



**Town of Surfside
Planning and Zoning Board Meeting
AGENDA
Thursday, May 30, 2024
6:00 PM
Town Commission Chambers**

Rule 6.06 (a)3 Agenda. The good and welfare portion of the agenda is set for 8:15 p.m.

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

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

1. **Call to Order/Roll Call**
2. **Town Commission Liaison Report**
3. **Approval of Minutes**
 - 3.A **Approval of April 25, 2024 Planning and Zoning Board Meeting Minutes** - Sandra McCreedy, MMC, Town Clerk
[April 25, 2024 Planning and Zoning Board Meeting Minutes](#)
4. **Applications**
 - 4.A **9472 Byron Avenue - New Single-Family Home** - Scarlet Hammons, AICP CTP, Town Planner
[Attachment A: Images and Zoning Tables](#)
[9472 Byron Avenue Plans](#)
 - 4.B **9517 Byron Avenue - Home Addition, Porch Enclosure and Garage Conversion** - Scarlet Hammons, AICP, CTP, Town Planner
[Attachment A: Images and Zoning Tables](#)
[9517 Byron Avenue Agenda Packet](#)
 - 4.C **9280 Byron Avenue - Front Facade Alterations** - Scarlet Hammons, AICP, CTP, Town Planner
[Attachment A: Images and Zoning Tables](#)
[9280 Byron Avenue Agenda Packet](#)
5. **Ordinances**
 - 5.A **Ordinance Amending Section 90-41 "Regulated Uses" by Providing Exemptions to Drug Stores** - Scarlet Hammons, AICP, CTP, Town Planner

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-41, "REGULATED USES", BY PROVIDING DRUG STORES EXEMPTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS AND PROVIDING FOR AN EFFECTIVE DATE.
[90-41 Regulated Uses - Drug Stores - After First Reading](#)
6. **Next Meeting Date: Discussion on possibly changing the July meeting to Wednesday, July 24, 2024.**
7. **Discussion Items**
 - 7.A **Design Guidelines Update** - Scarlet Hammons, AICP, CTP, Town Planner
[Attachment A: Design Guidelines 2007](#)
[Design Standards 2024 DRAFT](#)
[Appendix A1 - ARCHITECTURAL STYLE- art Deco.pdf](#)
[Appendix A2 - ARCHITECTURAL STYLE Coastal Contemporary.pdf](#)

[Appendix A3 - ARCHITECTURAL STYLE Mediterranean.pdf](#)
[Appendix A4 - ARCHITECTURAL STYLE Mid Century Modern.pdf](#)
[Appendix A5 - ARCHITECTURAL STYLE MiMo.pdf](#)
[Appendix A6 - ARCHITECTURAL STYLE Spanish.pdf](#)
[Appendix C: Pre-Approved-Paint-Pallet-for-SFH Surfside.pdf](#)
[Appendix D - Checklist](#)

7.B Comp Plan Amendments Update - Scarlet Hammons, AICP, CTP, Town Planner

8. Adjournment

Respectfully submitted,

Marisol Vargas, MPA.
Interim Town Manager

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

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

AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE TOWN CLERK, TOWN OF SURFSIDE TOWN HALL, 9293 HARDING AVENUE. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE TOWN CLERK AT 305-861-4863. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE TOWN WEBSITE AT www.townofsufsidefl.gov.

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

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



**Town of Surfside
Planning and Zoning Board Meeting
MINUTES
April 25, 2024
6:00 PM
Town Commission Chambers**

1. Opening

1.A Call to Order

Town Clerk McCready called the meeting to order at 6:07 p.m.

1.B Roll Call of Members

Town Clerk McCready called the roll with the following members present:

Present: Board Member Carlos Aparicio, Board Member Lindsay Lecour, Board Member Adrian Chavez, Board Member Andrea Travani, Alternate Board Member Horace Henderson, and Alternate Board Member Regino Sanchez.

Absent: Board Member James Mackenzie

Also Present: Interim Town Attorney Mark Blumstein, Consultant Town Planner Scarlet Hammons, Commission Liaison Commissioner Gerardo Vildostegui, and Interim Town Manager Marisol Vargas.

1.C Selection of a Chair and Vice Chair - Sandra McCready, MMC, Town Clerk

A motion was made by Alternate Board Member Henderson to appoint Board Member Lindsay Lecour as the Chair, seconded by Board Member Chavez. The motion carried with a 5-0 vote.

A motion was made by Board Member Chavez to appoint Board Member Andrea Travani as the Vice-Chair, seconded by Board Member Aparicio. The motion carried with a 5-0 vote.

Chair Lecour asked the Members to provide a brief introduction and provide a brief background as it relates to the Planning and Zoning Board.

Chair Lecour asked the members of the administration and the staff to also introduced themselves.

Interim Town Attorney, Interim Town Manager, Town Clerk, Deputy Town Clerk,

Building Supervisor Administrative II, and Consultant Town Planner introduced themselves to the Board and members of the public.

2. **Town Commission Liaison Report**

Commission Liaison Commissioner Vildostegui introduced himself to the Board and thanked them for their service. He spoke about the proposed ordinance on the agenda. He further stated that he appreciates the Board Members' commitment to serve the Town.

3. **Approval of Minutes**

3.A **February 29, 2024 Planning and Zoning Board Meeting Minutes** - Sandra N. McCready, Town Clerk

A motion was made by Board Member Chavez to approve the February 29, 2024 Planning and Zoning Board Meeting Minutes, seconded by Vice Chair Travani. The motion carried with a 5-0 vote.

[February 29, 2024 Planning and Zoning Board Meeting Minutes](#)

4. **Applications**

Interim Town Attorney Blumstein read his quasi-judicial statement into the record.

