed at the Planning and Zoning Board through a discussion to increase side setbacks to 10% of the lot frontage, reduce building wall lengths for buildings over 40 feet in height and provide greater front setbacks for multiple buildings. Please see attachment 6 (Frontage Memo).

Action:

No action since it is already a part of the Planning and Zoning Board agenda.

Sarah Sinatra Gould, AICP, Town Planner

Michael Crotty, Town Manager



Town of Surfside Town Commission and Planning and Zoning Board Joint Meeting

Agenda Date: September 30, 2013

Subject: Wind Turbines

From: Sarah Sinatra Gould, AICP, Town Planner

Analysis:

The code is currently silent on wind turbines in any zoning category. The only limitation would be height. If a wind turbine was installed on the roof of a home, the maximum height of the home plus the turbine would be 30 feet total. If it was a standalone structure, it would be limited to 12 feet in height.

Current code:

Sec. 90-43. Maximum building heights

Designation	Maximum Height (Feet)
H30A	30 FT
H30B	30 FT
H30C	30 FT
H40	40 FT
H120	120 FT
SD-B40	40 FT
MU	Surrounding Designation
CF	70 FT

Sec. 90-54. Accessory buildings and structures in the H30A and H30B districts.

90-54.1 Any accessory buildings not connected to the main building, except by a breezeway, may be constructed in a rear yard, subject to the following provisions:

(a) The maximum height shall be 12 feet.

Sec. 90-55. Accessory buildings and structures in the H30C, H40, SD-B40 and H120 districts.

90-55.1 Non-habitable structures, including but not limited to cabanas, pergolas, gazeboes and trellises shall have a maximum height of 12 feet.

Recommendation:


Create code language for wind turbines including aesthetics, noise and safety provisions. This feature could potentially funded by the PACE program.

Action:

Direct staff to prepare an ordinance creating requirements to regulate wind turbines.



Sarah Sinatra Gould, AICP, Town Planner


Acting Town Manager

Michael Crotty, Town Manager



Town of Surfside Town Commission and Planning and Zoning Board Joint Meeting

Agenda Date: September 30, 2013
Subject: Solar Panels
From: Sarah Sinatra Gould, AICP, Town Planner

Analysis:

The code is currently silent on solar panels in any zoning category. The only limitation would be height. A solar panel installed on the roof could not exceed the maximum height in the zoning district.

Current code:

Sec. 90-43. Maximum building heights

Designation	Maximum Height (Feet)
H30A	30 FT
H30B	30 FT
H30C	30 FT
H40	40 FT
H120	120 FT
SD-B40	40 FT
MU	Surrounding Designation
CF	70 FT

Recommendation:


Create code language for solar panels including aesthetics, maximum area and location. This feature is potentially funded through the PACE program.

Action:

Direct staff to prepare an ordinance creating requirements to regulate solar panels.



Sarah Sinatra Gould, AICP, Town Planner


Acting Town Manager

Michael Crotty, Town Manager



Town of Surfside Town Commission and Planning and Zoning Board Joint Meeting

Agenda Date: September 30, 2013
Subject: Car Charging Station Regulations
From: Sarah Sinatra Gould, AICP, Town Planner

Analysis:

Electric vehicles charging stations are becoming commonplace within both private and public parking lots. The current code is silent on regulations for charging stations.

Recommendation:

Create code language for electric vehicle charging stations that address required parking needs, signage, location and appearance.

Action:

Direct staff to prepare an ordinance creating requirements to regulate electric vehicle charging stations.

Sarah Sinatra Gould, AICP, Town Planner

Michael Crotty, Town Manager



Town of Surfside Town Commission and Planning and Zoning Board Joint Meeting

Agenda Date: September 30, 2013
Subject: As Built Reviews
From: Sarah Sinatra Gould, AICP, Town Planner

Analysis:

In an effort to confirm that projects are built to the approved plans, the Mayor has asked staff to analyze if it would be appropriate to require “as-built” drawings. However, according to the Building Official, under no circumstances are “as-built” drawings accepted for compliance with the provisions of the Florida Building Code. Revisions to the original scope of the proposed construction are made in the course of the construction and said records are updated accordingly.

As per sections 104, 105, 107 and 110 of the Florida Building Code, all construction is subject to the permitting process which includes the following:

- Application for proposed construction
- Plan and document review
- Permitting
- Inspections which may require revision of the original documents as the scope of the work or field conditions dictate
- Plan and revision document review
- Permitting, additional if required
- Inspections through completion (finals)
- Certificate of Completion or Occupancy

This process confirms compliance throughout the permitting process.

Recommendation:

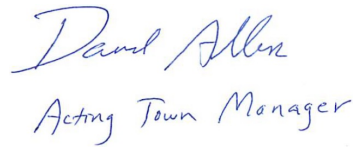
No change recommended.

Action:

No action



Sarah Sinatra Gould, AICP, Town Planner



Acting Town Manager

Michael Crotty, Town Manager



Town of Surfside Town Commission and Planning and Zoning Board Joint Meeting

Agenda Date: September 30, 2013

Subject: Interpretation of Base Flood Elevation for H120

From: Sarah Sinatra Gould, AICP, Town Planner

Analysis:

The base flood elevation is the elevation to which the flood waters will rise. The H120 district is wholly or in part within the AE, Shaded X and X zones. A Special Flood Hazard Area (subject to inundation by the 100 year flood which means that there is a 1% chance that the flood level may be exceeded in any given year).

Zone AE base flood elevation determined to be 8'-0" NGVD and Shaded Zone X (which are areas subject to inundation by the 500 year flood which means that there is a 0.2% chance that the flood level may be exceeded in any given year) and Unshaded Zone X which are areas determined to lie outside the 0.2% annual chance floodplain.

Any part of the subject property that is exposed or subject to flood damage is considered to be in a Special Flood Hazard Area and is bound by all the requirements thereto.

Recommendation:

No change recommended.

Action:

No action

Sarah Sinatra Gould, AICP, Town Planner

Acting Town Manager

Michael Crotty, Town Manager



Town of Surfside Town Commission and Planning and Zoning Board Joint Meeting

Agenda Date: September 30, 2013

Subject: Density

From: Sarah Sinatra Gould, AICP, Town Planner

THIS SUBJECT HAS BEEN BROKEN UP INTO NET VERSUS GROSS AND FRONTAGE FOR ANALYSIS AND RECOMMENDATIONS

NET VERSUS GROSS

Analysis:

The discussion of net versus gross began during the Grand Beach Hotel discussion. Please see Attachment #3 (Grand Beach Hotel powerpoint) for full analysis. The discussion continued during the April 3, 2013 Planning and Zoning Board meeting where the Planning and Zoning Board was asked if the desire was to utilize net acres instead of gross acres. This memorandum is provided in Attachment #4 (massing and zoning discussion), but no action on that topic was taken at that time.

Commissioner Graubart has provided an analysis of the Grand Beach Hotel and the 92nd Street Hotel based on the gross density and what would have been permitted if the net density was utilized. This is provided in Attachment #1 (Commissioner Graubart's Exhibit, Discussion Items #2 and #6).

Below is the definition of a gross acre and the state's requirement for the utilization of gross acres for density purposes.

Gross acre: The acreage within the perimeter of a lot plus one-half the right-of-way of adjacent streets and alleys. For properties east of Collins Avenue, the calculation of gross acreage shall also include the area up to the erosion control line.

Chapter 163.3177(6)(a) of the Florida Statutes indicates "gross" as the method for calculating density.

- If "net" which does not include measuring to the centerline of abutting rights of ways, is not specified in a community's comprehensive plan, then land

use is measured in “gross.” Therefore, gross density has always been the correct measurement in Surfside.

- The definition of gross acre was added in the April 12, 2011 amendments to the zoning code, however, this method for calculating density has been in place since the 1989 Comprehensive Plan.

Recommendation:

In an effort to reduce the overall units per lot, modify the Comprehensive Plan to utilize “net” density, which will only measure to the property lines, not out to the centerline of the roadway. It should be pointed out that out of the four major projects, only the Grand Beach Hotel utilized the maximum density under the Comprehensive Plan. The 92nd Street Hotel was permitted 242 rooms, but proposed 175. The Surf Club was permitted 762 units, but proposed 285 units and the Chateau was permitted 325 units, but proposed 85 units.

Action:

Direct staff to prepare a Comprehensive Plan amendment to Policy 1.1 of the Comprehensive Plan to designate “net” as the density calculator, in conjunction with review and input from legal counsel.

FRONTAGE

This topic is currently being analyzed at the Planning and Zoning Board (see Attachment #6, Frontage Memo) through a discussion to increase side setbacks to 10% of the lot frontage, reduce building wall lengths for buildings over 40 feet in height and provide greater front setbacks for multiple buildings. Please see Attachment #1 (Commissioner Graubart’s Exhibit, Discussion Items # 3 and #4), which provides all of the questions the Planning and Zoning Board is currently analyzing regarding the wall length discussion item for their regular agenda.

It appears that the desire is to avoid large, long buildings. The Chateau is often pointed to as the scale of building the Town wishes to avoid in the future. However, it should be noted that this building voluntarily provided much less density than what is permitted under the comprehensive plan. Based on this conclusion, it appears the design elements currently under discussion by the Planning and Zoning Board would effectively limit long buildings.

Recommendation:

Continue discussion at the Planning and Zoning Board to modify the interior side setback from 10 feet to 10% of lot frontage to provide greater separation between buildings on neighboring properties when properties are aggregated and reassess the side setback requirement for buildings over 30 feet in height. The Board is also


reviewing the option to reduce the wall frontage for buildings exceeding 40 feet in height to not more than 150 feet in length.

Action:

Request the Planning and Zoning Board to make a recommendation to the Town Commission on this topic.



Sarah Sinatra Gould, AICP, Town Planner


Acting Town Manager

Michael Crotty, Town Manager



Town of Surfside Town Commission and Planning and Zoning Board Joint Meeting

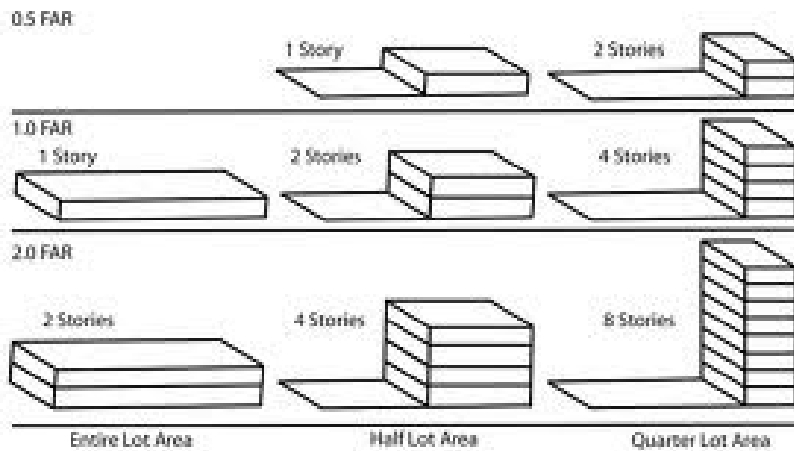
Agenda Date: September 30, 2013
Subject: Floor Area Ratio
From: Sarah Sinatra Gould, AICP, Town Planner

Analysis:

Currently, only non-residential buildings have a Floor Area Ratio (FAR) limitation, which is provided in the Comprehensive Plan. Building massing can be controlled by either floor area ratio or a combination of building height and lot coverage. Utilizing a floor area ratio allows greater amounts of open space for higher buildings, but lesser amounts for shorter buildings. There is a full analysis of this topic provide in Attachment #4 (Massing and Zoning Code Discussion).

