



**PLANNING AND ZONING BOARD  
AND  
DESIGN REVIEW BOARD MEETING**

Town Hall Commission Chambers  
9293 Harding Ave., 2<sup>nd</sup> Floor  
Surfside, Florida 33154

**AUGUST 27, 2014  
7:00 PM**

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**AGENDA**

**DESIGN REVIEW BOARD**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES: July 31, 2014**

**4. DESIGN REVIEW BOARD APPLICATIONS:**

**A. Request of the Owner of Property located at 624-94<sup>th</sup> Street**

The applicant is requesting to convert the garage to an accessory structure and replace the existing driveway.

**B. Request of the Owner of Property located at 8950 Byron Avenue**

The applicant is requesting to convert an existing garage into a bedroom and bathroom.

**C. Request of the Tenant of Property located at 9487-9489 Harding Avenue**

The tenant is requesting to replace the existing awning to a new canvas awning that expands over both storefronts.

**5. ADJOURNMENT.**

**PLANNING AND ZONING BOARD**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES: July 31, 2014**

4. ORDINANCE –

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING CHAPTER 90 ZONING; SECTION 90-51 MAXIMUM FRONTAGE OF BUILDINGS, SPECIFICALLY AMENDING SECTION 90-51.1 TO LIMIT THE HEIGHT OF THE 270 FOOT LONG PLATFORM TO 30 FEET IN HEIGHT AND LIMIT THE TOWERS TO 150 FEET IN LENGTH; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

5. DISCUSSION ITEMS:

- A. Historic Preservation
- B. Future Agenda items

6. REPORT OF PERMITS ISSUED FOR THE MONTH OF JULY 2014.

[To be delivered separately]

7. ADJOURNMENT.

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS WHO ARE DISABLED AND NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE TOWN CLERK AT 305-861-4863 EXT. 226 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING. IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY THE TOWN OF SURFSIDE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE TOWN CLERK, TOWN OF SURFSIDE TOWN HALL, 9293 HARDING AVENUE. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE TOWN CLERK AT 305-861-4863.

TWO OR MORE MEMBERS OF TOWN COMMISSION OR OTHER TOWN BOARDS MAY ATTEND AND PARTICIPATE AT THIS MEETING. THESE MEETINGS MAY BE CONDUCTED BY MEANS OF OR IN CONJUNCTION WITH COMMUNICATION MEDIA TECHNOLOGY, SPECIFICALLY, A TELEPHONE CONFERENCE CALL. THE LOCATION 9293 HARDING AVENUE, SURFSIDE, FL 33154, WHICH IS OPEN TO THE PUBLIC, SHALL SERVE AS AN ACCESS POINT FOR SUCH COMMUNICATION.



**TOWN OF SURFSIDE  
PLANNING AND ZONING BOARD  
AND  
DESIGN REVIEW BOARD  
MINUTES  
JULY 31, 2014  
7:00 PM**

Town Hall Commission Chambers – 9293 Harding Ave., 2<sup>nd</sup> Floor  
Surfside, Florida 33154

**DESIGN REVIEW BOARD**

**1. CALL TO ORDER**

Vice Chair Kligman called the meeting to order at 7:03 pm.

**2. ROLL CALL**

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

**APPROVAL OF MINUTES: June 26, 2014**

Board Member Castellanos made a motion to approve. The motion received a second from Review Board Member Gutierrez and all voted in favor with Board Member Glynn and Chair Lecour absent.

**3. DESIGN REVIEW BOARD APPLICATIONS:**

**A. Request of the Owner of Property located at 725-92 Street**

The applicant is requesting to convert the garage to additional living space for their single family home.

Town Planner Sarah Sinatra presented the item.

Board Member Castellanos made a motion to approve with the recommendation that landscaping be provided along the side of the new wall. The motion received a second from Review Board Member Gutierrez and all voted in favor with Board Member Glynn and Chair Lecour absent.

**B. Request of the Owner of Property located at 8834 Abbott Avenue**

The applicant is requesting to upgrade their front façade with new windows, doors, a stone veneer and a rear patio addition.

Town Planner Sarah Sinatra presented the item.

Board Member Gutierrez asked for a sample or photo of the stone veneer. The architect spoke and said they did not have it selected and have no sample as yet. The Board asked that they submit a sample when ready for approval.

