



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

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

**FEBRUARY 26, 2015
7:00 PM**

AGENDA

DESIGN REVIEW BOARD

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES: JANUARY 29, 2015**
4. **DESIGN REVIEW BOARD APPLICATIONS:**
 - A. Request of the Owner of Property located at 8712 Byron Avenue**
The applicant is requesting to build a new single family residence.
 - B. Request of the Owner of Property located at 8718 Byron Avenue**
The applicant is requesting to build a new single family residence.
 - C. Request of the Owner of Property located at 8726 Byron Avenue**
The applicant is requesting to build a new single family residence.
 - D. Request of the Owner of Property located at 8811 Emerson Avenue**
The applicant is requesting to build a new single family residence.
 - E. Request of the Owner of Property located at 9455 Collins Avenue**
The applicant is requesting to install a re-designed sign.

F. Request of the Tenant of Property located at 9460 Harding Avenue
The tenant is requesting to install a new sign.

G. Request of the Owner of Property located at 516 Surfside Blvd.
The owner is requesting to install a new gate.

5. ADJOURNMENT.

PLANNING AND ZONING BOARD

AGENDA

FEBRUARY 26, 2015

7:00 PM

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES:**
- 4. ORDINANCE:**

A. Beach Sand Quality Ordinance –

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING ARTICLE I OF CHAPTER 34 “ENVIRONMENT” AND SPECIFICALLY CREATING SECTIONS 34-2 to 34-8 “BEACH SAND QUALITY” OF THE TOWN OF SURFSIDE CODE OF ORDINANCES; AMENDING CHAPTER 14 “BUILDING” OF THE TOWN OF SURFSIDE CODE OF ORDINANCES AND SPECIFICALLY AMENDING SECTION 14-28 “ISSUANCE OF BUILDING PERMITS”; AMENDING CHAPTER 90 “ZONING” AND SPECIFICALLY SECTION 90.5 “COMPLIANCE WITH REGULATIONS”; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

5. DISCUSSION ITEMS:

- A. Sheds**
- B. Practical Difficulty Variance**
- C. Interior Balconies**
- D. Future Agenda Items**

6. ADJOURNMENT.

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE TOWN CLERK AT 305-893-6511 EXT. 226 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING. HEARING IMPAIRED PERSONS MAY CONTACT THE TDD LINE AT 305-893-7936. IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY THE TOWN OF SURFSIDE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE TOWN CLERK, TOWN OF SURFSIDE TOWN HALL, 9293 HARDING AVENUE. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE TOWN CLERK AT 305-861-4863. TWO OR MORE MEMBERS OF TOWN COMMISSION OR OTHER TOWN BOARDS MAY ATTEND AND PARTICIPATE AT THIS MEETING. THESE MEETINGS MAY BE CONDUCTED BY MEANS OF OR IN CONJUNCTION WITH COMMUNICATIONS MEDIA TECHNOLOGY, SPECIFICALLY, A TELEPHONE CONFERENCE CALL. THE LOCATION 9293 HARDING AVENUE, SURFSIDE, FL 33154, WHICH IS OPEN TO THE PUBLIC, SHALL SERVE AS AN ACCESS POINT FOR SUCH COMMUNICATION.



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

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

**JANUARY 29, 2015
7:00 PM**

MINUTES

DESIGN REVIEW BOARD

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 7:02 pm.

2. ROLL CALL

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

Commissioner Cohen attending as liaison arrived at 7:03 p.m.

Board Member Rubenstein arrived at 7:33 p.m.

Chair Lecour made an announcement that the corridor analysis which is on the agenda, will be deferred to a later date.

3. APPROVAL OF MINUTES: : **JANUARY 8, 2015**

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

4. DESIGN REVIEW BOARD APPLICATIONS:

A. Request of the Owner of Property located at 9024 Harding Avenue

The applicant is requesting to legalize a carport canopy.

Town Planner Sarah Sinatra presented the item.

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

B. Request of the Owner of Property located at 8834 Froude Avenue

The applicant is requesting a garage conversion to additional living space.

Town Planner Sarah Sinatra presented the item.

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

C. Request of the Owner of Property located at 9217 Bay Drive

The applicant is requesting a garage conversion to additional living space.

Town Planner Sarah Sinatra presented the item.

Board Member Glynn had a question about the external planter instead of landscaping.

Town Planner Sinatra said codes states they can have either.

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

D. Request of the Owner of Property located at 9472 Byron Avenue

The applicant is requesting a garage conversion to additional living space.

Town Planner Sarah Sinatra presented the item.

Board Member Castellanos made a motion to approve with the condition that a driveway to accommodate two parking spaces be installed. The motion received a second from Vice Chair Kligman and all voted in favor with Board Member Rubenstein absent.

E. Request of the Tenant of Property located at 9482 Harding Avenue

The tenant is requesting to install a new sign Nikki's Beach House Boutique.

Town Planner Sarah Sinatra presented the item.

There was some discussion regarding the size of the sign and lettering and thought the central box should be slimmer. They suggested aligning the sign with the neighboring Elle Air sign for visual consistency. The applicant Rosana Mattiori said she did not have a problem doing so as they share the same facade and would speak with the engineer.

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

1. Lowering the sign to align with neighboring sign
2. The central box be slimmer

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

F. Request of the Tenant of Property located at 9455 Harding Avenue

The tenant is requesting to install a new sign for Provence Touch.
Town Planner Sarah Sinatra presented the item with staff recommendations.

Board Member Glynn made a motion to approve with staff recommendations and the following conditions:

1. Aluminum must be powdered coated or switch to PVC
2. Caulk or fender washer between aluminum plate and wall
3. No exposed or visible piping or electrical

The motion received a second from Board Member Gutierrez and all voted in favor with Board Member Rubenstein absent.

G. Request of the Owner of Property located at 8858 Froude Avenue

The applicant is requesting to build an addition.
Town Planner Sarah Sinatra presented the item.

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

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

The applicant is requesting to build a new single family home.
Town Planner Sarah Sinatra presented the item.

The applicants Dr. and Mrs. Gabriel Novoa explained the color plan for the home. The architect presented the color scheme for the home and gave more details as to the design of the home. The Board made a few recommendations and suggested changing the shutters from wood to aluminum or none at all and also questioned some round port hole type windows. The Board liked the design of the home.

Public speaker Harvey Moskowitz asked the Board who makes the final decisions as to approval of new homes and how the design fits in with the adjacent area. He sees no problem with the proposed home on 9181 Abbott Avenue but mentioned there are several proposals for new homes and one was recently built which he thinks is a monstrosity and looks like Fort Knox. Town Planer Sinatra and the Board responded by saying there are code requirements which must be met but everyone has their own view as to design. The Board also mentioned that the town now looks into colors and are working with a color palate and since that particular house was built they are looking into more stringent requirements for wall openings.

Board Member Gutierrez made a motion to approve with the recommendation regarding shutters and the round windows. The motion received a second from Board Member Rubenstein and all voted in favor.

I. Request of the Owner of Property located at 8842 Hawthorne Avenue

The applicant is requesting to build an addition and remodel the existing property.

Town Planner Sarah Sinatra presented the item.

Board Member Castellanos made a motion to approve. The motion received a second from Board Member Gutierrez and all voted in favor.