There is no provision for FAR in the zoning code. Attachment #1 (Commissioner Graubart's Exhibit, Item 5) references an analysis of the old code versus new code with descriptions of Floor Area and Floor Area Ratios. However, the old code only referenced "minimum" floor areas, not maximum, which are necessary for Floor Area Ratio analysis. The ratios provided in the memo were assumptions made based on the minimum floor area provided in the old code.

The following graphic depicts floor area ratio, which is also described in Attachment #1 (Commissioner Graubart's Exhibit, Item 7)



Current code:

There is no provision for FAR in the code, only in the Comprehensive Plan, Policy 1.1:

- General Retail/Services: up to a floor area ratio of 3.0 and not more than 40 feet in height. The permitted uses are commercial uses (professional, retail, office and related parking).
- Public Recreation: up to a floor area ratio of 0.05 and not more than 30 feet in height. The permitted uses are Town-owned public parks and state-owned beachfront east of the erosion control line and immediately adjacent to the Atlantic Ocean.
- Private Recreation: up to a floor area ratio of 0.05 and not more than 30 feet in height. The permitted uses are privately owned open space and land between bulkhead and erosion control line (privately owned land).
- Public Buildings and Grounds: up to a floor area ratio of 3.0 and not more than 40 feet in height. The permitted uses are Town-owned and publicly-owned land and facilities.
- Parking: up to a floor area ratio of 3.0 and not more than 40 feet in height. The permitted use is parking.
- Community Facilities: up to a floor area ratio of 3.0 and not more than 70 feet in height. The permitted use is Town-owned facilities for community use.

Recommendation:


If the goal of the Town is to control massing, then the focus should be on regulating wall frontage and no changes should be made to the FAR. Modifying the FAR in non-residential land use categories or adding FAR to residential land use categories will regulate intensity and/or density, but have minimal effect on massing and aesthetics.

Action:

Clarify what goals the Town would like to implement by modifying the current FARs in non-residential land use categories or adding FARs to residential categories.



Sarah Sinatra Gould, AICP, Town Planner


Acting Town Manager

Michael Crotty, Town Manager



Town of Surfside Town Commission and Planning and Zoning Board Joint Meeting

Agenda Date: September 30, 2013
Subject: Expansion of the Business District
From: Sarah Sinatra Gould, AICP, Town Planner

Analysis:

In response to an inquiry received from a developer (currently working in the Town), regarding the possible expansion of the business district, staff previously prepared an analysis, which is included as Attachment 5 (94th Street Analysis). In order for the Town to be proactive rather than reactive to a possible expansion to the business district, the Planning and Zoning Board and the Town Commission should be aware of this growing interest and provide direction.

Recommendation:

If the goal of the Town is to expand the business district south, a referendum for additional intensity and/or density would be necessary. Also, a comprehensive plan modification and rezoning would also be required.

Action:

Determine if the expansion is desired.

A handwritten signature in blue ink, appearing to read "Sarah Sinatra Gould".

Sarah Sinatra Gould, AICP, Town Planner

A handwritten signature in blue ink, appearing to read "David Allen".

Acting Town Manager

Michael Crotty, Town Manager



Town of Surfside

Town Commission and Planning and Zoning Board

Joint Meeting

Agenda Date: September 30, 2013

Subject: Discuss and Resolve Issue on how to proceed with sign/awning code revisions

Background: On two occasions, the Planning and Zoning Board (Board) has requested the Town Commission to approve consulting services to revise/update the sign/awning code. At their August Board meeting, the Board specifically requested professional planning assistance due to the time and complexity involved with updating this section of the Code.

The FY 12/13 Budget contains an allocation of \$15,000 for these services. Attached is a copy of the information contained in the September 17 agenda packet on the proposal for professional services for sign/awning code update including a Work Authorization proposal from CGA. This proposal was not approved (2-2 vote). [Note: at the June 11, 2013 Commission meeting a similar proposal for professional consulting services was not approved by the Commission].

Recommendation: Since both the Board (through its previous requests to the Commission for professional planning assistance for this update) and the Commission (through its budget allocation of \$15,000 for these services) have recognized the need and importance of revising/updating this section of the Code, it is recommended that the Commission and Board discuss and resolve the updating of the sign/awning code.

Why are consulting planning services needed? Simply put, the effort to undertake this analysis and review exceeds the available time of the Board members and possibly exceeds the expertise of the individual members. Further, the existing planning services contract with CGA does not contemplate a project of this depth under their monthly retainer.

Each month, the Board struggles with and is frustrated by the current Code requirements for signs/awnings as the requirements are outdated and are inconsistent with the vision that has been created for the business district. Of the items to be discussed on September 30, this should be a topic priority to be resolved.

David Allen
Acting Town Manager

Michael Crotty, Town Manager



Town of Surfside Commission Communication

Agenda Item #: 7
Agenda Date: September 17, 2013
Subject: Awnings and Sign Code Update
From: Michael Crotty, Town Manager
Sarah Sinatra Gould, AICP, Town Planner

Background: As the Town is moving forward with the streetscape plan for the downtown area, both the DVAC and the Planning and Zoning Board have requested that the code as it relates to awnings and signs be reviewed and updated. During the last few months the Planning and Zoning Board has reviewed many applications for signs and awnings that have been presented to the Board for review and approval. While most of the applications meet the current code requirements, the Board members would like to see changes to the code that would provide for more design criteria for signs and awnings.

At its August meeting, the Planning and Zoning Board again urged the Commission to proceed with authorizing the necessary professional services to update the sign code and awning provisions.

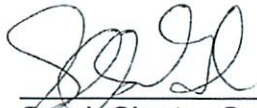
Analysis: The sign code is outdated and does not reflect the vision of either DVAC or the DRB/P&Z Boards.

Recommendation: Staff recommends that the Town Commission approve the attached work authorization so that staff can begin the process of amending the awning and sign code. The proposed code would be reviewed at numerous public hearings, including DVAC, DRB/P &Z and the Town Commission.

Budget Impact: \$15,000 and is included in the FY12-13 budget.

Growth Impact: N/A

Staff Impact: N/A



Sarah Sinatra Gould, AICP, Town Planner



Michael Crotty, Town Manager

RESOLUTION NO. 13 – _____

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA (“TOWN”) APPROVING CALVIN-GIORDANO & ASSOCIATES, INC. (CGA) WORK AUTHORIZATION NO. 73 (UPDATING AWNINGS AND SIGN CODE, CGA PROPOSAL NO. 13-5932) IN A TOTAL AMOUNT NOT TO EXCEED \$15,000; PROVIDING FOR AUTHORIZATION, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission has determined a need to begin review of Town Code regulations relating to awnings and signs; and

WHEREAS, the FY 12/13 has budgeted for said review of Town Code regulations for awnings and signs; and

WHEREAS, Town consulting planners CGA have submitted a proposal for said planning consulting services; and

WHEREAS, it is in the best interest of the Town to approve the proposal of CGA in the amount of \$15,000.00 for said consulting planning services.

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

Section 1. Recitals Adopted. That each of the above stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Approval and Authorization. The Town Commission approves and authorizes the Town Manager and/or his designee to take all actions necessary to implement the terms and conditions of a work order No. 73 (Update awnings and sign code; CGA Proposal No. 13-5932) in the amount of \$15,000.

Section 3. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this _____ day of September 2013.

Motion by Commissioner _____, second by Commissioner _____.

FINAL VOTE ON ADOPTION

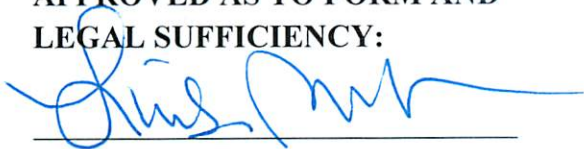
Commissioner Joseph Graubart _____
Commissioner Michelle Kligman _____
Commissioner Marta Olchyk _____
Vice Mayor Michael Karukin _____
Mayor Daniel Dietch _____

Daniel Dietch, Mayor

ATTEST:

Sandra Novoa, CMC
Town Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**



Linda Miller, Town Attorney



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

Date: May 29, 2013

Mr. Michael Crotty
Town Manager
TOWN OF SURFSIDE
9293 Harding Avenue
Surfside, FL 33154

RE: Work Authorization No. 73
Update Sign Code
CGA Proposal No. 13-5932

Dear Mr. Crotty,

Enclosed for your review and approval is Work Authorization No. 73 for Update Sign Code. The scope of the project includes Update sign Code.

The Scope of Services to be furnished under this Work Authorization includes Planning as shown on the attached Work Authorization.

The Basis of Compensation is hourly based upon the established rates pursuant to the Professional Services Agreement between the Town and CGA, for a total not to exceed \$15,000.00.

Sincerely,

CALVIN, GIORDANO & ASSOCIATES, INC.

Shelley Eichner, AICP
Senior Vice President

Building Code Services
Code Enforcement
Construction Engineering & Inspection
Construction Services
Contract Government
Data Technologies & Development
Emergency Management Services
Engineering
Governmental Services
Indoor Air Quality
Landscape Architecture & Environmental Services
Municipal Engineering
Planning
Public Administration
Redevelopment & Urban Design
Surveying & Mapping
Transportation Planning & Traffic Engineering
Utility & Community Maintenance Services

1800 Eller Drive, Suite 600
Fort Lauderdale, FL 33316
Phone: 954.921.7781
Fax: 954.921.8807

www.calvin-giordano.com

TOWN OF SURFSIDE
Update Sign Code

PROJECT DESCRIPTION

1. SCOPE OF SERVICES

The sign code is outdated and does not reflect the vision of either DVAC or the DRB/P&Z Boards. The proposed code would be reviewed at numerous public hearings, including DVAC, DRB/P &Z and the Town Commission.

I. Professional Planning Services

- A. Review sign code and provide analysis and comparison to other local sign codes. This analysis will include sign criteria including types, size, design, content, lighting, permanent and temporary, number, and location.
- B. Meet with members of DVAC to identify concerns and changes to sign code. (2 meetings)
- C. Prepare graphics and photos of signage from similar communities to assist in developing signage criteria for the Town.
- D. Participate in Joint Workshop with Planning and Zoning Board and Town Commission to determine changes to the sign code. (1 meeting).
- E. Based on the outcome of the meetings and direction given to staff, findings and analysis and areas for improvement will be identified. Factors to be identified will include the components of signage (size, design, colors, logos, quantity, location), whether there should be different criteria for office and retail uses.
- F. Based on data and information gathered, prepare amendments to the sign code.
- G. Attend 1 Planning and Zoning Board meeting and 2 Town Commission meetings to present proposed sign code.

2. BASIS OF COMPENSATION:

Hourly rates with an estimated fee of \$15,000.00 with a total not to exceed amount of \$15,000.00. Payments to be made monthly.
Preparation for and attendance at additional meetings other than those listed above, will be on an hourly basis.