Board Member Castellanos made a motion to approve with the recommendation that a sample of the stone veneer be provided to staff for approval. The motion received a second from Review Board Member Gutierrez and all voted in favor with Board Member Glynn and Chair Lecour absent.

**C. Request of the Tenant of Property located at 9484 Harding Avenue**

The tenant is requesting to install a new sign (Geneva Tailor).

Town Planner Sarah Sinatra presented the item.

Board Member Castellanos made a motion to approve. The motion received a second from Review Board Member Gutierrez and all voted in favor with Board Member Glynn and Chair Lecour absent.

**D. Request of the Tenant of Property located at 9487 Harding Avenue**

The tenant is requesting to install a new sign (Sushi 26 Tapas).

Town Planner Sarah Sinatra presented the item.

Review Board Member Gutierrez made a motion to approve with the condition that the sign be reduced to 35 feet. The motion received a second from Board Member Rubenstein and all voted in favor with Board Member Glynn and Chair Lecour absent.

**E. Request of the Owner of Property located at 9234 Bay Drive**

The applicant is requesting to knock down the existing residence and build a two story single family residence on the west side of Bay Drive.

Town Planner Sarah Sinatra presented the item. It meets all code requirements but staff is asking for clarification of the height in writing as well as the wall. The owner of the house spoke in support of the project and provided more details of the new structure. The architect spoke and addressed the questions posed by Town Planner Sinatra.

Review Board Member Gutierrez made a motion to approve with the condition that the wall is approved by the Town Planner. The motion received a second from Board Member Rubenstein and all voted in favor with Board Member Glynn and Chair Lecour absent.

**F. Request of the Owner of Property located at 8943 Harding Avenue**

The applicant is requesting to add a second story to an existing one story duplex.

Town Planner Sarah Sinatra presented the item with the condition that landscaping be provided in the setback area where parking is. The applicant spoke and said that landscaping will be provided although not shown on plans submitted.

Board Member Rubenstein made a motion to approve with the staff proposed changes in the green area. The motion received a second from Review Board Member Gutierrez and all voted in favor with Board Member Glynn and Chair Lecour absent.

**4. ADJOURNMENT.**

There being no further business to come before the Planning and Zoning Board and Design Review Board the meeting adjourned at 7:43 p.m.

Accepted this \_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Chair Lindsay Lecour

Attest:

\_\_\_\_\_  
Sandra Novoa  
Town Clerk

**PLANNING AND ZONING BOARD**

**1. CALL TO ORDER**

Vice Chair Kligman called the meeting to order at 7:43 pm.

**2. ROLL CALL**

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

**3. APPROVAL OF MINUTES: June 26, 2014**

Board Member Castellanos made a motion to approve. The motion received a second from Board Member Rubenstein and all voted in favor with Board Member Glynn and Chair Lecour absent.

**4. ORDINANCE-**

**A. AN ORDINANCE OF THE TOWN OF SURFSIDE, FLORIDA REPEALING AND REPLACING ARTICLE VI "SIGNS" OF "CHAPTER 90 ZONING" OF THE TOWN OF SURFSIDE CODE OF ORDINANCES; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

Recording Clerk Frantza Duval read the title of the ordinance.

Town Planner Sinatra gave an overview of the ordinance.

Board Member Castellanos made a motion to approve. The motion received a second from Board Member Rubenstein and all voted in favor with Board Member Glynn and Chair Lecour absent.

**B. AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 "ZONING," ARTICLE VII "OFF-STREET PARKING AND LOADING," DIVISION 1 "OFF-STREET PARKING," SECTION 90-77 "OFF-STREET PARKING REQUIREMENTS" OF THE TOWN OF SURFSIDE CODE OF ORDINANCES REGARDING PARKING TRUST FEES PAID IN LIEU OF OFF-STREET; PARKING; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.**

Recording Clerk Frantza Duval read the title of the ordinance.

Town Planner Sinatra gave an overview of the ordinance.

Board Member Castellanos made a motion to approve. The motion received a second from Board Member Rubenstein and all voted in favor with Board Member Glynn and Chair Lecour absent.

**5. DISCUSSION ITEMS:**

**A. Massing**

Town Planner Sinatra gave a short power point presentation of what will be presented to the Commission.