J. Request of the Owner of Property located at 8811 Emerson Avenue

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

Board Member Rubenstein made a motion to defer the item to the next meeting. The motion received a second from Board Member Glynn and all voted in favor.

K. Request of the Owner of Property located at 8712 Byron Avenue

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

Board Member Rubenstein made a motion to defer the item to the next meeting. The motion received a second from Board Member Glynn and all voted in favor.

L. Request of the Owner of Property located at 8718 Byron Avenue

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

Board Member Rubenstein made a motion to defer the item to the next meeting. The motion received a second from Board Member Glynn and all voted in favor.

M. Request of the Owner of Property located at 8726 Byron Avenue

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

Board Member Rubenstein made a motion to defer the item to the next meeting. The motion received a second from Board Member Glynn and all voted in favor.

Board Member Gutierrez brought up the subject of wall openings on future construction of homes and perhaps the percentage should be increased so as not to have just a solid wall especially in the front of a home. The item will be brought up for discussion and review on a future agenda.

Chair Lecour asked the Board to hold onto their packets as they will need them for the next meeting on the deferred items.

5. ADJOURNMENT.

There being no further business to come before the Design and Review Board the meeting adjourned at 7:54 p.m.

MINUTES
JANUARY 29, 2015
7:00 PM

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 7:54 pm.

2. ROLL CALL

Recording Clerk Frantza Duval called the roll with the following members present: Board Member Peter Glynn, Chair Lindsay Lecour, Vice Chair Jacob Kligman, Board Member Armando Castellanos and Board Member Moshe Rubenstein. Commissioner Cohen attended as liaison.

3. APPROVAL OF MINUTES: JANUARY 8, 2015

Vice Chair Kligman made a motion to approve. The motion received a second from Board Member Castellanos and all voted in favor.

4. DISCUSSION ITEMS:

A. Corridor Analysis Update

Board Member Glynn made a motion to defer the item to a special meeting. The motion received a second from Board Member Rubenstein and all voted in favor.

A date for the Special Meeting for discussion of the Corridor Analysis is Wednesday, February 18, 2015 at 6:30 p.m.

B. Practical Difficulty Variance Language

Town Planner Sinatra gave the background on the item regarding lot coverage. Board Member Glynn thought it was practical as it gives the Commission, the Planning and Zoning Board and the applicant an option. Board Member Rubenstein commended Town Planner Sinatra as she did a good job in addressing all the points. There was further discussion regarding size of a lot and restricting to only single platted lots.

Board Member Glynn said there should be landscaping, canopy, plants as a condition of approval and Board Member Castellanos said we should also include a height restriction.

Public speaker architect Steve Bernard addressed the item and clarified what he believed was being discussed as to the variance language.

Public speaker Harvey Moskowitz questions why people are requesting expansion of a home when they knew the size of the home when they bought it. In some cases they are now asking for exceptions in order to expand. He is also against the idea of the Board offering a trading off by allowing expansion if they plant a tree or other landscaping.

C. Future Agenda Items

Canopy in right of way

Planters vs. landscaping

Front elevation more than 10 percent elevation openings.

5. PERMITS ISSUED AND REVENUE REPORT FOR DECEMBER 2014

Building Official Ross Prieto gave an update.

6. ADJOURNMENT.

There being no further business to come before the Planning and Zoning Board the meeting adjourned at 8:25 p.m.

Accepted this ____ day of _____, 2015

Attest:

Chair Lindsay Lecour

Sandra Novoa
Town Clerk



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: January 29, 2015
 Re: 8712 Byron Avenue, New Residence

The property is located at 8712 Byron Avenue, within the H30A zoning. The applicant is proposing the construction of a two story new single-family residence with a pool.



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

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

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements**Sec. 90.43 Maximum building heights**

Height	Required Maximum	Proposed
H30A	30 feet	29 Feet

Sec. 90-45. Setbacks

H30A UPPER STORY FLOOR AREA IS LESS THAN 50% OF FIRST STORY FLOOR AREA	Required	Proposed (38%)
Maximum Lot Coverage	40%	38%
FIRST STORY		
Primary Frontage	Minimum 20 feet	20 feet
Interior side	Minimum 5 feet	5 feet
Rear	Minimum 20 feet	27 feet 6 inches
UPPER STORY		
Primary frontage	Minimum 20 feet/Average 22 feet	20 feet/ Average 25 feet
Interior side	Minimum 5 feet/Average n/a	9 feet
Rear	Minimum 20 feet/ Average n/a	27 feet 6 inches

Sec. 90.49 Lot standards

Lot Standards H30A	Required	Proposed
Minimum Lot width	50 feet	50 feet
Minimum lot area	8,000 feet	5,625 square feet *Existing Platted Lot.
Maximum lot coverage	40%	38%
Pervious area	35% (minimum)	36%

Sec. 90.50 Architecture and roof decks

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

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

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

Paving Yards	Required	Proposed
Front setback permeability	50% minimum	54%
Front yard landscaped	30% minimum	35%
Rear yard landscaped	20% minimum	56%
Number of Curb Cuts	One	One curb cut
Curb Cut side set back	5 feet minimum	5 feet
Curb cut width	18 feet width maximum	18 feet
Driveway Materials	Limited to the following 1. Pavers 2. Color and texture treated concrete, including stamped concrete 3. Painted concrete shall not be permitted. 4. Asphalt shall not be permitted.	Concrete slabs

Sec. 90-77 Off-street Parking Requirements

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

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

Required	Required	Proposed
Street trees shall be required at one shade tree/palm tree per 20 linear feet of street frontage thereof along all public or private street right-of-ways in all zoning districts.	2 trees	4 trees

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

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

Town of Surfside Adopted Residential Design Guidelines

Building Massing

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

Main Entries

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

Decorative Features

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

Overall Architectural Style

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

Parking Driveways

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

Driveway Treatments

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

Wall Materials and Finishes

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

Roof Materials, Types, and Slopes

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

Windows and Trims

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

RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: January 29, 2015
 Re: 8718 Byron Avenue, New Residence

The property is located at 8718 Byron Avenue, within the H30A zoning. The applicant is proposing the construction of a two story new single-family residence with a pool.



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

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

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements**Sec. 90.43 Maximum building heights**

Height	Required Maximum	Proposed
H30A	30 feet	29 Feet

Sec. 90-45. Setbacks

H30A UPPER STORY FLOOR AREA IS LESS THAN 50% OF FIRST STORY FLOOR AREA	Required	Proposed (38%)
Maximum Lot Coverage	40%	38%
FIRST STORY		
Primary Frontage	Minimum 20 feet	20 feet
Interior side	Minimum 5 feet	5 feet
Rear	Minimum 20 feet	27 feet 6 inches
UPPER STORY		
Primary frontage	Minimum 20 feet/Average 22 feet	20 feet/ Average 25 feet
Interior side	Minimum 5 feet/Average n/a	9 feet
Rear	Minimum 20 feet/ Average n/a	27 feet 6 inches

Sec. 90.49 Lot standards

Lot Standards H30A	Required	Proposed
Minimum Lot width	50 feet	50 feet
Minimum lot area	8,000 feet	5,625 square feet *Existing Platted Lot.
Maximum lot coverage	40%	38%
Pervious area	35% (minimum)	36%

Sec. 90.50 Architecture and roof decks

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

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

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

Paving Yards	Required	Proposed
Front setback permeability	50% minimum	54%
Front yard landscaped	30% minimum	35%
Rear yard landscaped	20% minimum	56%
Number of Curb Cuts	One	One curb cut
Curb Cut side set back	5 feet minimum	5 feet
Curb cut width	18 feet width maximum	18 feet
Driveway Materials	Limited to the following 1. Pavers 2. Color and texture treated concrete, including stamped concrete 3. Painted concrete shall not be permitted. 4. Asphalt shall not be permitted.	Concrete slabs

Sec. 90-77 Off-street Parking Requirements

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

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

Required	Required	Proposed

Street trees shall be required at one shade tree/palm tree per 20 linear feet of street frontage thereof along all public or private street right-of-ways in all zoning districts.	2 trees	4 trees
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Sec. 90-95. Single-family H30A and H30B district landscape requirements.