3. TIME OF PERFORMANCE:

4. SUBMITTED

Submitted by: Shelley Eichner Date: 5/29/13
Shelley Eichner, AICP

5. APPROVAL

Approved by: _____ Date: _____
Michael Crotty, Town Manager

**TOWN OF SURFSIDE
WORK AUTHORIZATION ESTIMATE DATE**

WORK AUTHORIZATION NO. 73
PROJECT NAME Update Sign Code
CGA Proposal No. 13-5932
DESCRIPTION Update Sign Code

TITLE	RATE	HOURS/UNITS	COST
Principal			\$15,000.00
			\$15,000.00

SUB-CONSULTANTS	COST

LABOR SUBTOTAL	\$15,000.00
REIMBURSABLE SUBTOTAL	\$0.00
TOTAL	\$15,000.00

Reviewed by: _____
Michael Crotty, Town Manager



**Town of Surfside
Joint Commission and P & Z Board Meeting
September, 2013**

DISCUSSION / REFERENCE ITEMS

Submitted by Commissioner Joe Graubart

Discussion Item 1: "FY 13/14 Program Modification" – "Zoning Code Update"

For me, this is the fundamental reason for the meeting; and my participation.

Discussion Item 2: Measuring "Gross" vs. "Net"

Resulting amount of units per acre when Measuring "Gross" vs. "Net" - using two examples: The Grand Beach Hotel and the 'proposed' hotel for 92nd Street (former Lanai Project)

Note: These projects have been approved by the Town and are used only as examples.

Discussion Item 3: Various Considerations

Frontage, Parking, Impact Fees (establishment of), 'formula' for Actual Allowable Density ("density per acre") and F A R (Floor Area Ratios)

Note: The formula I came up with is for illustrative purposes.

Discussion Item 4: Previous "Topics for Discussion" - from December 2012

Refresh our memories and perhaps learn what has been accomplished / follow-up.

Discussion Item 5: VM Karukin's "Old code / new code comparison..."

Included for reference purposes

Discussion Item 6: Units per acre used in Bal Harbour for St. Regis

Discussion Item 7: F A R (Floor Area Ratio) "Building Size" by district

Please Note:

- **The Commission was asked to submit: Zoning Code concerns / Discussion Items.**
- **I have done my best to put the above items together as accurately as possible; and believe that I have accomplished this by ascertaining data from submitted/reviewed site plans for the above projects.**
- **Much of the information was done by me quite some time ago. The information certainly can be used for both reference and example. Items 1, 4, 5 and 6 are by others and are supplied here for reference and possible discussion. Item 1: from Budget workshop packet, Item 4: Memorandum to P & Z Board, Item 5: from M Karukin, Item: 6 'Units per acre' used in Bal Harbour for St. Regis, and Item: 7 'F A R' research/definition.**
- **The above referenced approved projects used are for example/discussion purposes only.**
- **St. Regis info /analysis is to help discuss units per acre**

Respectfully Submitted,

Joe Graubart, Commissioner

(2)

Proposed

Town of Surfside, Florida

FY 13/14 Program Modification

Zoning Code Update

Department Name	Division Name	Funding Source	Dept. Priority	Fiscal Impact
Executive	Planning	General	1	\$35,000



Justification and Description

At the April 3, 2013 Planning and Zoning Board meeting, there was a discussion item dealing with several code related issues and the need to re-evaluate some of the items. A theme of the discussion items related to the current code requirements and its effects on massing. At the request of the Board, it was decided that a joint workshop between the Board and the Commission should be held to further analyze and discuss the items. In order to have meaningful and productive dialogue, it will be necessary to prepare an analysis of the "old" code versus the "new" code and how the major developments that were approved under the "new" code could have been designed under the "old" code. This will involve detailed graphics and several public meetings. Should the Commission desire the make changes to the code, staff will prepare and present the requested changes and ensure internal consistency with all code sections.

Alternative/Adverse Impacts if not funded:

The DRB/P&Z and the Town Commission will continue to be obligated to review and approve developments that may be perceived to be out of scale and character with the Town.

Required Resources

Line item	Title or Description of request	Cost
001-2000-524-3110	Code analysis - Prepare analysis of "old" versus "new" code and by comparing recently approved developments with "old" code requirements with	\$10,000
001-2000-524-3110	Zoning code changes - Prepare text amendments	\$25,000

//
..
//
..

Grand Beach Hotel – Surfside

“Zoning Summary”

		<u>GROSS</u>		<u>NET</u>	
Lot Area:		SF	Acres	SF	Acres
East Parcel	H-120	80,181.04	1.8407	55,993.01	1.2854
West Parcels	H-40	56,914.53	1.3065	41,026.47	0.9418
“Net Lot Area”		137,096	3.147	97,019	2.227

“Density Calculation”- Using GROSS Sq. Ft. /Acre

West Parcel (H40): 1.3065 Acres: 108 Hotel Units/Acre (Lots 1,2,3,4,5, & 6)

“Allowed” – Total 141 Hotel Units

East Parcel (H120): 1.8407 Acres: 109 Hotel Units/Acre (Lots 4,5,6, & 7)

“Allowed” – Total 200 Hotel Units

Combined Lots (east and west): TOTAL 341 HOTEL UNITS

Maximum Density: Based Upon ‘GROSS’

East Parcel H-120 109 Hotel Rooms per Acre 109 x 1.8407 = 200.63

West Parcel H-40 108 Hotel Rooms per Acre 108 X 1.3065 = 141.1 Total = 341 Rooms

Maximum Density: Based Upon ‘NET’

East Parcel H-120 109 Hotel Rooms per Acre 109 x 1.2854 = 140.1

West Parcel H-40 108 Hotel Rooms per Acre 108 X 0.9418 = 101.71 Total = 241 Rooms

DIFFERENCE: 100 Hotel Rooms

Gain approximately 100 Hotel Rooms by Measuring

“GROSS Sq. Ft. / GROSS Acre” vs. “NET”

FLOOR AREA CALCULATIONS: East Parcel (Beach Tower): Area (SF) = 245,227

West Parcel (Hotel West): Area (SF) = 82,068

TOTAL FLOOR AREA (SF) 327,295

Note: Plans indicate that East parcel is measured from west property line (Collins Ave) to east erosion line this would be for NET Sq Ft – as gross is measured from the ‘middle’ of Collins Ave (A1A) to erosion line.

Plans State a Total of 341 rooms combined East + West sides of Collins Avenue

The West Side, according to calculations provided, allows for 141 units/rooms
PROPOSED units/rooms - 72 units/rooms

Subtract this two **69 units/rooms**

Take these 69 units were added to the 200 units/rooms (which I calculate to be 185 units/rooms)

And you get the 'PROPOSED 269 UNITS/ROOMS. (269 + 72 = 341)

Simply these 69 rooms were 'borrowed' from the 'west side' – increasing the amount of units and therefore the density on the east side (RT-1) – ~~XXXXXXXXXXXXXXXXXXXX~~

NOTE:

185 (east) + 72 (west) = 257 total --- 341 proposed – 257 = 84 +/- units more than old code would permit (east side).

①

92nd St. HOTEL

PROJECT SITE DATA

	Collins Ave. RM1 (now H40)	Harding Ave. RD1 (now H30)	Acres
Lanai Project (year 2004)	46,678 sq. ft.	27,546 sq. ft.	
	TOTAL SQ. FT = 74,224		1.70
Hotel Project (year 2011)	59,463.19 sq. ft.	38,519.03 sq. ft.	
	TOTAL SQ. FT. = 97,982.22		<u>2.249</u>
	DIFFERENCE		<u>0.549 Acre</u>

This is an increase of 0.549 acre (23,758.22 sq. ft.) and represents just over one half acre.

Notes:
 Project Site Consists of:
 6 lots on Collins Avenue 50 X 150 = 46,678 sq. ft.
 5 lots on Harding Avenue . . 50 X 112 = 27,546 sq. ft.

92nd Street
Hotel Project

RM-1 Zone (Now H40) 40feet
Collins Avenue 92nd Street
Zoning: RM-1
Site Area: 46,678 Sq Ft 1.07 Acres + 59,463.19 sq ft / 1.365 Acres

RD-1 Zone (Now H30) 30feet
Harding Avenue 92nd Street
Zoning: RD-1
Site Area: 27,546 Sq Ft 0.63 Acre +38,519.03 sq ft / 0.884 Acres

Total Site: 59,463.19 sq ft Collins Av +38,519.03 sq ft Harding Av Total: 2.249
Total Site: 46,678 (RM-1) + 27,546 (RD1) = 74,224 Sq Ft Total: 1.70 Acre
Difference: 0.549
If you subtract the different presented specifications
The difference in acreage seems to indicate property has grown by slightly more than
ONE HALF ACRE

3

92nd Street HOTEL PROJECT

SECTION 90 -- 155 "District regulations":H40/RM1 -- Collins Ave -- "Minimum Lot Requirements"
"Lot Area per Dwelling Unit Sq. Ft."

Original Specs as presented in 2004:

$$\frac{46,678}{400} = 116 \text{ units}$$

Specs present to this Commission and P & Z Board 2011:

$$\frac{59,463}{400} = 148 \text{ units}$$

Joint Meeting of Commission and Planning and Zoning Board 2012/2013

Amount of units per acre/per development:

- Do we want to limit/reduce the amount of units from what currently exist?
- Do we want to reward low density projects?

Frontage: Collins Ave (A1A), east and west sides, Harding Avenue east and west, etc. Note frontage is measured from north to south)

- The 'old' Code limited frontage to 150 feet – the new Code does NOT specify. What is appropriate? 150 feet, 200 feet? Do we want the possibility of a Rooney Plaza that has a frontage of an entire long block on Collins Avenue between 23rd and 24th streets on Miami Beach? (Note: Frontage limitation adopted since composing this.)
- Do we want to increase setbacks (north and south), landscaping requirements, buffer areas, etc., when allowing over 150 feet?
- Do we want to require 'breezeways' in building over 200 +/- feet similar to the Atlantis Brickell Avenue Condo.
<http://www.dienerproperties.com/atlantis-condo-brickell.htm>

Parking:

- 'Stricter' parking requirements: visitors, service people HVAC, elevators, cable, etc. Employee parking?
- Require that underground/under building parking garages have generators and pumps (flooding) – learn from SOBE.
- How many spaces for one, two, three and four bedroom condos, apts., etc.

Impact Fees:

- Establish Impact fees. Per unit, higher fees for smaller units and higher density. Once again, encourage a building's with low densities.
- Limit these funds to: Water, Sewer, Storm water, Parks and Rec., educational, SPD, Lifeguards, public art, etc.

(1)

Floor Area Ratio(s): FAR

- Discuss pros and cons for establish FAR for specific districts that are reflective of the Towns desire for low density projects.
- http://en.wikipedia.org/wiki/Floor_area_ratio and Town Planner.

Note: Read criticisms of FAR (Andres Duany). And, please see my explanation of elements that also 'limit' units per acre.

I have attached an explanation of sorts regarding how a zoning code limits (specified) units per acre:

Look at the zoning code as a mathematical formula. If you change any one of the factors, you change the outcome – you change the answer. For example, look at actual allowable DENSITY. Density is not just a single number in a single category. Actual density is the outcome of a combination of several factors. Those factors are compliance with lot size requirements, frontage limitations, etc. If you make a change with any one of those factors, you get a result change in the density outcome. If you are allowed to put less parking on a site, or allowed to build smaller units on a site, clearly you are the able to put more density on a site.