**B. Re-Schedule of P&Z/DRB Meeting from August 28<sup>th</sup> 2014 to August 27<sup>th</sup> 2014.**

The members of the Board present did not have a problem with the date of August 27<sup>th</sup>.

Town Planner Sinatra said they have to reschedule the September meeting as it falls on Rosh Hashanah and an alternate date of Sept. 30<sup>th</sup> be considered. The members of the Board present did not have a problem with the date of September 30<sup>th</sup>.

**6. REPORT OF PERMITS ISSUED FOR THE MONTH OF JUNE 2014.**

[To be delivered separately]

**7. ADJOURNMENT.**

There being no further business to come before the Planning and Zoning Board, the meeting adjourned at 8:07 p.m.

Accepted this \_\_\_\_ day of \_\_\_\_\_, 2013

\_\_\_\_\_  
Chair Lindsay Lecour

Attest:

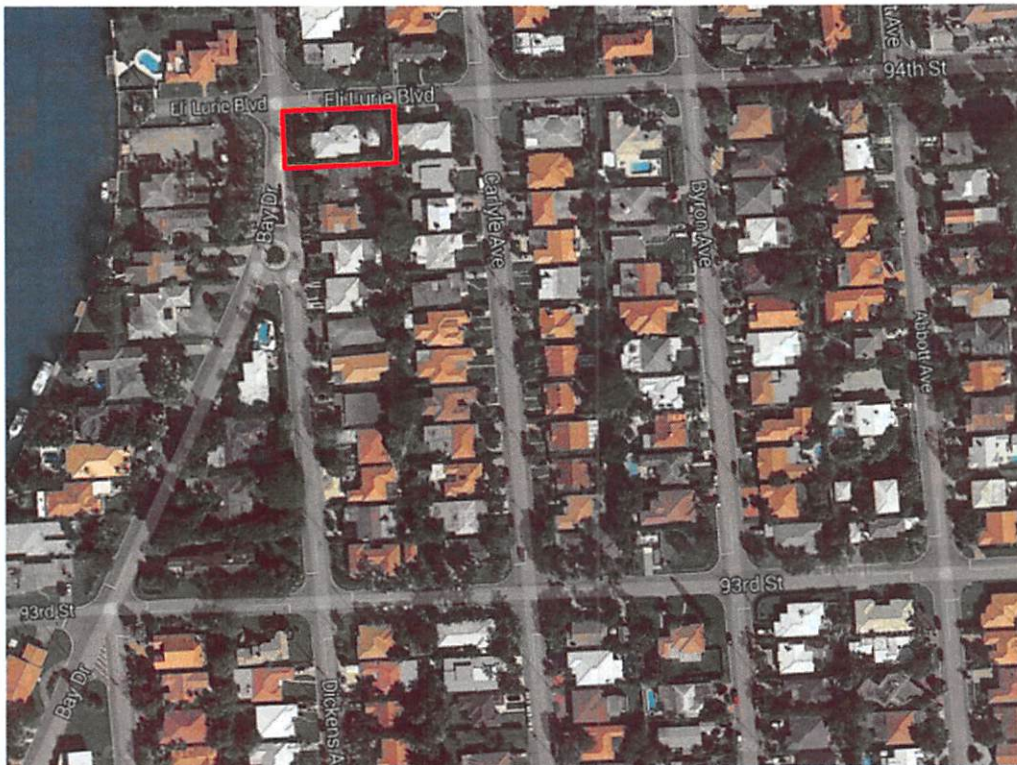
\_\_\_\_\_  
Sandra Novoa  
Town Clerk



## MEMORANDUM

To: Planning and Zoning Board  
 Thru: Michael Crotty, Town Manager  
 From: Sarah Sinatra Gould, AICP, Town Planner  
 CC: Linda Miller, Town Attorney  
 Date: August 27, 2014  
 Re: 624 94<sup>th</sup> Street – New Driveway and Remodel Accessory Building

The property is located at 624 94<sup>th</sup> Street, within the H30B zoning. The applicant, Jorge Gutierrez, on behalf of the homeowner is requesting to replace an existing driveway and convert an existing detached garage to an accessory structure.