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

Town of Surfside Adopted Residential Design Guidelines

Building Massing

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

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Required	Proposed
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Entry feature should not extend above the eave line of the structure	The entry feature does not extend above the eave line.
Should not be obstructed from view by fences, landscaping or other visual barriers	Main entry is not obstructed from view.

Decorative Features

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

Overall Architectural Style

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

Parking Driveways

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

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

Wall Materials and Finishes

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

Roof Materials, Types, and Slopes

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

Windows and Trims

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

RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: January 29, 2015
 Re: 8726 Byron Avenue, New Residence

The property is located at 8726 Byron Avenue, within the H30A zoning. The applicant is proposing the construction of a two story new single-family residence with a pool.



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

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

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements**Sec. 90.43 Maximum building heights**

Height	Required Maximum	Proposed
H30A	30 feet	29 Feet

Sec. 90-45. Setbacks

H30A UPPER STORY FLOOR AREA IS LESS THAN 50% OF FIRST STORY FLOOR AREA	Required	Proposed (41%)
Maximum Lot Coverage	40%	34%
FIRST STORY		
Primary Frontage	Minimum 20 feet	20 feet
Interior side	Minimum 5 feet	5 feet
Corner side	Minimum 10 feet	10 feet
Rear	Minimum 20 feet	27 feet 6 inches
UPPER STORY		
Primary frontage	Minimum 20 feet/Average 22 feet	20 feet/ Average 25 feet
Interior side	Minimum 5 feet/Average n/a	9 feet
Rear	Minimum 20 feet/ Average n/a	27 feet 6 inches

Sec. 90.49 Lot standards

Lot Standards H30A	Required	Proposed
Minimum Lot width	50 feet	50 feet
Minimum lot area	8,000 feet	5,625 square feet *Existing Platted Lot.
Maximum lot coverage	40%	34%
Pervious area	35% (minimum)	36%

Sec. 90.50 Architecture and roof decks

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

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

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Curb Cut side set back	5 feet minimum	5 feet
Curb cut width	18 feet width maximum	16 feet
Driveway Materials	Limited to the following 1. Pavers 2. Color and texture treated concrete, including stamped concrete 3. Painted concrete shall not be permitted. 4. Asphalt shall not be permitted.	Concrete slabs

Sec. 90-77 Off-street Parking Requirements

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

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

Required	Required	Proposed
Street trees shall be required at one shade tree/palm tree per 20 linear feet of street frontage thereof along all public or private street right-of-ways in all zoning districts.	7 trees	8 trees

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

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

Town of Surfside Adopted Residential Design Guidelines

Building Massing

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

Main Entries

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

Decorative Features

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

Overall Architectural Style

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

Parking Driveways

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

Driveway Treatments

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

Wall Materials and Finishes

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

Roof Materials, Types, and Slopes

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

Windows and Trims

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

RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: January 29, 2015
 Re: 8811 Emerson Avenue, New Residence

The property is located at 8811 Emerson Avenue, within the H30B zoning. The applicant is proposing the construction of a two story new single-family residence with a pool.



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

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

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements**Sec. 90.43 Maximum building heights**

Height	Required Maximum	Proposed
H30A	30 feet	29 Feet

Sec. 90-45. Setbacks

H30A UPPER STORY FLOOR AREA IS LESS THAN 50% OF FIRST STORY FLOOR AREA	Required	Proposed (38%)
Maximum Lot Coverage	40%	38%
FIRST STORY		
Primary Frontage	Minimum 20 feet	20 feet
Interior side	Minimum 5 feet	5 feet
Rear	Minimum 20 feet	27 feet 6 inches
UPPER STORY		
Primary frontage	Minimum 20 feet/Average 22 feet	20 feet/ Average 25 feet
Interior side	Minimum 5 feet/Average n/a	9 feet
Rear	Minimum 20 feet/ Average n/a	27 feet 6 inches

Sec. 90.49 Lot standards

Lot Standards H30B	Required	Proposed
Minimum Lot width	50 feet	50 feet
Minimum lot area	5,600 feet	5,625 square feet
Maximum lot coverage	40%	38%
Pervious area	35% (minimum)	36%

Sec. 90.50 Architecture and roof decks

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

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

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

Paving Yards	Required	Proposed
Front setback permeability	50% minimum	54%
Front yard landscaped	30% minimum	35%
Rear yard landscaped	20% minimum	56%
Number of Curb Cuts	One	One curb cut
Curb Cut side set back	5 feet minimum	5 feet
Curb cut width	18 feet width maximum	18 feet
Driveway Materials	Limited to the following 1. Pavers 2. Color and texture treated concrete, including stamped concrete 3. Painted concrete shall not be permitted. 4. Asphalt shall not be permitted.	Concrete slabs

Sec. 90-77Off-street Parking Requirements

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

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

Required	Required	Proposed

Street trees shall be required at one shade tree/palm tree per 20 linear feet of street frontage thereof along all public or private street right-of-ways in all zoning districts.	2 trees	4 trees
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Sec. 90-95. Single-family H30A and H30B district landscape requirements.

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

Town of Surfside Adopted Residential Design Guidelines

Building Massing

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

Main Entries

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

Decorative Features

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

Overall Architectural Style

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

Parking Driveways

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

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

Wall Materials and Finishes

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

Roof Materials, Types, and Slopes

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

Windows and Trims

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

RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: February 26, 2015
 Re: 9455 Collins Avenue

The Waves is requesting to replace the existing monument sign at their property located at 9455 Collins Avenue, within the H120 zoning district. The proposed monument sign will be located at the same location as the existing sign, on the east side of Collins Avenue.

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

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

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-71.2 Monument Sign

Signs	Permitted	Proposed
Area	25 sf	15.48 sf
Approved word content	Signs may include the following: 1) Trade name of establishment 2) Nature of business, services rendered or products sold on premises.	"The Waves" (Trade Name) "9455" (Address)
Prohibited Word Content	Signs may not include the following: 1) Any reference to price, except as provided in regards to "window sign."	"The Waves" (No reference to price.)