Simply, the “density per acre” number can **NEVER** be attained if there is compliance with **ALL** zoning requirements. Compliance with **ALL** requirements leads to the calculation of **ACTUAL ALLOWABLE DENSITY**. That is the key.

However we need to address the amount of units per acre as a result of changes in the methods of measuring:

Gross vs. Net; and from Collins Ave Property Line to Bulkhead now to approximately middle of dune area.

(2)

You can look at the factors like this:

(P) Parking – the minimum number of parking spaces required by the zoning code

(S) Setbacks – the minimum amount of setbacks (front, side, rear) required by zoning code

(US) Unit Size – the minimum allowable size for a new unit as set by the zoning code

(H) Height – the maximum allowable height set by the zoning code

(U) Use – permissible uses for each zoning district

(MLS) Minimal Lot Size

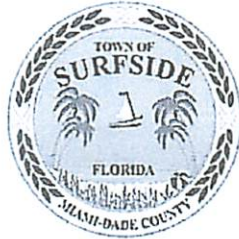
(AAD) Actual Allowable Density – the true maximum density permitted when in compliance with all sections of the Code.

$$P + S + US + H + U + MLS = AAD$$

RESPECTFULLY SUBMITTED BY:

JOE GRAUBART, COMMISSIONER

(3)



TOWN OF SURFSIDE
Office of the Town Attorney

MUNICIPAL BUILDING
9293 HARDING AVENUE
SURFSIDE, FLORIDA 33154-3009

Lynn M. Dannheisser
Town Attorney

Telephone: 305 993-1065

MEMORANDUM

TO: Planning & Zoning Board

FROM: Lynn M. Dannheisser, Town Attorney *LMD*

CC: Roger Carlton, Town Manager

DATE: December 4, 2012

SUBJECT: Topics for discussion for the joint meeting of the Town Commission and Planning & Zoning Board.

As you may recall a joint meeting between the Town Commission and Planning & Zoning Board is to be scheduled to specifically discuss the topic of reorganization of the Planning & Zoning Board and development review procedures. (Attached)

Vice Mayor Karukin has requested that in addition to those topics the below items be added as discussion items during the joint meeting.

The suggested discussion items are:

- Property Aggregations - In anticipation of more property aggregation, what can be done to prevent a 700-unit building from being erected?
- Setbacks - Should setback requirements be increased for buildings with more than 150 feet of wall frontage?
- Step backs - Should step back requirements be applied to interior structures on the same parcel of land?
- Parking – Whether applicants should/can be permitted to intentionally avoid parking requirements by paying into the parking fund?
- Maximum Frontage – This item has already been presented for discussion with the Town Commission.

- **Minimum Floor Area Ratio – What should specifications be and how and when shall they be applied?**
- **Efficiency Units – Should there be a limitation placed upon the number of efficiency units permitted in multi-family dwellings?**
- **“Net” vs. “Gross” – What is the impact of using “net” versus “gross” acre in density language potentially requiring a change to Policy 1.1 of the Comprehensive Plan.**

The upshot of most of Vice Mayor’s research are what controls need to be put in place to limit massive structures from being built on larger aggregate parcels. Commissioner Graubart also expressed similar issues.

Question for today: At this time Staff is requesting for the Planning and Zoning Board members to determine whether you would like to discuss the above items in a joint session with the Town Commission, or, if you prefer to discuss at a series of regularly scheduled Planning & Zoning meetings.

Michael Karukin

Old code / new code comparison against Charter Section 4 as amended 2004

Sec 4, third paragraph, page 8 of Charter says Town cannot exceed Floor Area, Floor Area Ratio, Building Height without referendum. Question: What impact does unspecified or unknown information for these parameters have on determining if there are conflicts with the letter and spirit of the Charter.

Parameters specified in Charter Amendment by District

District	Old Code	New Code	Charter Impact
RS-1 (H30-A)			
Lot Area (LA)	8,000	8,000	No change
Floor Area (FA)	2,500	Not Specified	Unknown
Floor Area Ratio (FA/LA)	0.3125	Not Specified	Unknown
Height (Stories)	2	Not Specified	Unknown
Height (ft)	30	30	No change
RS-2 (H30-B)			
Lot Area (LA)	5,600	5,600	No change
Floor Area (FA)	1,800	Not Specified	Unknown
Floor Area Ratio (FA/LA)	0.3214	Not Specified	Unknown
Height (Stories)	2	Not Specified	Unknown
Height (ft)	30	30	No change
RD-1 Residential Single Family (H30-C)			
Lot Area (LA)	5,000	Not Specified	Unknown
Floor Area (FA)	1,800	Not Specified	Unknown
Floor Area Ratio (FA/LA)	0.3600	Not Specified	Unknown
Height (Stories)	2	Not Specified	Unknown
Height (ft)	30	30	No change
RD-1 Residential Two Family (H30-C)			
Lot Area (LA)	2,500	Not Specified	Unknown
Floor Area (FA)	950	Not Specified	Unknown
Floor Area Ratio (FA/LA)	0.3800	Not Specified	Unknown
Height (Stories)	2	Not Specified	Unknown
Height (ft)	30	30	No change
RD-1 Residential Multi Family (H30-C)			
Lot Area (LA)	2,000	Not Specified	Unknown
Floor Area (FA)	950	Not Specified	Unknown
Floor Area Ratio (FA/LA)	0.4750	Not Specified	Unknown
Height (Stories)	2	Not Specified	Unknown
Height (ft)	30	30	No change
RD-2 Multi-Family Residential Single Family (H30-C)			
Lot Area (LA)	5,000	Not Specified	Unknown
Floor Area (FA)	1,800	Not Specified	Unknown
Floor Area Ratio (FA/LA)	0.3600	Not Specified	Unknown
Height (Stories)	2	Not Specified	Unknown
Height (ft)	30	30	No change

District	Old Code	New Code	Charter Impact
RD-2 Multi-Family Residential Two Family (H30-C)			
Lot Area (LA)	2,500	Not Specified	Unknown
Floor Area (FA)	950	Not Specified	Unknown
Floor Area Ratio (FA/LA)	0.3800	Not Specified	Unknown
Height (Stories)	2	Not Specified	Unknown
Height (ft)	30	30	No change
RD-2 Multi-Family Residential Multi Family (H30-C)			
Lot Area (LA)	1,200	Not Specified	Unknown
Floor Area (FA)	Based on use	Not Specified	Unknown
Floor Area Ratio (FA/LA)	Based on use	Not Specified	Unknown
Height (Stories)	2	Not Specified	Unknown
Height (ft)	30	30	No change
RM-1 Multi-Family Residential Single Family (H40)			
Lot Area (LA)	5,000	Not Specified	Unknown
Floor Area (FA)	1,800	Not Specified	Unknown
Floor Area Ratio (FA/LA)	0.36	Not Specified	Unknown
Height (Stories)	2	Not Specified	Unknown
Height (ft)	30	40	Increase
RM-1 Multi-Family Residential Two Family (H40)			
Lot Area (LA)	2,500	Not Specified	Unknown
Floor Area (FA)	950	Not Specified	Unknown
Floor Area Ratio (FA/LA)	0.38	Not Specified	Unknown
Height (Stories)	2	Not Specified	Unknown
Height (ft)	30	40	Increase
RM-1 Multi-Family Residential Multi Family (H40)			
Lot Area (LA)	750	Not Specified	Unknown
Floor Area (FA)	Based on use	Not Specified	Unknown
Floor Area Ratio (FA/LA)	Based on use	Not Specified	Unknown
Height (Stories)	3	Not Specified	Unknown
Height (ft)	40	40	No change
RM-1 Multi-Family Residential hotel and Motel (H40)			
Lot Area (LA)	400	Not Specified	Unknown
Floor Area (FA)	Based on use	Not Specified	Unknown, Net versus Gross issue
Floor Area Ratio (FA/LA)	Based on use	Not Specified	Unknown
Height (Stories)	3	Not Specified	Unknown
Height (ft)	40	40	No change

St. Regis: Units per Acre

- The St. Regis in Bal Harbour that replaced the Sheraton Hotel (Americana); analysis states: 65 units per acre.

- The 94th street Grand Beach Hotel consists of: 269 units +/- (east side) and based upon:
 - Gross Acre: 1.8407 X's 109 units per acre = 200.63 units
 - Net Acre: 1.2854 X's 109 units per acre = 140.1 units

Do we want this density? I would think not.

Keep in mind: We are considering density. Obviously, the St. Regis is a huge project. However, the units per acre is 65

Note: The 'old' Sheraton/American was 72 units per acre



ST. REGIS
RESORT & RESIDENCES
BAL HARBOUR

Comparative analysis St. Regis Resorts & Residences vs. Sheraton

	<i>Existing Sheraton</i>	<i>Proposed St. Regis</i>
Rooms	659	302 Condos & 282 Hotel Units
Meeting Space	95,000 SF	12,000 SF
Parking	280	1,159 Spaces
Traffic Daily Volume	4,127	2,904
Parking Areas	Surface Parking in Front	Enclosed Parking
Front Area	Approx. 1.3 Acres	Approx. 2.9 Acres
Total Common Area	5.4 Acres	7.6 Acres
Street Setback	35' - 100'	100' - 235'
Side Setback	±20'	25'
Tax Revenue	\$1.8 Million	\$3.5 Million
Visitors	Approx. 500,000 guests/year	Approx. 100,000 guests/year
Average unit size	380 sf	743 sf
Units/Acre	72	65
Building Footprint	154,361sf	57,380sf

Percentage Summary

- 60% Decrease in Quantity of Hotel Rooms
- 80% Decrease in Meeting Space
- 400% Increase in Parking
- 30% Decrease in Daily Traffic Volume
- 120% Increase in Front Property Area
- 20% Increase in side setbacks
- 90% Increase to Village annual tax revenue
- 80% Decrease in guests
- 70% Increase in Size of Hotel Rooms
- 60% Decrease in Building Footprint

Building Size

The maximum size (or bulk) of a building on a lot is determined by the floor area ratio (FAR) assigned in the resolution to each zoning district. It is the principal bulk regulation in the resolution, controlling the physical volume of buildings. The floor area ratio expresses the relationship between the amount of usable floor area permitted in a building and the area of the lot on which the building stands.

A building can contain floor area equal to the lot area multiplied by the floor area ratio (FAR) of the district in which the lot is located. For example, a building to be constructed on a 10,000-square-foot lot in a district with a FAR of 10 could contain 100,000 square feet (10 x 10,000 square feet) of floor area. Similarly, a building on a 6,000-square-foot lot in a zoning district with a FAR of 6 could contain 36,000 square feet (6 x 6,000 square feet) of floor area. The lowest FAR in any district is 0.5; the highest basic FAR is 15 in the highest density office districts. In certain districts, the basic floor area ratio permitted on a lot can be increased if public amenities such as arcades or plazas are provided.

Zoning Code Section

(number and title):

Sec. 90-81. Design standards.

Concern:

Parking spaces seem narrow. Narrow spaces may contribute to
incidental vehicle damage caused by a door opening into an adjacent vehicle.

Suggested Remedy:

Reconsider parking space dimensions to allow for wider parking spaces.

Please use additional sheets if necessary.

Zoning Code Section

(number and title):

N/A - Solar panels and solar hot water heaters

Concern:

Regulations do not currently exist to guide the use of solar panels
and solar hot water heaters.