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

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



## STANDARDS / RESULTS

### Town of Surfside Zoning Code, Applicable Requirements

#### ***Sec. 90.49 Lot standards***

<b>Lot Standards H30B</b>	<b>Required</b>	<b>Proposed</b>
Minimum lot area	5,000 feet	6,011 square feet
Maximum lot coverage	40%	35%
Pervious area	35% (minimum)	46%

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

<b>Paving Yards</b>	<b>Required</b>	<b>Proposed</b>
Rear yard landscaped	20% minimum	46%
Number of Curb Cuts	One	1
Curb Cut side set back	5 feet minimum	5 feet
Curb cut width	18 feet width maximum	18 feet
Driveway Materials	Limited to the following 1. Pavers 2. Color and texture treated concrete, including stamped concrete 3. Painted concrete shall not be permitted. 4. Asphalt shall not be permitted.	Compacted lime rock base is proposed.

### **Town of Surfside Adopted Residential Design Guidelines**

#### ***Transparency and Void Requirements***

<b>Required</b>	<b>Proposed</b>
All elevations should provide for a minimum of 10% wall openings.	Minimum 10% wall openings provided.

#### ***Decorative Features***

<b>Required</b>	<b>Proposed</b>
Decorative features should be stylistically consistent throughout the entire building.	Consistent.

#### ***Driveway Treatments***

<b>Required</b>	<b>Proposed</b>
Town encourages the use of pavers	Pavers are proposed.

#### ***Windows and Trims***

<b>Required</b>	<b>Proposed</b>
Window styles should always be consistent among all elevations of a building.	Consistent.
Frame materials should never vary on a	No variation.

single building.	
Window, door and eave trim should be consistent on all elevations of the house	Consistent.

The landscape requirement for garage conversion is not applicable to a detached garage, therefore is not required in this application.

### RECOMMENDATION

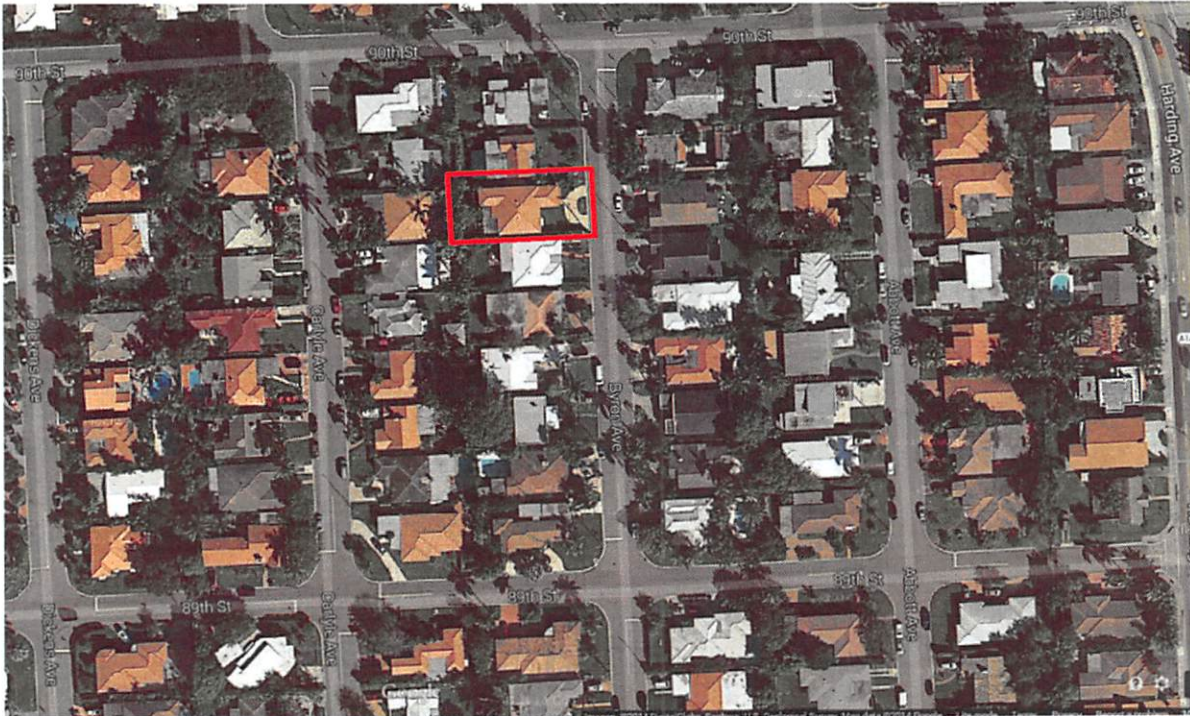
Staff recommends approval.