<p>Location</p>	<p>Monument signs.</p> <p>a. Monument signs shall be permitted in the H30C, H40, MU and H120 districts and are subject to the following restrictions:</p> <ol style="list-style-type: none"> 1. One sign per street frontage. 2. Maximum sign area is 25 square feet. 3. Maximum height is five feet. 4. Signs shall maintain a five-foot setback from all property lines and no portion shall be permitted to project within this five-foot setback area. 	<ol style="list-style-type: none"> 1. One sign 2. Sign area is 15.48 sf. 3. Sign height is 3 ft. The overall height including the base is 5 feet. 4. Sign Setback shall be located 5 ft. away from property line
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RECOMMENDATION

Staff recommends approval with the condition that sign setback shall be located 5 ft. away from property line



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: February 26, 2015
 Re: 9460 Harding Avenue

The property located at 9460 Harding Avenue is within the SD-B40 zoning district. The applicant is requesting to install an illuminated sign for a new restaurant, Backyard BBQ and Brew. The proposed sign is comprised of red reverse channel and white channel lettering.

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

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

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-71.1

Signs	Permitted	Proposed
Area	30 square feet	30 square feet
Approved word content	Signs may include the following: <ol style="list-style-type: none"> 1) Trade name of establishment 2) Logo of the establishment 3) Nature of business, services rendered or 4) Products sold on premises. 	Sign consists of the trade name and the logo
Prohibited Word Content	Signs may not include the following: <ol style="list-style-type: none"> 1) Any reference to price, except as provided in regards to 	No reference to price



	"window sign."	
Location	With the exception of theater marquees and V-box signs, no sign shall be erected so that any portion thereof shall project over a dedicated street or sidewalk or so that any portion thereof shall project more than five feet from any main building wall.	Sign does not project over the sidewalk or street.

RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board

Thru: Guillermo Olmedillo, Town Manager

From: Sarah Sinatra Gould, AICP, Town Planner

CC: Linda Miller, Town Attorney

Date: February 26, 2015

Re: 516 Surfside Boulevard, Gate and Terrace Addition

The property located at 516 Surfside Boulevard is within the H30B zoning district. The applicant is requesting to add a decorative vehicular gate and landscaping at their property facing Surfside Boulevard (91st Street). The applicant is also adding a wood trellis and new terrace. The terrace balcony railing will have the same design as the proposed gate.

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. 90.56 Fences, walls and hedges

	Required	Proposed
Wall with gate	Wall in the front are only permitted with the Planning and Zoning Board's approval.	Fence is proposed along the side of the property facing Surfside Boulevard

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

Frontage	Maximum Height (Feet)	Maximum Opacity (Percent)	Proposed
Wider than 50 ft and less than 100 ft	4 ft + ½ ft per 10 feet of lot width exceeding 50 feet, maximum 6 ft	All wall and fence surfaces above two (2) feet measured from grade shall maintain a maximum opacity of fifty	6 foot aluminum gate (property is 100 feet in width)
Secondary frontage (Corner only)	Shall adhere to the height and opacity limitations for corresponding lot frontage		65% translucent.

		(50) percent	
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90-56.9 Hedges

	Required	Proposed
Hedges	Shall be no more than four feet in height in the front yard and side corner yards and ten feet in height in the rear and interior side yards. Hedges may be higher if granted approval by the design review board, on a case-by-case basis.	The applicant is requesting a 6 foot high hedge to be in line with the gate. It should be noted that the property has a 13 foot, 9 inch right-of-way adjacent to Surfside Boulevard.

Recommendation

Staff recommends approval with the condition that the AC units must be out of the front 20 ft setback.



TOWN OF SURFSIDE DISCUSSION ITEM

Agenda #:

Agenda Date: February 12, 2015

From: Daniel Dietch, Mayor

Subject: Beach Sand Quality Ordinance

Objective:

For the Town Commission to approve the ordinance to require that sand excavated seaward of the Coastal Construction Control Line (CCCL) is chemically tested by protocols developed by the Town's subject matter experts, and that the sand excavated and placed seaward of the CCCL meets specific physical characteristics prior to placement above mean high water.

Background:

At the January 13, 2015 meeting, the Town Commission directed the Office of the Town Attorney to develop Surfside specific regulations to address the physical and chemical characteristics of sand placed on the beach as part of coastal development projects. This policy direction is consistent with the recommendations of the Sand Project Community Monitoring Committee, as amended, which was accepted by the Town Commission. As part of drafting the proposed Beach Sand Quality Ordinance, the Town conducted a meeting with members of the public on January 21, 2015 to discuss the ordinance, and has also received input from the Town's experts, representatives from state, county and federal agencies.

Consideration:

It is the State's responsibility to properly manage Florida's beaches, and to provide for beach restoration and nourishment projects to restore critically eroded beaches. Beachfront developers must submit a CCCL permit to FDEP for review prior to excavation or construction. If developers excavate sand east of the CCCL (which is located approximately midway between Collins Avenue and the ocean), the sand must be placed on site and/or on the beach, unless specifically authorized otherwise by the FDEP. The Town of Surfside has the authority to promulgate setbacks, building codes and zoning codes stricter than the State's requirements. The Beach Sand Quality Ordinance sets forth requirements for the physical characteristics and chemical composition of sand excavated east of the CCCL that exceed the current requirements of FDEP. Consistent with the proposed Beach Sand

Quality Ordinance the Developer must pay for the cost of the testing as well as the cost for the Town to conduct appropriate oversight over the sand transfer-related activities. The Ordinance creates Sections 34-2 to 34-8 in Chapter 34 "Environment," and amends Section 14-28 in Chapter 14 "Building" and Section 90.5 in Chapter 90 "Zoning."

ORDINANCE NO. 15 – _____

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING ARTICLE I OF CHAPTER 34 “ENVIRONMENT” AND SPECIFICALLY CREATING SECTIONS 34-2 to 34-8 “BEACH SAND QUALITY” OF THE TOWN OF SURFSIDE CODE OF ORDINANCES; AMENDING CHAPTER 14 “BUILDING” OF THE TOWN OF SURFSIDE CODE OF ORDINANCES AND SPECIFICALLY AMENDING SECTION 14-28 “ISSUANCE OF BUILDING PERMITS”; AMENDING CHAPTER 90 “ZONING” AND SPECIFICALLY SECTION 90.5 “COMPLIANCE WITH REGULATIONS”; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Department of Environmental Protection (FDEP) issues permits which authorize excavation and placement of sand seaward of the Coastal Construction Control Line (CCCL), pursuant to 161.053, *Florida Statutes*; and

WHEREAS, the FDEP cannot contravene zoning or building codes established by a municipality which are equal to, or more strict than, those requirements provided in Section 161.053(4)(b), *Florida Statutes*; and

WHEREAS, FDEP requires that sandy material excavated seaward of the CCCL or 50-foot setback shall be maintained on site seaward of the CCCL or 50-foot setback and shall be placed in the immediate area of construction unless otherwise specifically authorized by the Department, as provided by Rule 62B-33.005(6), F.A.C.; and

WHEREAS, FDEP guidelines state that only beach compatible sand shall be placed on the beach; and

WHEREAS, FDEP defines beach quality sand as sand which is similar to the native beach sand in both coloration and grain size and is free of construction debris, rocks, clay or

other foreign matter, pursuant to Rule 62B-33.002(8), F.A.C.; and

WHEREAS, the Town Commission of the Town of Surfside established the Sand Project Community Monitoring Committee (Committee) in June 2014 to serve as a resource to the Town Administration as it addressed issues and concerns related to a recently completed sand transfer project, and to provide an opportunity for the community to be involved in an educational initiative pertaining to beach management and beach opportunities going forward; and