Suggested Remedy:

Review zoning codes from progressive cities such as San Francisco, CA
and Austin, TX and prepare appropriate regulations for Surfside.

Please use additional sheets if necessary.

Zoning Code Section

(number and title): Not sure

Concern: Commercial waste and recycling containers are often inadequately
screened and are aesthetically unpleasing and may present a safety hazard.

Suggested Remedy: Develop uniform screening requirements for waste and recycling containers.

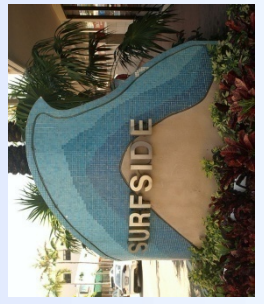
Please use additional sheets if necessary.



Grand Beach Hotel, Surfside

Site plan Conditional Use Development Order

Town Commission
September 13, 2011





Site Plan Attributes

Address	9449 and 9418 Collins Avenue
General Location	East and west side of Collins Avenue, between 94 th Street and 95 th Street
Property Size	East Parcel: 1.8407 gross acres West Parcel: 1.3065 gross acres TOTAL: 3.1472 gross acres
Zoning District	East Parcel: H120 West Parcel: H40
Adjacent Zoning Districts	East Building: H120 to the north and south, H40 to the west West Building: MU to the north, H40 to the south, SD-B40 to the west and H120 to the east
Future Land Use	East Parcel: High Density Residential/Tourist West Parcel: Moderate Density Residential/Tourist
Density Permitted	East Parcel: 109 hotel units per acre West Parcel: 108 hotel units per acre
Number of rooms proposed	East Parcel: 269 rooms West Parcel: 72 rooms TOTAL: 341
Number of parking spaces	East Parcel: Approximately 206 spaces West Parcel: Approximately 178 spaces Total shall not be less than 369 as required by the code for the project



2010 Comprehensive Plan Density

Moderate Density Residential/Tourist: up to 58 residential dwelling units per acre or up to 108 hotel units per acre and not more than 40 feet in height. The permitted uses are single family, duplex, and multi-family residential uses, hotels, public schools, and parks and open space.



High Density Residential/Tourist: up to 109 dwelling or hotel units per acre and not more than 120 feet in height. The permitted uses are single family, duplex, and multi-family residential uses, hotels, public schools, places of public assembly, and parks and open spaces.



Legend

	Surfside Boundary		High Density Residential / Tourist		Parking
	Surfside Streets		Low Density Residential		Private Recreation
	Future Land Use		Moderate Low Density Residential		Public Buildings
	Community Facility		Moderate Density Residential / Tourist		Public Recreation
	General Retail / Services		Moderate High Density Residential		



Project Density

- West Property: 108 hotel units per acre are permitted by the Comprehensive Plan adopted in 2010 and in the Comprehensive Plan adopted in 1996.
- East Property: 109 hotel units per acre are permitted by the Comprehensive Plan adopted in 2010 and in the Comprehensive Plan adopted in 1996.
- The Comprehensive Plan controls density, not the zoning code.
- A total of 341 hotel units are permitted on the east and west parcel by the Comprehensive Plan



April 2011 Ordinance Changes

- What is “gross acreage?” Chapter 163 of the Florida Statutes indicates “gross” as the method for calculating density.
- If “net” which does not include measuring to the centerline of abutting rights of ways, is not specified in a community’s comprehensive plan, then land use is measured in “gross.” Therefore, gross density has always been the correct measurement in Surfside.
- The definition of gross acre was added in the April 12, 2011 amendments to the zoning code, however, this method for calculating density has been in place since the 1989 Comprehensive Plan.
- This project is not subject to the April 12, 2011 ordinance that requires aggregated lots to reduce their density by 15% because it was already aggregated.
- The total number of units permitted would have been the same prior to the April 12, 2011 ordinance and under the 2010, 1996 and 1989 Comprehensive Plans.



Florida Statutes Chapter 163

(House Bill No. 7207)

- 163.3177 (6) (a) A future land use plan element designating proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public buildings and grounds, other public facilities, and other categories of the public and private uses of land. **The approximate acreage and the general range of density or intensity of use shall be provided for the gross land area included in each existing land use category.** The element shall establish the long-term end toward which land use programs and activities are ultimately directed. Counties are encouraged to designate rural land stewardship areas, pursuant to paragraph (11)(d), as overlays on the future land use map.



Conditional Use Applicable to the Swimming Pools, Jacuzzis, Outdoor Dining and a Rooftop Bar

- Setbacks as per code are proposed to limit the visual impact of the pool decks.
- The Town has limited the hours of operation of the pool on the west building, from dawn to dusk and prohibited live, amplified music at any time. Recorded music will be allowed from 11 am to dusk at no greater than 75 decibels. The decibel limitation is also applicable to the east building. The bar on the rooftop of the east building will be above the 11th floor and sunk down below the 12th floor elevation. The height will reduce any spillover of noise and the use of the rooftop area is prohibited from dusk to dawn.
- Annual renewal of the Conditional Use application for the pools, outdoor dining and rooftop bar is required.



Development Order

- The Development Review Group met in May and June to determine that all code requirements were met.
- The Development Review Committee (DIC) met on June 30, 2011 to discuss this application.
- 28 conditions were recommended by the DIC to the Planning and Zoning Board. The Planning and Zoning Board added two additional conditions. Some of the conditions were combined and after the traffic study was submitted, one additional condition was added, for a total of 30 conditions. These conditions, as well as any other conditions imposed by the Town Commission will become a covenant running with the property as part of the Development Order.



Staff Recommendation

- Staff's recommendation is based on the applicant fulfilling the zoning code and Comprehensive Plan requirements. Staff finds that the project meets all of the zoning code and Comprehensive Plan requirements.
- The Development Order conditions come from negotiations between staff and the applicant, whereby staff indicated how this project could affect the Town and how the developer could mitigate those impacts. The mitigation agreed to by the developer includes the following plus 24 additional items:
 1. The applicant agrees to contribute \$15,000 towards the repaving of the north side of 94th Street adjacent to the Applicant's property.
 2. The applicant shall contribute up to 50% of the costs of undergrounding but not greater than a total of \$150,000 for the undergrounding of utilities within the alley east of Harding Avenue, west of Collins Avenue, north of 94th Street and south of 95th Street.
 3. The applicant shall contribute 35% of the project cost, not to exceed \$200,000, for the funding of the 95th Street Grand Concourse project that includes landscape and streetscape improvements from Abbott Avenue to the 95th Street Beach access point.
 4. The applicant shall pay a contribution of \$15,000 to upgrade the public beach access point at 94th Street and/or the beach walk between 94th and 95th Streets.
 5. The applicant shall fund a contribution of \$25,000 to the Town's Wayfinder initiative six months after the issuance of the building permit to assist the Town in accommodating visitors to the Town.
 6. The applicant shall contribute \$30,000 over 3 years for an additional lifeguard station located between 94th and 95th Street.
 - **Total Mitigation: \$435,000**
- Staff Recommends approval of the Site Plan and Conditional Use applications if the applicant agrees to the conditions items in the Development Order.

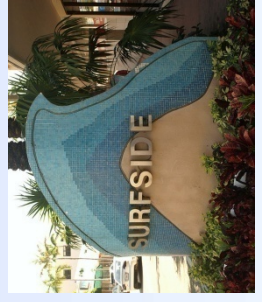


Grand Beach Hotel, Surfside

Site plan Conditional Use Development Order

Town Commission

September 13, 2011



MEMORANDUM

To: Planning and Zoning Board

From: Roger M. Carlton, Town Manager
Shelley Eichner, AICP, Town Planner

Date: April 3, 2013

Re: Massing and Zoning Discussion

Vice Mayor Karukin requested discussion of a number of topics regarding building massing related to new construction. Provided below are questions to the Planning and Zoning Board to help guide Staff's analysis and the discussion amongst the Board.

Of particular concern are the following:

- Which zoning districts to analyze? H120, H40 and H30C? (Attachment 1: Zoning Map)
- Property aggregations
- Setbacks
- Stepbacks
- Parking
- Maximum frontage
- Minimum floor area ratio
- Efficiency units
- Net vs. Gross density

Property Aggregation

The key question in regard to property aggregation is, "***In anticipation of more property aggregation, what can be done to prevent a 700-unit building or a building that does not have breaks in the façade (other than articulation) from being erected?***"

The Comprehensive Plan states the following densities for the future land use designations. (Attachment 2: Future Land Use Map)

Future Land Use Designation	Density
Moderate Density Residential/Tourist	<ul style="list-style-type: none"> • up to 58 residential dwelling units per acre or up • to 108 hotel units per acre
Moderate-High Density Residential	<ul style="list-style-type: none"> • Up to 79 residential dwelling units per acre or up to • 108 hotel units per acre
High Density Residential/Tourist:	<ul style="list-style-type: none"> • up to 109 dwelling or hotel units per acre

Sec. 90-45.1 of the zoning code addresses aggregation of lots and the related density. The code states the following:

“(1) For all lots aggregated in the H30C, H40 and H120 zoning districts after the effective date of this ordinance [Ord. No. 1572], the maximum permitted density shall be limited to 85 percent of the total gross density permitted by the Comprehensive Plan when lots are aggregated.”

Setbacks

The question to the Planning and Zoning Board is the following: ***Whether setbacks should be increased if buildings have 150 feet or more of frontage?*** The current interior side setback for the interior side is 10 feet in the H120 district and 7 feet in the H40 district. There is already a requirement in the H30C district for the setback to be 10% of the building frontage. The Town may consider increasing the interior setback to 20 feet in the H120 district to provide more open space and reduce overall massing, but it may be too limiting in the other districts due to the height limitations.

Stepbacks

The question posed to the Planning and Zoning Board is the following: ***Should stepback requirements be applied to interior structures on the same parcel of land?*** Stepback requirements are often applied to enhance the pedestrian experience for residents and visitors walking past the front of buildings. They are not typically considered for interior buildings.

Per Section 90-48.5 of the zoning code, in the H120 district, when a building exceeds a height of 30 feet, the width of each side yard (or stepback) shall be increased by one foot for every three feet of building height above 30 feet, provided however, on a corner lot the minimum width of the side yard adjoining a street need not exceed 20 feet.

The Town may wish to consider including stepback requirements along the right-of-way.

Additional setback requirements would reduce the overall mass of buildings. Additional design considerations may be needed with respect to the pyramidal effect the current code may have on taller structures.

Parking

The first question to the Planning and Zoning Board is the following: ***Whether applications should be permitted to reduce on-site parking requirements by paying into a parking fund?*** Per the code, "off-street parking requirements may be complied with by paying into the Downtown Parking Trust fund the sum of money that is the product of the number of parking spaces required but not provided, multiplied times the amount of the established fee per parking space. The parking fee amount shall be calculated on a "per parking space" standard, based upon a portion of the cost of the land, combined with the cost of design and construction, for a single structured off-street parking space."

Currently, only applicants in the commercial district and the places of public assembly overlay (Attachment 3) may pay the downtown parking trust fund in lieu of providing parking. This option does not apply to residential development including condominiums or hotels. The second question to the Planning and Zoning Board is the following: ***Whether schools and places of public assembly should be able to reduce their on-site parking requirement by paying into a parking fund?***

Maximum Frontage

Section 90-51 was amended in December 2012 to provide a maximum frontage requirement. The section states that continuous wall frontage shall be not exceed 270 feet and articulated as follows:

- (1) *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.