## MEMORANDUM

To: Planning and Zoning Board  
 Thru: Michael Crotty, Town Manager  
 From: Sarah Sinatra Gould, AICP, Town Planner  
 CC: Linda Miller, Town Attorney  
 Date: August 27, 2014  
 Re: 8950 Byron Avenue –Garage Conversion

The property is located at 8950 Byron Avenue, within the H30B zoning. The applicant, Luis R. Zaldivar, on behalf of the homeowner is requesting to convert an existing attached garage into a bedroom and bathroom.



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

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

## STANDARDS / RESULTS

### Town of Surfside Zoning Code, Applicable Requirements

#### Town of Surfside Adopted Residential Design Guidelines

##### **Sec. 90.50 (6) Converting Single Family Attached Garages**

Required	Proposed
When an attached garage is converted for any other use, the garage door or doors may be replaced by a solid exterior wall and access to the former garage area must be provided from the main premises, in addition to any other permitted access.	Solid wall is proposed. Access is provided to the main premises.
At least one (1) window shall be provided.	One window is provided.
If the garage entrance is located at the front or primary corner of the property, landscaping shall be provided along the base of the new exterior wall	Landscaping is provided.

##### **Sec. 90.77 Off Street Parking**

Required	Proposed
2 spaces	Existing driveway has two spaces.

##### **Sec. 90.45 Setback**

H30A and H30B	Percentage	Proposed
SINGLE STORY STRUCTURES	MINIMUM SETBACK	
Primary frontage	20 feet	<b>19.50 feet</b> Existing
Interior side (lots equal to or less than 50 feet in width)	5 feet	5 feet
Rear	20 feet	20.25 feet

##### **Sec. 90.49 Lot standards**

Lot Standards H30A	Required	Proposed
Maximum Lot Coverage	40%	N/A - No increase in floor area proposed.

##### **Transparency and Void Requirements**

Required	Proposed
All elevations should provide for a minimum of 10% wall openings.	Minimum 10% wall openings provided.

**Decorative Features**

<b>Required</b>	<b>Proposed</b>
Decorative features should be stylistically consistent throughout the entire building.	Consistent.

**Windows and Trims**

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

**RECOMMENDATION**

Staff recommends approval.



## MEMORANDUM

To: Planning and Zoning Board  
Thru: Michael Crotty, Town Manager  
From: Sarah Sinatra Gould, AICP, Town Planner  
CC: Linda Miller, Town Attorney  
Date: August 27, 2014  
Re: 9487 – 9489 Harding Avenue – Awning

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The properties are located at 9487 – 9489 Harding Avenue, within the SD-B40 zoning district. The new business is Sushi Tapas 26 restaurant that will occupy 2 bays that were previously Asa 2 (9489 Harding Avenue) and Lotus Miami (9487 Harding Avenue). The applicant is proposing to replace the existing awning to a new canvas awning that expands over both storefronts.

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

- Existing and proposed awning
- Applicable Zoning Code regulations, along with the results of the review
- Staff Recommendation



## STANDARDS / RESULTS

### Town of Surfside Zoning Code, Applicable Requirements

#### *Sec. 90.2 Definitions*

Definition	Permitted	Proposed
Awning	A detachable, roof like cloth cover, supported from the walls of a building for protection from the sun or weather	Cloth cover for existing structure that is supported from the walls of the building.

#### *Sec. 90-49.2 Awnings and canopies.*

##### *a. Location/placement*

Permitted	Proposed
Awnings and canopies shall have consistent height and depth subject to the size of the wall opening which, the awning or canopy is affixed.	Awning height and depth is consistent with wall opening.
Awnings and canopies shall remain consistent with architectural details and proportions harmonious with the overall building design and historic context.	Awning is consistent with architectural details and harmonious with the overall building design.
Awnings and canopies shall be consistent on multiple storefronts within a larger building.	Proposed awning is consistent with other storefronts within building.
After 25 feet in length, an awning or canopy shall have either a break of a minimum of six inches or articulation of the awning or canopy.	The proposed awning is 34 feet 8 inches in length and does not have a break or articulation.  <b>This does not meet the Zoning Code meet requirements.</b>
Awnings shall be attached to the building facades and shall not be supported by vertical elements within the right-of-way.	Awning is attached to the building facade and is not supported by vertical elements within the right-of-way.
Awnings shall have a pedestrian scale and be placed so as to provide weather protection.	Awning has a pedestrian scale and provides weather protection.
Awnings shall be an enhancement to the building facade and shall be proportional with and complimentary to nearby buildings and awnings.	Proposed awning is consistent with the building design.