WHEREAS, to address health risk concerns raised by residents of the Town, the Town Commission retained the services of subject matter experts, including expert independent toxicologists to provide analysis and protocols for chemical testing of excavated sand, and to recommend sand criteria related to physical characteristics of excavated sand to be placed east of the CCCL; and

WHEREAS, the subject matter experts recommended a testing protocol that is more comprehensive than the FDEP's criteria for placement of excavated sand east of the CCCL; and

WHEREAS, the Town affirms its desire to protect the health of its residents and visitors by promulgating regulations that are more comprehensive than the requirements of FDEP for sand placed on the beach as a result of coastal construction, pursuant to Rule 62-41.007, F.A.C.; and

WHEREAS, through these regulations, the Town will require that sand excavated seaward of the CCCL is tested via a protocol developed by the subject matter experts, and that sand excavated and placed seaward of the CCCL meets certain physical characteristics prior to placement above mean high water; and

WHEREAS, sand to be excavated and placed seaward of the CCCL shall be in compliance with the Beach Sand Quality regulations prior to issuance of a building permit; and

WHEREAS, the Town will supervise an independent soil technician or inspector with knowledge of soil mechanics and earthwork operations under the direction of the Town's Building Department to collect the sand samples obtained from an applicant's site during the sifting and placement of excavated sand, who will also observe and report to the Town that the sand is clean and free of construction debris and other physical contamination; and

WHEREAS, the cost for compliance with the new beach sand quality requirements for applicants shall be incurred by the applicants. Applicants shall pay for the cost of the Town's collection of the sand samples from the Applicant, and Town's submission of the samples to a qualified, licensed and regulated lab that meets industry standards to test the excavated sand; as well as pay money through cost recovery to reimburse the Town's independent consultants and professionals to evaluate the sand quality testing results, with applicants charged for such services as established in Sec. 90-11 of the Town Code; and

WHEREAS, the Town Commission held its first public hearing regarding this Ordinance on February 12, 2015; and

WHEREAS, the Planning and Zoning Board, as the local planning agency for the Town, held its hearing on the proposed amendments on February 26, 2015 with due public notice and input; and

WHEREAS, the Town Commission shall have conducted a second duly noticed public hearing on this Ordinance as required by law on April 14, 2015.

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

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 Ordinances of the Town of Surfside, Florida is hereby amended to create Sections 34-2 through 34-8 to read as follows:

Section-34-2. Beach Sand Quality.

It is hereby declared and determined that preserving and enhancing the quality of the Town of Surfside's beaches is essential to serve and benefit the Town's residents and visitors. The chemical and physical composition of beach sand must not interfere with the health, safety or welfare of the public.

Section 34-3. Definitions.

Applicant: An individual, corporation or other authorized legal entity filing an application to FDEP for a permit that requires excavation of sand seaward of the Coastal Construction Control Line.

Beach nourishment: The maintenance of a restored beach by the replacement of sand to mitigate erosion, often referred to as "beach renourishment."

Beach restoration: The placement of sand on an eroded beach for the purposes of restoring it as a recreational beach and providing storm protection for upland properties.

Coastal Construction Control Line: A line established by the Florida Department of Environmental Protection that defines that portion of the beach-dune system which is subject to severe fluctuations based on a 100-year storm surge, storm waves, or other predictable weather conditions, as established pursuant to the provisions of Section 161.053, Florida Statutes.

Construction Debris: The material resulting from the demolition of a structure. Construction debris shall not include such material which has been sorted, cleaned and otherwise processed such that it meets the suitability criteria for armoring materials set forth under FDEP rules.

Contaminants: Any substance or matter that does not meet the criteria as enumerated in the testing protocols pursuant to Sec. 34-4 of the Code of Ordinances.

Dune: A mound, bluff or ridge of loose sediment, usually sand-sized sediment, lying upland of the beach and deposited by any natural or artificial mechanism, which may be bare or covered with vegetation and is subject to fluctuations in configuration and location.

Erosion Control Line: The line which represents the landward extent of the claims of the state in its capacity as sovereign titleholder of the submerged bottoms and shores of the Atlantic Ocean, the Gulf of Mexico, and the bays, lagoons and other tidal reaches thereof on the date of the recording of the survey as authorized by Florida law.

Excavated Sand: Naturally occurring material that is to be removed and placed pursuant to the Coastal Construction Control Line permit through the mechanical or manual removal or alteration of consolidated or unconsolidated soil or rock material from or within the beach and dune system, pursuant to Section 161.053, *Florida Statutes* and Rule 62B-33, F.A.C.

Hardpack: The sand road west of the Erosion Control Line used by public safety and other authorized vehicles, pursuant to Sec. 90-60.1(5) of the Town Code of Ordinances.

Mean High Water: The average height of the high waters over a 19-year period. For shorter periods of observation, "mean high water" means the average height of the high waters after corrections are applied to eliminate known variations and to reduce the result to the equivalent of a mean 19-year value. The mean high water line is the intersection of the tidal plane of mean high water with the shore.

Renourishment Sand: Replacement sand used for beach nourishment or beach restoration.

Sand: Material that maintains the general character and functionality of the material occurring on the beach and in the adjacent dune and coastal system.

Seasonal High-Water Line: The line formed by the intersection of the rising shore and the elevation of 150 percent of the local mean tidal range above local mean high water.

Section 34-4. Testing protocols for the chemical composition of excavated sand seaward of the Coastal Construction Control Line.

Prior to placing excavated sand seaward of the Coastal Construction Control Line, the applicant must comply with testing pursuant to the “Testing Protocols for the chemical composition of excavated sand seaward of the Coastal Construction Control Line,” as listed in Appendix A, and made a part of this Ordinance. These tests may be reassessed for periodic updates and review.

Appendix A

Testing Protocols for the Chemical Composition of Excavated Sand Seaward of the Coastal Construction Control Line

Pursuant to Section 34-4 of the Town Code of Ordinances, prior to placing excavated sand seaward of the Coastal Construction Control Line, the applicant must comply with the following protocols on the chemical composition of the excavated sand:

- A. Provide to the Town proof of a Phase 1 Environmental Site Assessment on applicant’s property and where practicable, applicant’s adjacent property. This must be completed within one year prior to the application, and must be in compliance with applicable American Society of Testing and Materials standards. Applicant may also be required to conduct a Phase 2 Environmental Site Assessment based on results from the applicant’s Phase 1 Environmental Site Assessment.
- B. Applicant must comply with the following tests in (B)(1-5). Data to be expressed in mg/kg or in the relevant unit of measure.
 1. Resource Conservation and Recovery Act (“RCRA”) 8 metals with extraction by United States Environmental Protection Agency (“USEPA”) Method 3050 and analysis by USEPA Method 6010 or 200.7 (i.e., arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver).
 2. Total Recoverable Petroleum Hydrocarbons (TRPH) by Florida Department of Environmental Protection (FDEP) FL-PRO method.
 3. Chlorinated hydrocarbon pesticides by USEPA Method 8081, specifically aldrin, chlordane, dieldrin, endrin, heptachlor, and the DDT (dichlorodiphenyltrichloroethane)/DDD (dichlorodiphenyldichloroethane) /DDE (dichlorodipenyldichloroethylene) group.
 4. Polychlorinated biphenyls (PCBs by USEPA Method 8082 (i.e. Aroclors 1016, 1221, 1232, 1242, 1248, 1254, and 1260).