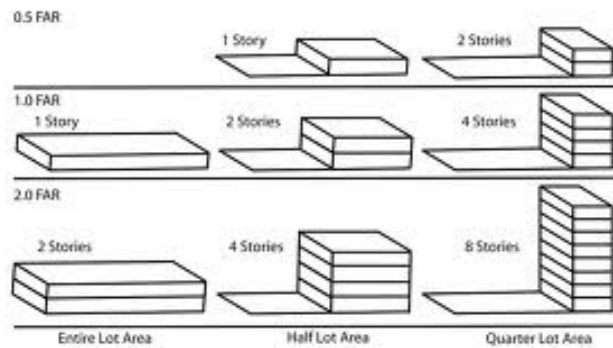
The question to the Planning and Zoning Board is: ***Whether to further reduce the maximum frontage to 250 feet in order to reduce overall building mass with a greater setback for building with over 150 feet of frontage in either the H40 or H30C districts?***

Minimum Floor Area

Currently, only non-residential buildings have an FAR limitation. The question to the Planning and Zoning Board is: ***Should there be a floor area ratio (FAR) for multi-family and hotels?*** Building massing can be controlled by either floor area ratio or a combination of building height and lot coverage. Utilizing a floor area ratio allows greater amounts of open space for higher buildings, but lesser amounts for shorter

buildings.

The following graphic depicts floor area ratio:



If a building on the east side of Collins Avenue maximizes their possible buildable area (assuming a maximum frontage of 250 feet for the first 4 floors and 4 foot setbacks per level assuming 10 foot high levels) then the total buildable square footage would be 422,400 square feet. It is important to note that with the exception of the Surf Club, the larger properties have a frontage of approximately 200 feet, not the 290 feet needed to max out the base of the building at 250 feet (250 foot maximum frontage+ 20 foot side setback + 20 foot side setback=290 total frontage).

Assuming that the lot to accommodate this building exists, it would have a lot area of approximately 69,600 square feet (290 feet wide x 240 feet deep) which would equate to an FAR of 6.07 (422,400/69,600).

If the desire of the Town Commission is to reduce the FAR by 25%, then the FAR would need to be 4.55.

Below are some massing examples for the east side of Collins Avenue to attain a 4.55 FAR:

- If you add a stepped setback similar to the sides on either the front **or** the back (one side only), then the maximum buildable square footage would be reduced by 35,880 to 386,520 square feet with an FAR of 5.55 (386,520/69,600).
- If you add a stepped setback similar to the sides on **both** the front and the back (2 sides), then the maximum building square footage would be reduced by 71,760 to 350,640 square feet with an FAR of 5.04 (350,640/69,600).
- In order to reduce the FAR to 4.55 with a maximum building square footage of 316,680 square feet the impact on the building mass would be as follows:
 - If the building is to remain at 12 stories, then it will essentially have greater ground floor setbacks (approximately 65 foot front setback, 25 foot side setback) and 3 sides would have to stepback after the 4th floor.

- If the building were to extend the footprint to the setback lines, then it will lose one or potentially two stories.

Efficiency Units

The question to the Planning and Zoning Board is: ***Should there be a limit to the number of efficiency units permitted in multifamily dwelling units?*** A 20,000 square foot building could potentially have 33 efficiencies, or 25 one bedroom units, or 21 two bedroom units based on the minimum unit size requirement. However, the density limitations in the Comprehensive Plan will limit the total number of units permitted.

The following table shows the minimum unit sizes.

Minimum Unit Sizes	Minimum Required
Efficiencies	600 square feet
Hotel Suite	525 square feet
One-bedroom	800 square feet
Two-bedroom	950 square feet
Three-bedroom	1150 square feet
Four-bedroom	N/A

The parking requirements for efficiencies is the same as for a one bedroom dwelling unit (1.5 spaces).

Net vs. Gross

Density and gross acreage are defined as follows in the zoning code:

Density: The number of dwelling units per gross acre of land.

Gross acre: The acreage within the perimeter of a lot plus one-half the right-of-way of adjacent streets and alleys. For properties east of Collins Avenue, the calculation of gross acreage shall also include the area up to the erosion control line.

The State of Florida requires zoning to conform to the Comprehensive Plan. Currently, the Comprehensive Plan utilizes gross acres for density purposes. Any change in how acreage is calculated would require a Comprehensive Plan amendment. The question to the Planning and Zoning Board is: ***Do you wish to modify the Comprehensive Plan to utilize Net acres, which would be a reduction in the density calculation?***



MEMORANDUM

To: Michael Crotty, Town Manager

From: Sarah Sinatra Gould, AICP, Town Planner

Date: September 6, 2013

Re: Comprehensive analysis of nine parcels between Collins and Harding Avenues

An inquiry was received from a developer (currently working in the Town) to expand the business district south. The following is an analysis of the nine (9) lots:

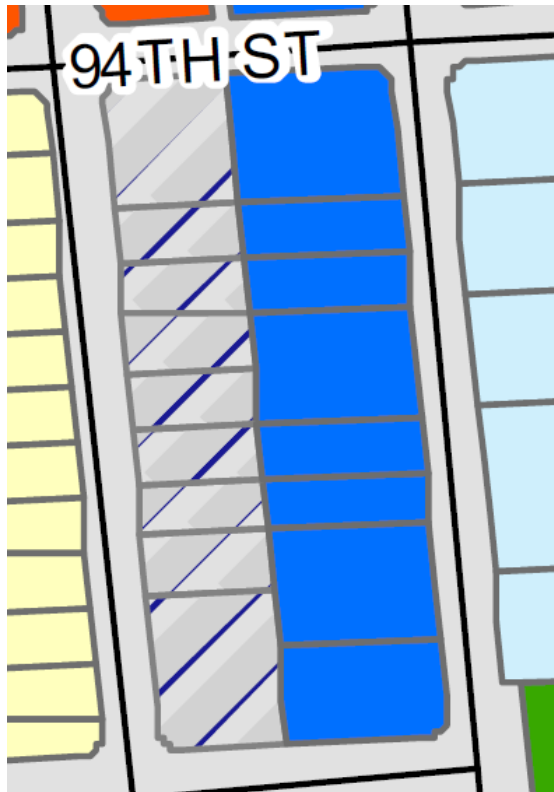
Folio number	Owner	Cross reference with map
14-2235-006-0310	Town of Surfside	A
14-2235-006-0330	Town of Surfside	B
14-2235-006-0340	Town of Surfside	C
14-2235-006-0350	Town of Surfside	D
14-2235-006-0360	Town of Surfside	E
14-2235-006-0300	Ninety Four W, LLC	F
14-2235-006-0290	Bratt Holdings, LLC	G
14-2235-006-0280	Bratt Holdings, LLC	H
14-2235-006-0270	Bratt Holdings, LLC	I
14-2235-006-0260	Gulfstream & Moises Inv Group, Corp.	J



1. Future Land Use Designation

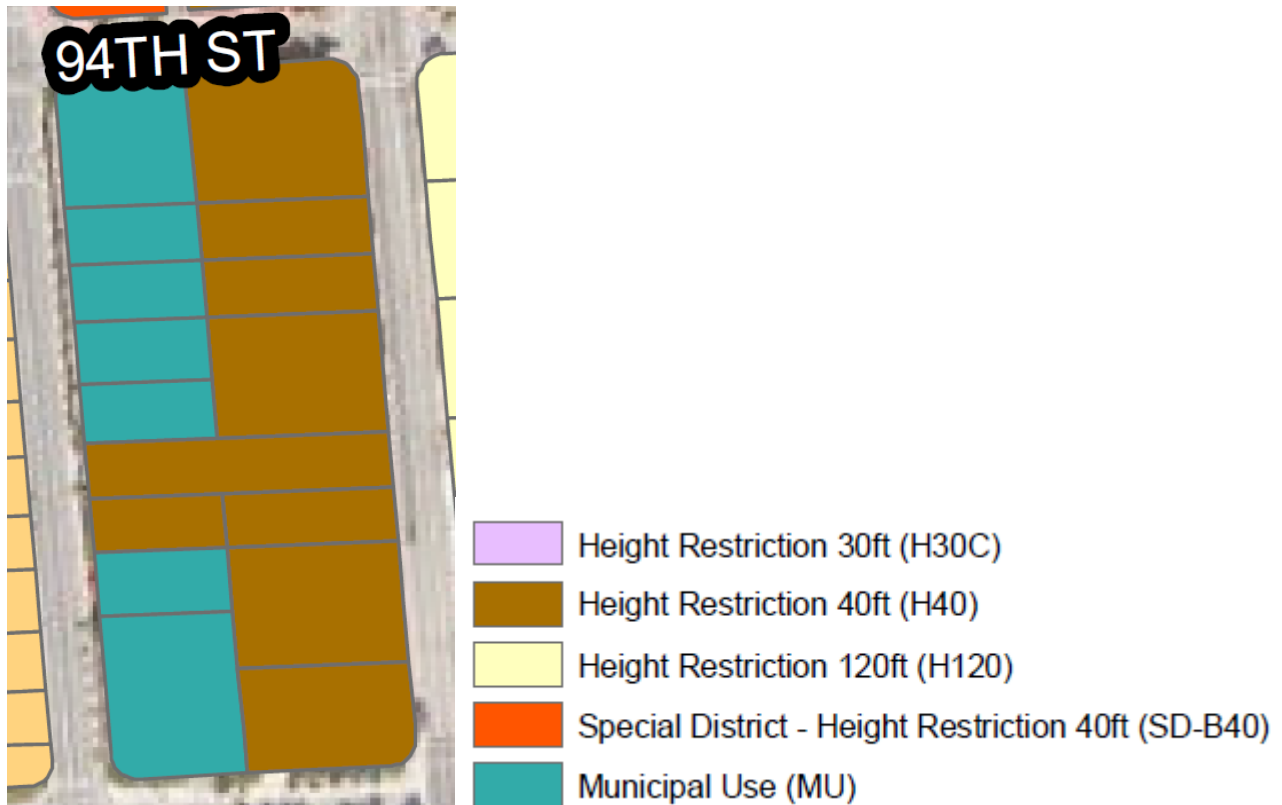
The Future Land Use Designation for the parcels on the east side of Harding Avenue is “Parking” which has a Floor Area Ratio of 3.0 and a maximum height of 40 feet. The only permitted use is parking.

The Future Land Use Designation for the parcels on the west side of Collins Avenue is “Moderate Density Residential/Tourist” which allows up to 58 residential dwelling units per acre or up to 108 hotel units per acre and not more than 40 feet in height. The permitted uses are single family, duplex, and multi-family residential uses, hotels, public schools, and parks and open space.



2. Zoning District

The Zoning Districts for the parcels on the east side of Harding Avenue are Municipal and H40. The Zoning District for the parcel on the west side of Collins Avenue is H40 which allows a maximum building height of 40 feet. Permitted Uses are single family; duplex; multi-dwelling; townhouse; hotel; suite hotel; schools; parks and open space; and play grounds.