Awnings shall be mounted in locations that respect the design of the building and do not obscure ornamental features over storefronts (i.e. rooflines, arches, materials, banding).	Proposed location of awning does not obscure ornamental features over storefronts.
Awnings shall project a minimum of three feet and a maximum six feet over the sidewalk, not to exceed the width of the sidewalk.	Proposed awnings project six feet over the sidewalk and do not exceed the width of the sidewalk.

***b. Appearance***

Permitted	Proposed
Awnings shall be fabric or metal. Plastic and vinyl awnings are prohibited, except for First Grade vinyl awnings, subject to approval by the design review board.	Canvas.
Awnings shall be solid colors rather than patterned.	Proposed awning is solid tan in color.
If an awning valance is proposed, it shall be straight rather than curved, except for special architectural elements to be compatible with historic building styles.	Awning valance is straight.
Awning colors shall enhance and complement the building and adjacent awnings, rather than overwhelm the building scheme. Colors shall not call more attention to the awning than the building.	Awning color is consistent throughout building.
Lighting associated with awnings and canopies shall be prohibited, except lighting approved by the design review board which is attached underneath the awning and intended to provide pedestrian lighting.	No lighting is proposed.

**RECOMMENDATION**

Staff recommends approval with the following recommendation:  
 1) Provide either a break of a minimum of six inches or articulation of the awning or canopy per code *Sec. 90-49.2 Awnings and canopies a. Location and Placement.*





## Town of Surfside Planning and Zoning Board Communication

**Agenda Date:** August 27, 2014

**Subject:** Massing

**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.

Staff was requested to develop options that will reduce the maximum building frontage within the H120 district. This topic was vetted at approximately eight additional Planning and Zoning Board meetings, with detailed graphics provided to the board to assist in the development of the proposed text. Graphics of the proposed text are included.

**Analysis:** Below is the proposed code change:

Sec. 90-51. Maximum frontage of buildings.

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

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

minimum six-foot vertical or horizontal change in wall plane.

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

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

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

**Staff Recommendation:** The Town Commission approved this ordinance on first reading. Staff recommends that the Planning and Zoning Board recommend approval to the Town Commission.



\_\_\_\_\_  
Sarah Sinatra Gould, AICP, Town Planner



\_\_\_\_\_  
Michael Crotty, Town Manager

**ORDINANCE NO. \_\_ - \_\_\_\_\_**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING CHAPTER 90 ZONING; SECTION 90-51 MAXIMUM FRONTAGE OF BUILDINGS, SPECIFICALLY AMENDING SECTION 90-51.1 TO LIMIT THE HEIGHT OF THE 270 FOOT LONG PLATFORM TO 30 FEET IN HEIGHT AND LIMIT THE TOWERS TO 150 FEET IN LENGTH; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** Section 90-51 of the Town of Surfside Code regulates the maximum continuous wall frontage of buildings; and

**WHEREAS,** Section 90-51.1 of the Code contains a limitation of 270 feet on the maximum building length; and

**WHEREAS,** the Town wishes to provide greater separation between building towers by limiting height of the 270 foot long platform to 30 feet and limit the towers to 150 feet in length; and

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

**WHEREAS,** the Town Commission held its first duly noticed public hearing on these regulations on August 12, 2014 and recommended approval of the proposed amendments to the Code of Ordinances, having complied with the notice requirements by the Florida Statutes; and

**WHEREAS**, the Planning and Zoning Board, as the Local Planning Agency for the Town, held its hearing on the proposed amendments to the Code of Ordinances on August 27, 2014; and

**WHEREAS**, the Town Commission has conducted a second duly noticed public hearing on these regulations as required by law on September 9, 2014 and further finds the proposed change to the Code necessary and in the best interest of the community.