Alternatively, USEPA Method 8270 may be used to capture the analysis in the tests in the #3 and #4 categories. Data to be expressed in mg/kg. However, use of USEPA Method 8270 will involve reporting many more substances than the individual methods specified.

5. If there is site specific knowledge from the applicant, Town, or FDEP which suggests that assessment of the leaching potential for a particular sand source is warranted, the

applicant must apply the Synthetic Precipitation Leaching Procedure (SPLP; USEPA Method 1312).

- C. Location and Quantity of Samples: The applicant shall propose a sampling plan for excavated sand to be placed seaward of the Coastal Construction Control Line to comply with tests within (B). The applicant must provide adequate documentation to demonstrate that the location and quantity of samples is a fair and reasonable representation of the site. The Town's independent expert or designee must review the sampling plan and find it to be a fair and reasonable representation of the site.
- D. Submission of Results: The Town's independent expert will approve the collection methodology and attest the samples were submitted to a certified analytical laboratory for analysis, with appropriate chain of custody documentation.
- E. Evaluation of Results: The samples collected from the sampling plan will be compared to the Miami-Dade County DERM Residential Soil Cleanup Target Levels and to the Minimum Variable Unbiased Estimator (MVUE) value, if available, from the November 7, 2004 document entitled "Natural Background Soil Concentrations for the Barrier Islands of Miami-Dade County. The acceptable concentration will be the less restrictive of the two comparisons, with the exception of Arsenic. Arsenic levels shall be consistent with naturally occurring arsenic levels on the barrier island beaches in Miami-Dade County, based on a Minimum Variance Unbiased Estimate (MVUE) of 5.2 mg/kg and the upper tolerance level (95% limit) of 11.3 mg/kg. Any values above these limits are unacceptable unless reviewed and concurred by the Town's independent toxicologist for acceptability.

Appropriate Quality Assurance/Quality Control (QA/QC) procedures must be followed by the firm selected for the sampling, per the applicable FDEP standard protocols FDEP SOP FS 3000 Soil and FDEP SOP FQ 1000 Field Quality Control Requirements.

Section 34-5. Testing protocols for the physical composition of excavated sand seaward of the Coastal Construction Control Line.

Prior to placing excavated sand seaward of the Coastal Construction Control Line, the applicant must satisfy the requirements of "Criteria for Physical Composition of Sand excavated sand seaward of the Coastal Construction Control Line" as listed in Appendix B, and made a part of this Ordinance. These requirements may be reassessed for periodic updates and review.

Appendix B

Criteria for Physical Composition of Sand excavated sand seaward of the Coastal Construction Control Line

- A. The following physical sand characteristic standards are required for excavated sand seaward of the Coastal Construction Control Line placed between the seasonal high water line to the limit of the seaward side of the dune.
1. Munsell value of 6 or greater with a chroma of 3 or lower when wet.
 2. Mean grain size between 0.30 mm and 0.55 mm.
 3. Silt content less than 5% (passing a #230 sieve).
 4. No material greater than 5% retained on #4 sieve.
 5. Sand shall be free of construction debris or other foreign material.
- B. The following protocols for sampling and analysis shall be employed:
1. One core boring shall be analyzed for every 3,000 cubic yards of sand to be excavated, as reasonably available to implement on site.
 2. Sediment samples will be extracted from the core borings at irregular intervals based on distinct stratigraphic layers in the sediment sequence. Samples that are representative of the material defined within the area will be extracted and analyzed,
 3. Composite data will represent the average physical characteristics of the material to be placed.
 4. An average of the representative layer, weighted by effective length, will be calculated for each core, producing the core composite. The composites will then be averaged and weighted by effective length to calcite the composite of the entire sand source.
- C. The composite of the source as a whole shall satisfy the aforementioned criteria for material to be deemed eligible for placement along the Town's beach.

Section 34-6. Charges for consulting services for beach sand quality testing

The cost for compliance with the Town's beach sand quality requirements shall be incurred by the applicant. Applicant shall pay the cost of the collection of the sand from the Applicant's site and the submission of the samples for tests to a qualified, licensed, and regulated lab that meets industry standards to test the sand; as well as pay money through cost recovery to pay for the Town's independent consultants and professionals to evaluate the sand quality testing results from the lab. Charges for consulting services for applicants are established in Section 90-11 of the Town Code of Ordinances, and shall apply to the beach sand quality testing required by Sections 34-4 and 34-5.

Section 34-7. Lack of compliance.

In the event that sand to be excavated seaward of the Coastal Construction Control Line does not meet the Town's standards as described herein, then the applicant may request from FDEP removal and relocation of the non-compliant sand in an approved upland area and must replace it

with an equal or greater volume of sand from an FDEP approved sand source, which will be subject to the same testing protocols as set forth herein.

Section 34-8. Exclusions.

Sections 34-2 to 34-7 do not apply to sand for beach nourishment or beach restoration projects authorized by Miami-Dade County, the State of Florida, or federal authorities.

Section 3. Code Amendment. The Code of Ordinances of the Town of Surfside, Florida Section 14-28 “Issuance of building permits” is amended to add paragraph (d) to read as follows:

Section 14-28. Issuance of building permits.

(d) Applications for building permits that require excavation of sand seaward of the Coastal Construction Control Line must comply with the Beach Sand Quality regulations as described in Sec. 34-2 to 34-8 of the Town Code of Ordinances.

Section 4. Code Amendment. The Code of Ordinances of the Town of Surfside, Florida Section 90.5 “Compliance with Regulations” is amended to add paragraph (12) to read as follows:

Section 90.5. Compliance with regulations.

(12) No building that requires a permit to place excavated sand seaward of the Coastal Construction Control Line shall be erected or moved unless applicant has complied with Sections 34-2 to 34-8 and Section 14-28 of the Town Code of Ordinances.

Section 5. 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 6. 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 7. 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 8. Effective Date. This Ordinance shall be effective adoption on second reading.

Daniel Dietch, Mayor

ATTEST:

Sandra Novoa, CMC, Town Clerk

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



Linda Miller, Town Attorney

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

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

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 and Zoning Board Communication

Agenda Date: February 26, 2015

Subject: Residential Sheds

From: Sarah Sinatra Gould, AICP, Town Planner

Background: The zoning code limits sheds to 70 square feet and requires Planning and Zoning Board approval. Staff was approached in June of 2013 by a resident wanting a shed larger than the code limited square footage. Staff prepared a memo and potential code change to increase the size of a shed to 100 square feet and allow sheds to be approved administratively, if they were not located on a street side of the lot.

The Planning and Zoning Board discussed this proposal and agreed that the Board was not interested in sheds larger than 70 square feet, and even discussed requiring shorter sheds, while accommodating the same cubic area as the 70 square foot permitted sheds. Staff attempted to research these types of sheds, but they were not the standard shed and the code modification was not pursued.

Staff has been approached by a different resident requesting a shed larger than 70 square feet and has asked for this topic to be placed on the agenda for the Board's discussion.