3. Charter Section 4

The density, intensity, and height of development and structures within the Town of Surfside shall not exceed the maximum allowable units per acre, floor area ratios or the maximum allowable building heights in stories and feet that are set out in the Town of Surfside Comprehensive Plan or the Code of the Town of Surfside, whichever provisions are most restrictive, which were in effect in 2004. This amendment to the Town of Surfside Charter shall not be repealed, revised, amended, or superseded unless repeal, revision, amendment, or superseding provisions are placed on the ballot at a regularly scheduled election of the Town of Surfside and approved by a vote of the electors of the Town of Surfside.

The addition of any residential uses on the lots with the land use of parking will be considered an increase in density. Adding commercial uses will add intensity. Therefore, either condition will require a referendum.

4. Parking Study

The Parking Structure Feasibility Study completed in March 2013 by Rich & Associates, Inc. indicates there are two options for this property. The first alternative is a 370 space parking garage with a commercial component. This option includes the municipal parking lot and the privately owned lots. The second alternative is a 223 space standalone parking garage utilizing only the municipal parking lot. The first alternative, takes into account the parking needed to support the proposed commercial. It also addresses the existing 99 parking spaces already available at the lot, resulting in a net increase of 88 parking spaces available to the public.

The parking study addresses the addition of commercial uses, but does not take into account any hotel or residential uses, which require a separate parking count from commercial. An analysis of number of units for either residential or hotel, along with any proposed commercial square footages would need to be analyzed to determine the net increase in parking. The net increase would not include the existing 99 parking or any of the parking necessary to support the new uses.

5. Summary

The land use and zoning on the west side of Collins Avenue will permit residential and hotel. If retail is desired at this location, a land use and zoning change must be completed. This change will not affect intensity or density and therefore will not be a violation of the charter. The land use and zoning on the east side of Collins Avenue will only permit parking (except for parcel "J" which permit residential and hotel uses). If retail is requested for this parcel, a land use and zoning change will be required. There is a Floor Area Ratio maximum of 3.0 which cannot be exceeded. To add residential or hotel densities to these sites, a land use and zoning change will also need to be completed, along with a referendum that provides residential and/or hotel density.

6. Schedule

Referendum
Comprehensive Plan change through the State
Rezoning
Site Plan
Building Permit



Town of Surfside Planning and Zoning Board Communication

Agenda Date: August 29, 2013

Subject: Wall Frontage and Side Setbacks in H120 District

From: Sarah Sinatra Gould, AICP, Town Planner

Background: At the April 3, 2013 Planning and Zoning Board meeting, staff presented a discussion item of a number of topics regarding building massing related to new construction. One of the topics was the maximum wall frontage of buildings.

Section 90-51 was amended in December 2012 to provide a maximum frontage requirement. The section states that continuous wall frontage shall be not exceed 270 feet and articulated as follows:

.....(3) *H120*: For every 100 feet, a minimum six-foot change in wall planes. The change shall be either vertical or horizontal.

Staff has been requested to develop options that will reduce the maximum building frontage or provide for greater change in wall plane.

Analysis:

Option A: For every 150 feet in building frontage there shall be a minimum building separation of 30 feet for the entire depth of the property. Where two or more buildings are provided, each building shall be set back an additional 30 feet from the front plane of any building within the same property.

Option B: For every 150 feet in building frontage there shall be a minimum building separation of 30 feet for the entire depth of the property. Where two or more buildings are provided, each building shall be set back an additional 66 feet from the front plane of any building within the same property.

Option C: Buildings exceeding 150 feet in frontage shall provide an additional frontage setback equivalent to 3 feet deep for every 5 feet of frontage provided that no required additional frontage setback exceeds 90 feet.

Additionally, staff is recommending the interior side setbacks be increased from 10 feet to twenty feet. This will allow for forty feet between buildings on neighboring properties.

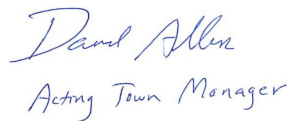
Graphics: Attachment 1 represents 30 foot separation on a 300 foot lot.
Attachment 2 represents 30 foot separation on a 500 foot lot.
Attachment 3 represents 66 foot separation on a 300 foot lot.
Attachment 4 represents 66 foot separation on a 500 foot lot.
Attachment 5 represents additional setbacks on a 300 foot lot.
Attachment 6 represents additional setbacks on a 500 foot lot.

Recommendation:

- 1) Staff recommends the Planning and Zoning Board review the three options for wall frontage and make a recommendation to the Town Commission.
- 2) Staff recommends increasing the interior side setback from 10 feet to 20 feet to allow a minimum 40 feet between buildings on neighboring properties.