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

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

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

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

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

- (1) *H30C*: For every 50 feet, a minimum three-foot change in wall plane.
- (2) *H40*: For every seventy-five (75) feet, a minimum six-foot change in wall plane.
- (3) *H120*: For every 100 feet, a minimum six-foot change in wall planes. The change shall be either vertical or horizontal. The maximum 270 foot continuous wall frontage is limited to a building platform no greater than 30 feet in height. This platform may contain habitable and non-habitable spaces. Buildings are permitted above the 30 foot high platform subject to the following:
  - a) A tower above the platform shall provide a continuous wall plane no greater than 150 feet in length with a minimum six-foot vertical or horizontal change in wall plane.
  - b) The distance between more than one tower located on a platform shall be a minimum of 40 feet.
  - c) If a platform is provided, the side setbacks of any tower shall be a minimum of 20 feet from the setback of the platform.
- (4) Structured parking garages: see section 90-49.4

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

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

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

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

**PASSED and ADOPTED** on first reading this \_\_\_\_ day of \_\_\_\_\_, 2014.

**PASSED and ADOPTED** on second reading this \_\_\_\_ day of \_\_\_\_\_, 2014.

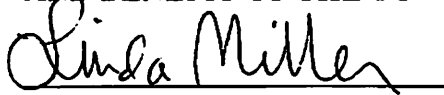
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Daniel Dietch, Mayor

**ATTEST:**

\_\_\_\_\_  
Sandra Novoa, Town Clerk

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



Linda Miller  
Town Attorney

On Final Reading Moved by: \_\_\_\_\_  
On Final Reading Seconded by: \_\_\_\_\_

**VOTE ON ADOPTION:**

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



## Town of Surfside Planning & Zoning Board Communication

**Agenda Date:** August 27, 2014  
**Subject:** Historic Preservation  
**From:** Sarah Sinatra Gould, AICP, Town Planner

The staff of the Miami-Dade Historic Preservation Board (Board) have identified nine buildings along the west side of Collins Avenue as potentially historic structures. These include 9016, 9024, 9025, 9033, 9040, 9048, 9054, 9064 and 9340 Collins Avenue. The property owners were notified of the Board's interest in these buildings through a letter each property owner received notifying them that their property is now subject to a moratorium on all building permits until the Board held a public hearing to determine if the structure would be designated historic.

The property owners contacted the Town asking for assistance in this matter. At that time, the Town contacted the Board's staff requesting a meeting to discuss the implications of this moratorium and inform them of the Town's ongoing plans, including the parking structure analysis and the discussion of development standards on the block between Collins and Harding. Based on our discussion with the Board's staff, we indicated that it would be appropriate to request a deferral of a decision by the Board. The Board meeting was held on June 18, 2014 and Town staff requested a six month deferral to provide for an opportunity to work with the Board's staff. An attorney for one of the affected property owners was also present and asked for a three month deferral. The Board granted a three month deferral of the decision to designate the properties historic.

Since that time the County Staff also identified 13 additional properties that may be evaluated to determine if they are potentially eligible for historic designation. Property owners are not notified by the County until such time a moratorium is issued on building permits related to their property, therefore, Town Staff notified all property owners on the list through a mailing. The

Town has also coordinated a public meeting and walking tour with the County Staff and invited affected property owners scheduled for Wednesday, September 10, 2014 at 6pm at the Town Hall Commission Chambers.



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Sarah Sinatra Gould, AICP, Town Planner



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Michael Crotty, Town Manager



ITEM	OUTCOME	NEXT STEPS	IN CONTRACT OR WORK AUTHORIZATION	TENTATIVE SCHEDULE	COMPLETE
<b>General Code Modifications</b>					
a. Commercial waste and recycling container screening	Screening for containers, green screen, vegetation, include pictures from Commissioner Kligman	Draft code amendment	In contract	March PZ	Waiting placement on Commission Agenda
b. parking space standards	Modify multi-family rates based on number of bedrooms and provide for guest parking, look at other cities (Coral Gables), require parking for hotel employees, no change to size of spaces, pumps in underground garages	Draft code amendment	In contract	November PZ	
c. cargo container regulations	Prohibit cargo containers in the business district	Draft code amendment	In contract	November PZ	
d. driveway material regulations	Modify code to allow stamped concrete and concrete slabs with decorative rock or grass in between	Draft code amendment	In contract	November PZ	Waiting Placement on Commission Agenda
e. garage door clarification	Modify code to remove requirement for two separate garage doors	Draft code amendment	In contract	November PZ	COMPLETE
f. satellite dishes	Further review by staff	Research and prepare report for discussion and possible code amendment	In contract	September PZ	
g. pyramiding effects of setbacks in the H120 district	No action necessary since Planning and Zoning Board currently reviewing setbacks as part of wall frontage modifications			N/A	