Staff is suggesting the following language:

90-54.7 A ~~tee~~ shed, the area of which does not exceed 70 100 square feet and the height of which does not exceed 10 feet, shall be permitted in a rear yard and shall either provide landscaping at the foundation of the structure or within the property to minimize the appearance of the shed from neighboring properties. – A shed is subject to the following minimum setbacks:

- (a) Rear: Five feet.*
- (b) Side and secondary frontage (corner): Per zoning designation.*



Town of Surfside Planning and Zoning Board Communication

Agenda Date: February 26, 2015

Subject: Practical Difficulty Variance Standards

From: Sarah Sinatra Gould, AICP, Town Planner

Background: Charlie Ness, a town resident, requested an addition at their existing single family home. The Town code limits lot coverage to 40% and Mr. Ness requested to exceed the lot coverage limits. Lot coverage is defined as *the percentage of the total area of a lot that, when viewed from above, would be covered by all principal and accessory buildings and structures, or portions thereof; provided however that allowable exclusions, as described under "floor area," shall not be included in determining the building area.*

The exclusions to lot coverage mean that they will not count towards the 40% maximum. The exclusions are as follows:

- a. Basement space when used for parking of vehicles, as provided in the design standards for underground parking in this Code.
- b. Accessory water tanks or cooling towers.
- c. Uncovered steps and exterior balconies.
- d. Interior balconies. The width of an interior balcony shall not be greater than the depth.
- e. Covered or uncovered terraces, patios, breezeways, or porches which are open on two (2) sides.

It should be noted that although the exclusions above do not count towards the maximum 40% lot coverage, they will count towards a property's maximum impervious area, which is 65%. Meaning, that 35% of a lot must remain "green."

Mr. Ness spoke at the September 9, 2014 Town Commission meeting under the Good and Welfare portion of the agenda and asked the Town Commission to change the code to increase lot coverage of single family homes from 40% to 47.5% to enable him to build his addition. The Commission directed Staff to place this request on the Planning and Zoning Board's agenda for discussion.

This was reviewed by the Planning and Zoning Board at the September 30, 2014 meeting. The board directed staff to return with language that accommodated this request, but provided parameters and graphics to explain the code provision.

At the October 14, 2014 Town Commission meeting, the Commission directed staff to consider the option of prohibiting an expansion of the second story if a homeowner takes advantage of a maximum lot coverage of 50% on the first story.

This was further discussed at the December 9, 2014 Town Commission meeting. The Town Commission directed staff to revisit this topic by offering a method whereby the Town Commission could approve a lot coverage request on a case by case basis. Staff explained that the existing variance provisions in the code require an applicant to demonstrate an unnecessary or undue hardship. In the case of Mr. Ness, he would not be able to demonstrate this hardship.

Analysis: Staff reviewed other municipalities codes and found that some jurisdictions have multiple variance standards which differentiate between an unnecessary hardship and a "practical difficulty." In the case of a variance, a practical difficulty is a standard which is similar to but less rigorous than the unnecessary and undue hardship standard. This was discussed at the January Planning and Zoning Board meeting and the board recommended adding requirements on landscaping. Staff recommends the following language.

(1) *Purpose, definition, scope and limitations.*

- a. Unnecessary and undue hardship variance. An unnecessary and undue hardship variance is a relaxation of the terms or provisions of the Zoning Code of the Town of Surfside (zoning code) where such action will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions of the applicant, a literal enforcement of the zoning code would result in unnecessary and undue hardship on the property. As used in this section, a variance is authorized only for lot coverage, dimensions of yards, setbacks, other open spaces, building spacing, parking, or loading requirements.
- b. Practical difficulty variance. A practical difficulty variance is a relaxation of the terms or provisions of the Zoning Code which is less rigorous than the unnecessary and undue hardship standard. Practical difficulty variances shall only be applicable to lot coverage for single family homes located on single platted lots in the H30B zoning district. The standard provides for a variance where a literal enforcement of a zoning regulation will create a practical difficulty in the use of the parcel of land for the purpose or in the manner for which it is zoned, considering various factors set forth in paragraph (9) below.

(2) *Uses and height of structures not subject to variance.* A variance is authorized only as set out in subsection

- a. Under no circumstances shall the town commission grant a variance that would allow a use of property that is not allowed within the zoning district under the Town of Surfside Comprehensive Plan and the zoning code.
- b. Under no circumstances shall the town commission grant a variance that would allow height of development and structures within the Town of Surfside that exceeds the maximum building heights that are set out in the Town of Surfside Comprehensive Plan or the zoning code, whichever provisions are more restrictive.

(3) *Nonconforming uses and structures not grounds for granting variance.* Nonconforming use of neighboring lands, structures, or buildings in the same zoning district, and permitted use of lands, structures or buildings in any other district, shall not be considered grounds for granting a variance.

(4) *Town manager not authorized to vary terms of section.* The town manager or designee has no authority to relax the terms of this section. Authority to grant variances is lodged solely with the town commission.

(5) *Application requirements.* An application for a general variance shall be filed by the owner of the property upon which the variance is requested or the owners designated representative. The following shall, at minimum, be required to support a variance application:

- a. Statements of ownership and control of the property, executed and sworn to by the owner or owners of 100 percent of the property described in the application, or by tenant or tenants with the owners' written, sworn consent,

or by duly authorized agents evidenced by a written power of attorney if the agent is not a member of the Florida Bar.

b. The written consent of all utilities and/or easement holders if the proposed work encroaches into any easements.

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

d. Site plan indicating the existing and proposed structures.

e. A map indicating the general location of the property.

(6) *Staff review.* The town manager or designee shall review the application to determine whether the proposed variance complies with the general purpose and standards set forth herein. The town manager or designee shall compile a written staff report summarizing the facts regarding the application, including all relevant documents. The complete staff report shall be transmitted to the planning and zoning board and to the town commission.

(7) *Review by planning and zoning board and by the town commission.* The town manager or designee shall schedule the general variance application for a meeting of the planning and zoning board. The planning and zoning board shall conduct one public hearing on the general variance application, review the application, and make recommendations to the town commission for final action. The town manager or designee shall then schedule the variance application, including the recommendation of the planning and zoning board, for a meeting of the town commission.

a. *Public hearing.* The town commission shall hold one public hearing on the variance application.

b. *Action by the town commission.* In considering whether to approve or deny the application, the town commission shall review the application, the purposes and standards set forth in this section, the staff report, the recommendation of the planning and zoning board, and relevant evidence, including oral and written comments received at the public hearing. No variance shall be granted except upon the affirmative vote of at least four members of the town commission.

(8) Standards of review for an unnecessary and undue hardship variance. The town commission shall approve an unnecessary and undue hardship variance only if the variance applicant demonstrates by clear and convincing evidence that all of the following are met and satisfied:

a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

b. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

- c. Literal interpretation of the provisions of the zoning code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the zoning code and results in unnecessary and undue hardship on the applicant;
- d. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the town comprehensive plan or the zoning code;
- e. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;
- f. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;
- g. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and
- h. The requested variance is in harmony with the general intent and purpose of the town comprehensive plan and the zoning code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

(9) Standards of review for a practical difficulty variance. The town commission shall approve a practical difficulty variance if it finds, based on substantial competent evidence, that following factors demonstrate that a practical difficulty exists:

- a. How substantial the variance is in relation to the requirement sought to be varied;
- b. Whether a substantial change will be produced in the character of the neighborhood;
- c. Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and
- d. Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

(9) (10) Conditions and restrictions. The town commission may impose such conditions and restrictions upon the premises benefited by any variance as may be necessary to comply with the standards set out in this Section, and to prevent or minimize adverse effects on other property in the neighborhood. Violation of such conditions and restrictions, when made a part of the terms under which any variance is granted, shall be deemed a violation of the zoning code, and shall constitute grounds for revocation of the variance.

a. A condition of granting a practical difficulty variance shall be for the property to meet or exceed the landscape requirements in Chapter 90, Article VIII of the Town's Code of Ordinances.