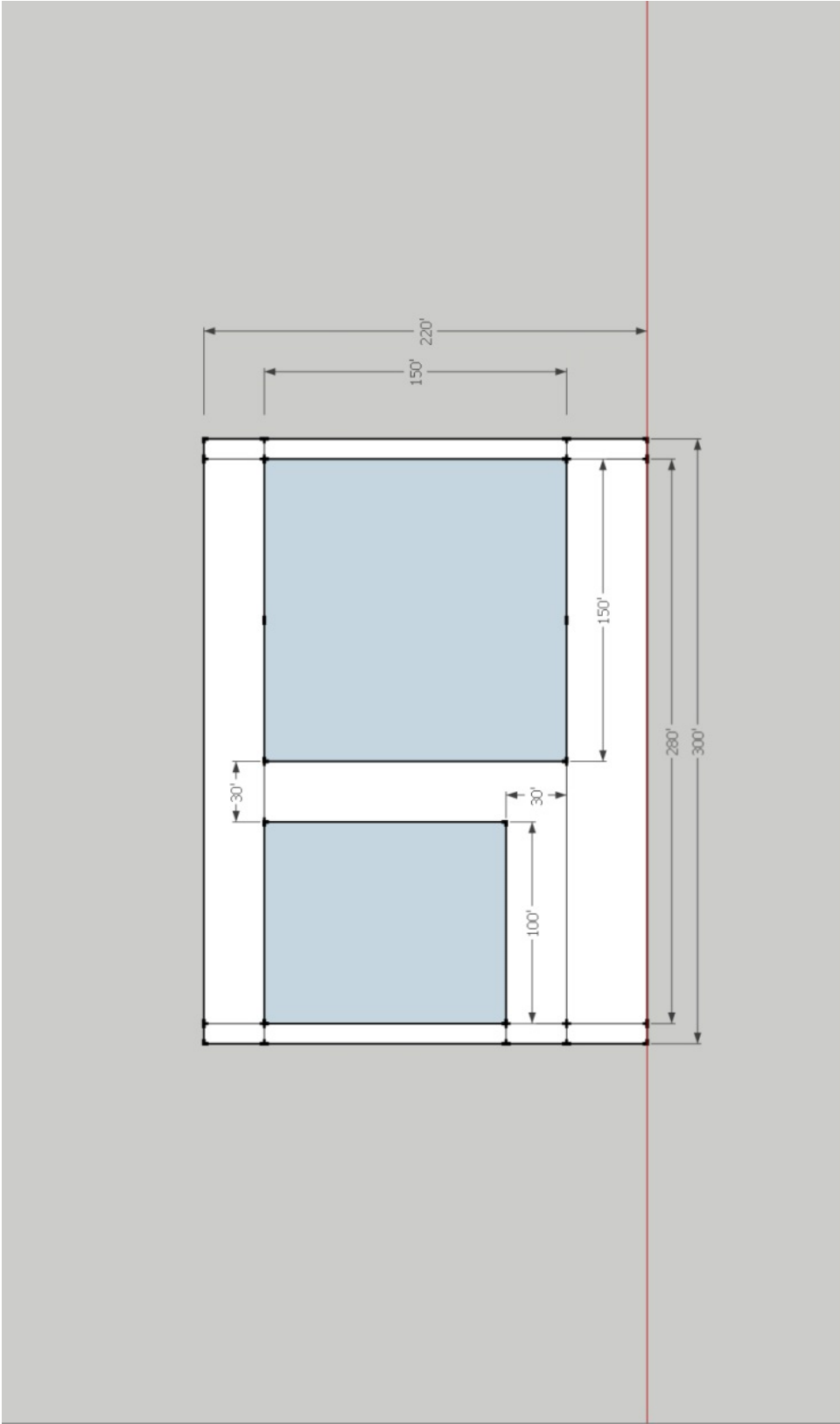
Sarah Sinatra Gould, AICP, Town Planner



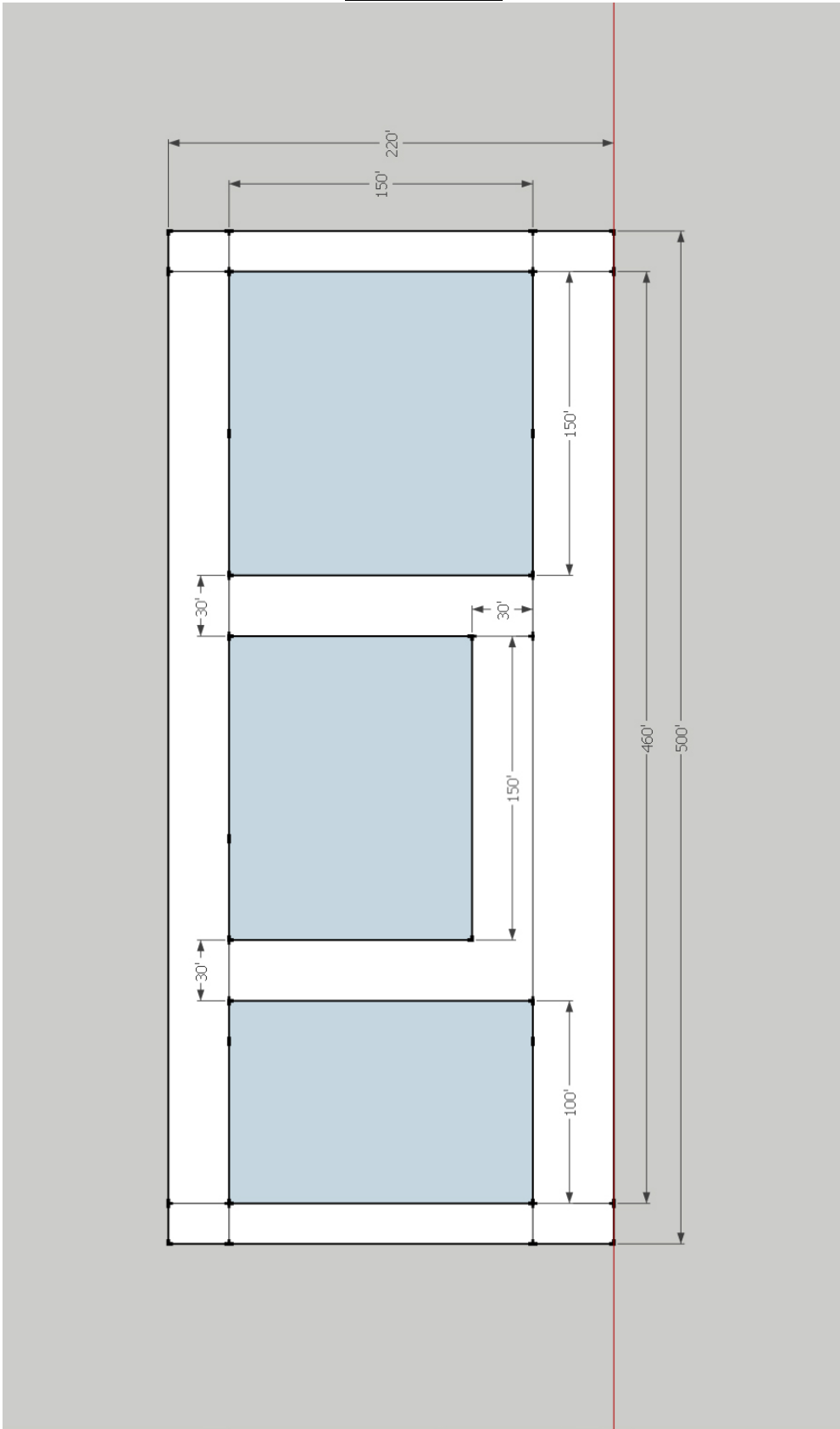
Acting Town Manager

Michael Crotty, Town Manager

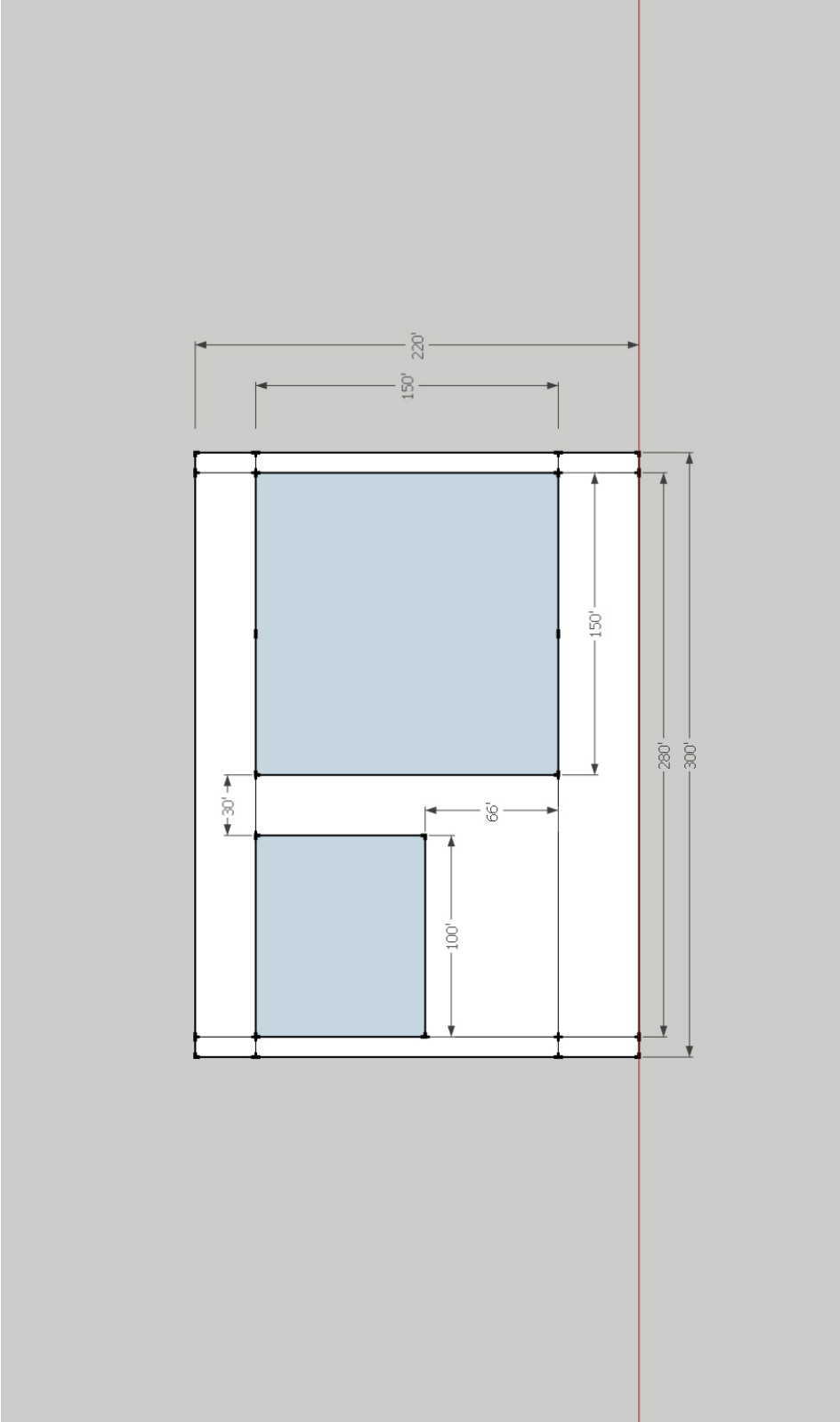
Attachment 1



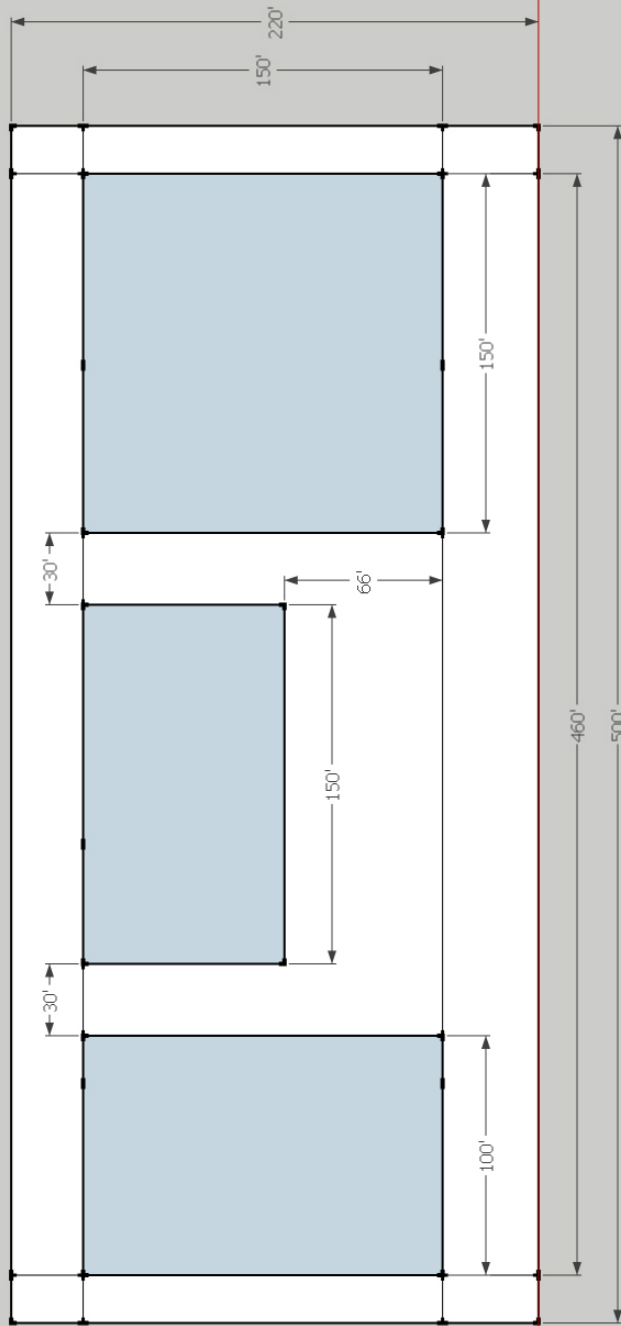
Attachment 2



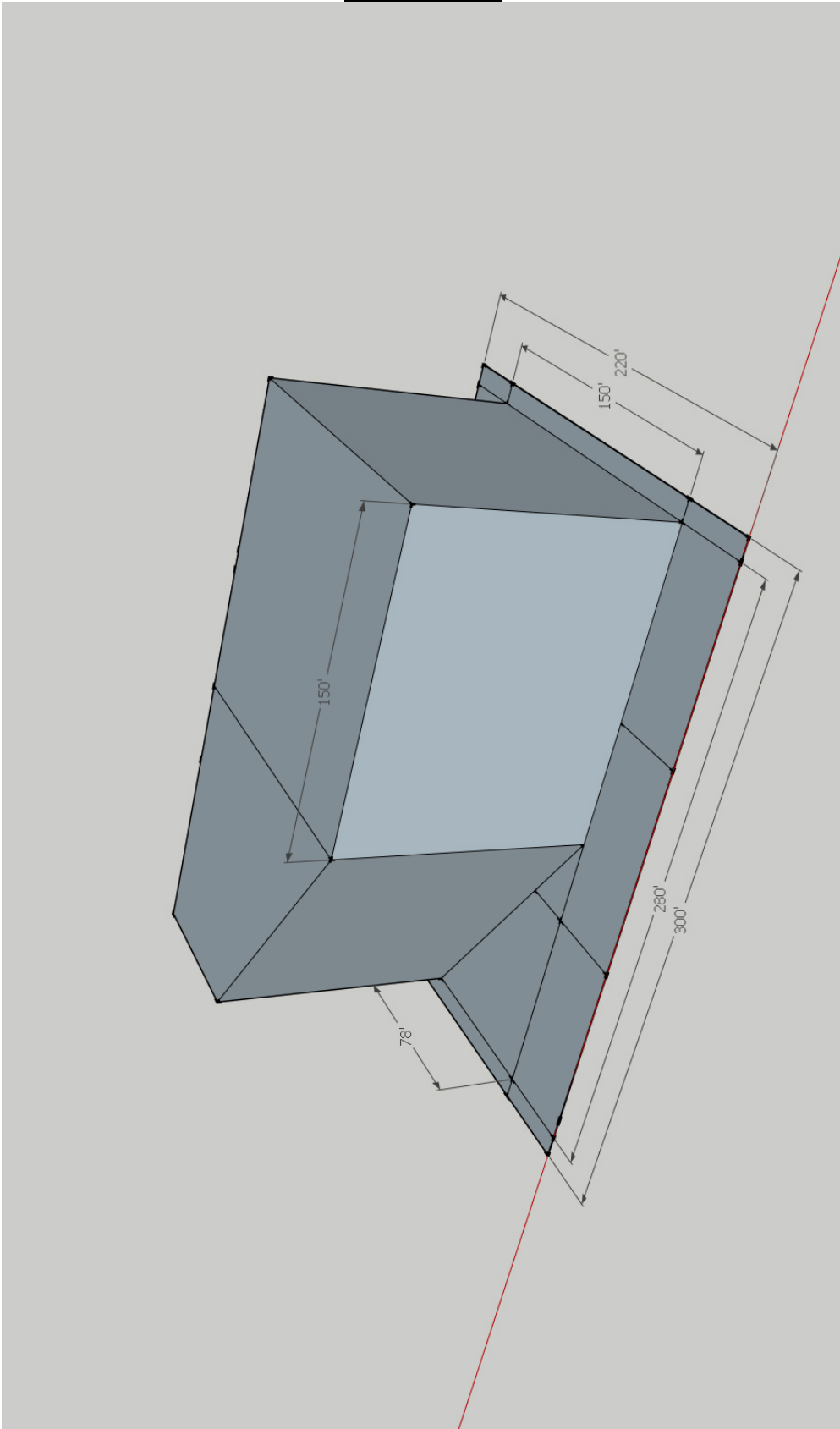
Attachment 3



Attachment 4



Attachment 5



Attachment 6