<b>Sustainability Modifications</b>					
a. residential or commercial wind turbine regulations	Prepare ordinance regulating wind turbines including hurricane precautions, noise regulations, insurance considerations	Draft code amendment	In contract	September PZ	
b. solar panel regulations	Prepare ordinance regulating solar panels	Draft code amendment	In contract	March PZ	Waiting placement on Commission agenda
c. Car charging station regulations	Prepare ordinance regulating car charging stations requiring them in new multi-family, research what other communities are doing	Draft code amendment	In contract	December PZ	COMPLETE
<b>Building Code Clarification</b>					
a. as-built reviews for residential projects	Discuss increasing canopy in town, street trees, what can be planted in ROW	Research and prepare report for discussion and possible code amendment	In contract	March PZ	COMPLETE Added a program modification to FY2015 budget
b. interpretation of base flood elevation for the H120 district	No change	No further action needed		N/A	COMPLETE
<b>Density</b>	Amend comp plan to specify net as the density calculator; prohibit including ROW in density calculation when there is unity of title; research effects of utilizing net vs. gross for density calculations	Data and analysis and preparation of comprehensive plan amendment	Work Authorization	Added a program modification to FY2015 budget	
<b>Floor Area Ratio</b>	Create new zoning criteria in H30	Data and analysis,	Work Authorization	Added a	

	and H40 to include minimum open space requirements and mid block accessibility and walkways	preparation of graphics		program modification to FY2015 budget	
<b>Expansion of the business district one block south</b>	Manager to prepare analysis of public/private partnerships and financing alternatives	Place on future Planning and Zoning agenda for discussion	If a land use and zoning change are implemented, a Work Authorization will be required	Added a program modification to FY2015 budget	
<b>Sign/awning code</b>	Discussed at Joint Meeting	Staff beginning to work on draft	Work Authorization approved	July Commission August Commission	COMPLETE
<b>Additional Requests from Planning &amp; Zoning after the Joint Meeting</b>					
<b>Green walls</b>	Require green walls adjacent to alleys and other buildings that abut public right of ways	Research and prepare report for discussion and possible code amendment	In contract	December PZ	
<b>Downtown Color Palette</b>	Discussion with the Planning & Zoning Board to determine if a color palette is appropriate and what colors/criteria should be included	Place on future Planning and Zoning agenda for discussion	In contract	Replaced with repainting of structures.	Complete
<b>Bay Drive &amp; 96<sup>th</sup> Street</b>	Open Bay Drive off 96 <sup>th</sup> Street	Staff will research	Police and Building to research	No change. Police Chief cited safety concerns	COMPLETE
<b>Paint Colors</b>	Discussion with the Planning & Zoning Board to determine if a color palette is appropriate for single family homes and what colors/criteria should be included	Place on future Planning and Zoning agenda for discussion	In contract	March PZ	Waiting placement on a Commission agenda
<b>Turtle Lighting</b>	Town Staff to prepare review	No ordinance necessary	Turtle lighting already required in code.		COMPLETE
<b>Painting of</b>	Town Staff to prepare ordinance	Prepare ordinance	Building to prepare	March PZ	Upcoming

<p><b>commercial structures</b></p>	<p><b>10% window opening requirement per story</b></p>	<p>Discussion with the Planning &amp; Zoning Board</p>	<p>for commission</p>	<p>ordinance</p>	<p>June PZ</p>	<p>Commission agenda. Waiting placement on a commission agenda</p>
<p><b>Parking Trust Fund</b></p>	<p><del>Discussion with the Planning &amp; Zoning Board to provide a cap for payment into the fund</del></p>	<p><del>Ordinance on July PZ agenda</del></p>	<p>In contract</p>	<p>In contract</p>	<p><del>July Commission for 1<sup>st</sup> reading July PZ August Commission for 2<sup>nd</sup> reading</del></p>	<p>Complete</p>
<p><b>Final Inspections</b></p>	<p>Zoning</p>	<p>Town Manager will analyze</p>				

\*The schedule is subject to change due to the scheduling of items that will be scheduled after Town Commission direction.