~~(10)~~(11) *Expiration of approval.* The approval of any variance shall be void if the applicant does not obtain a building permit or other development order to implement the variance within 24 months after the granting of the variance. An applicant who has obtained approval of a variance may request an extension of this time period within the original approval period. The town commission may grant one or more extensions for a period of up to a total of six months for good cause shown by the applicant.

~~(11)~~ (12) *Amendments and alterations to approved variances.* Any expansion to an approved variance and any addition to or expansion of an existing variance shall require the same application, review, and approval as required under this Section for the original variance.



Town of Surfside Planning and Zoning Board Communication

Agenda Date: February 26, 2015
Subject: Interior Balconies
From: Sarah Sinatra Gould, AICP, Town Planner

Background: The Planning and Zoning Board has expressed concerns over the ability for an interior balcony to be counted towards the requirement for an average setback. Staff is recommending the following underlined language to clarify the definition of exclusions to floor area.

Sec. 90-2. – Definitions

Floor area: The sum of the gross horizontal areas of the several floors of a building or buildings, measured from the exterior faces of exterior walls or from the centerline of walls separating two attached buildings. Basement space used for retailing shall be included for the purposes of calculating requirements for accessory off-street parking spaces and accessory off-street loading berths.

(1) In particular, floor area including (but not limited to):

- a. Elevator shafts or stairwells at each floor.*
- b. Floor space used for mechanical equipment.*
- c. Floor space in penthouses.*
- d. Attic floor space (whether or not a floor has been laid) providing structural headroom of seven feet six inches or more.*
- e. Floor space in interior balconies or interior mezzanines.*
- f. Floor space in porches and pools enclosed with plastic, glass or permanent type of material.*
- g. Any floor space used for residential use, no matter where located within the building.*
- h. Garages (attached and unattached), sheds and accessory buildings.*

(2) However, the floor area of a building shall not include:

- a. *Basement space when used for parking of vehicles, as provided in the design standards for underground parking in this Code.*
- b. *Accessory water tanks or cooling towers.*
- c. *Uncovered steps and exterior balconies.*
- d. *Interior balconies. The width of an interior balcony shall not be greater than the depth. An interior balcony shall not be utilized to meet an average setback requirement*
- e. *Covered or uncovered terraces, patios, breezeways, or porches which are open on two (2) sides.*

ITEM	OUTCOME	NEXT STEPS	IN CONTRACT OR WORK AUTHORIZATION	TENTATIVE SCHEDULE	COMPLETE
FUTURE PZ DISCUSSION ITEMS					
Landscaping in front of converted garage	Determine if landscaping planter is sufficient versus requiring landscaping.	Reviewed code and determined that planter is only permitted in cases where the driveway would be too short.	In contract	No further modification necessary	Yes
Tree Canopy Initiative	\$8,000 budgeted in the FY 2014-2015 budget				
Average side setback	Modify ordinance for additional side setbacks on upper floors for single family homes	Draft code amendment	In contract	February PZ	
Sheds	Modify ordinance to increase square footage, but reduce height and add landscape requirements.	Draft code amendment	In contract	February PZ	
Measuring height from crown of the road	Place on agenda for discussion relating to sea level rise	Direction from Planning and Zoning		March PZ	
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	April PZ	
Cargo container regulations	Prohibit cargo containers in the business district	Draft code amendment	In contract	June PZ	
Satellite dishes	Further review by staff	Research and prepare report for	In contract	May PZ	

		discussion and possible code amendment				
Residential or commercial wind turbine regulations	Prepare ordinance regulating wind turbines including hurricane precautions, noise regulations, insurance considerations	Draft code amendment	In contract	May PZ		
Green walls	Require green walls adjacent to alleys and other buildings that abut public right of ways	Research and prepare report for discussion and possible code amendment	In contract	May PZ		
Final Zoning Inspections	Town Manager will analyze					
Corridor Analysis	Study corridor between Collins & Harding	Prepare code amendments	Work authorization to be approved in NOVEMBER	JANUARY PZ		
ON UPCOMING COMMISSION AGENDA						
Single Family Paint Colors	Discussion with the Planning & Zoning Board to determine if a color palette is appropriate for single family homes and what colors/criteria should be included	Place on future Planning and Zoning agenda for discussion	In contract	March PZ		Must be brought back to PZ for further discussion
ON FUTURE COMMISSION AGENDA						
Commercial waste and recycling container screening	Screening for containers, green screen, vegetation, include pictures from Commissioner Kligman	Draft code amendment	In contract	March PZ		Waiting placement on Commission Agenda
Driveway material regulations	Modify code to allow stamped concrete and concrete slabs with decorative rock or grass in between	Draft code amendment	In contract	November PZ		Waiting Placement on Commission Agenda
Painting of	Town Staff to prepare ordinance	Prepare ordinance	Building to prepare	March PZ		Upcoming

commercial structures	for commission	ordinance	Commission agenda.
COMPLETED			
Parking Trust Fund	Discussion with the Planning & Zoning Board to provide a cap for payment into the fund	In contract	July Commission for 1 st reading, July-PZ August Commission for 2 nd reading Complete
Turtle Lighting	Town Staff to prepare review	COMPLETE	Turtle Lighting Town Staff to prepare review
Downtown Color Palette	Discussion with the Planning & Zoning Board to determine if a color palette is appropriate and what colors/criteria should be included	In contract	Replaced with repainting of structures. Complete
Bay Drive & 96 th Street	Open Bay Drive off 96 th Street	Police and Building to research	No change. Police Chief cited safety concerns COMPLETE
Sign/awning code	Discussed at Joint Meeting	Work Authorization approved	July Commission August Commission COMPLETE
As-built reviews for residential projects	Discuss increasing canopy in town, street trees, what can be planted in ROW	In contract	March-PZ COMPLETE Added a program modification to FY2015 budget
Interpretation of base flood elevation for the H120 district	No change		N/A COMPLETE
Solar panel	Prepare ordinance regulating solar	In contract	March-PZ COMPLETE

regulations	panels	amendment	In-contract	December-PZ	COMPLETE
Car charging station regulations	Prepare ordinance regulating car charging stations requiring them in new multi-family, research what other communities are doing	Draft code amendment	In-contract	December-PZ	COMPLETE
Pyramiding effects of stepbacks in the H120 district	No action necessary since Planning and Zoning Board currently reviewing stepbacks as part of wall frontage modifications			N/A	
Garage door clarification	Modify code to remove requirement for two separate garage doors	Draft code amendment	In-contract	November-PZ	COMPLETE
10% window opening requirement per story	Discussion with the Planning & Zoning Board	Prepare ordinance for commission	In-contract	June-PZ	November Commission for first reading