Deputy Town Clerk Guevara swore in all the members of the public and applicants that will be speaking tonight on all applications.

Interim Town Attorney Blumstein asked Deputy Clerk Guevara if all applicable applications met notice requirements.

Deputy Clerk Guevara confirmed notice requirements were met with the exception of item 4F (9428 Emerson Avenue) for failure to meet the noticing requirements.

Town Clerk McCready stated that they will be seeking a deferral of item 4F (9428 Emerson Avenue) to a time certain under the specific item.

Interim Town Attorney Blumstein polled the members of the Board for any ex-parte communication.

None of the Board Members had ex-parte communication.

4.A **8909 Irving Avenue - 2-Story Addition** - Walter Keller, PE, AICP, Town Planner

Staff finds this application for a 2-story addition and front yard pool meets the zoning code. The Planning and Zoning Board should determine whether the new addition is "consistent with and in conformance with the design guidelines set forth in the Town Code". If the Board determine the project is in compliance, staff recommends approval with the following conditions:

- The 1st level of the additional space must have a FFE equaling the existing FFE for the home.
- The proposed pool must have an appropriate safety barrier.
- Any additional lighting must be noted at the time of permitting and comply with Ordinance No. 24-1767

Town Planner Hammons introduced the item and provided an overview of the application.

Interim Town Attorney Blumstein read the below recommendations from the Interim Building Official:

1. Plans should be digitally signed and sealed by the Design Professional.
2. TV Room needs to show compliance egress and natural ventilation & natural lighting.
3. Existing Bedroom on East side should show compliance with egress.
4. Bedroom on second floor (North side) should also show compliance with egress.
5. Contractor and Design Professional to verify if this project constitutes a Substantial Improvement (show Flood Criteria).

Applicant Valeria Lorenzo spoke on the item and addressed the different comments of the Interim Building Official.

Chair Lecour opened the floor to public comments.

There were no public speakers.

Chair Lecour closed the floor to public comments.

Members of the Board posted questions to the applicant.

Chair Lecour asked regarding the A/C equipment and generator and if they will be moved from the front of the house.

Applicant Lorenzo offered to screen them.

A motion was made by Board Member Chavez to approve the application with staff recommendation and an additional condition to relocate or screen the A/C and generator equipment, seconded by Vice Chair Travani. The motion carried with a 5-0 vote.

[Attachment A: Images and Zoning Tables](#)
[8909 Irving Avenue Agenda Packet](#)

4.B 9280 Byron Avenue - Front Facade Alteration - Walter Keller, PE, AICP, Town Planner

Staff finds the application meets the zoning code requirements and recommends approval, if the Board determines that the proposed front facade complies with the

Design Guidelines.

Town Planner Hammons introduced the item and provided an overview of the application.

Interim Town Attorney Blumstein read the below recommendations from the Interim Building Official:

1. Plans should be digitally signed and sealed by the design professional.
2. Any changes to the previously approved plans will require a revision to be submitted to the Building Department.

Applicant Valeria Lorenzo spoke on the item and addressed the different comments of the Interim Building Official.

Chair Lecour opened the floor to public comments.

There were no public speakers.

Chair Lecour closed the floor to public comments.

Members of the Board discussed the application.

Board Member Aparicio spoke about what he saw when he drove by the house and believes that the sensitivity of the house is completely changing from what was approved two years ago.

There were comments about the roof and that the Board should have been provided with the different materials that are being used.

Alternate Board Member Henderson asked questions regarding the garage door.

Jeff Rose, contractor for the property addressed questions posted related to the garage door.

Chair Lecour asked the Board to focus on the proposed plans.

Board Member Chavez asked if the garage will be functional or is it only for esthetics.

Mr. Rose stated that it will be for storage, but it will have a roll up regular garage door.

Chair Lecour asked about the windows on the second floor.

Mr. Rose addressed her question and further spoke about the changes being proposed.

Alternate Board Member Sanchez asked for the applicant to speak more about the driveway.

Mr. Rose stated that the applicant is looking at a concrete driveway.

Applicant Lorenzo stated that they will still have to apply for a permit in order to have a concrete driveway.

Vice Chair Travani spoke further about the two windows on the second floor, and he asked about the pool being bigger and the stairs that were there before are no longer there.

Mr. Rose stated that they removed the stairs and further explained what they are proposing for the back.

Board Member Aparicio expressed that he would like to see samples of the materials that the applicant is proposing to use with the amount of work that is being proposed for this house. He believes that they should have more details.

Alternate Board Member Henderson concurred with Board Member Aparicio's comments.

Mr. Rose asked the Board to provide more ideas as to what the Board is looking for in regards to materials.

Board Member Chavez spoke about the materials and that when you have natural materials it does require a higher level of maintenance. He also believes that he would have liked to see more details.

Alternate Board Member Sanchez spoke about the natural materials and that he personally had a deck and ended up changing it to composite due to the amount of maintenance that the original material required.

Chair Lecour believes that the application lacks details.

A motion was made by Alternate Board Member Henderson to defer this application to May 30, 2024, Planning and Zoning Board meeting and for the applicant to bring a sample board of materials and to update the drawings, seconded by Board Member Chavez. The motion carried with a 5-0 vote.

[Attachment A: Images and Zoning Tables](#)
[9280 Byron Avenue Agenda Packet](#)

4.C 9133 Froude Avenue- Addition - Walter Keller, PE, AICP, Town Planner

Staff finds this application for a front addition, garage conversion and façade alteration meets the zoning code. The Planning and Zoning Board should determine whether the new addition and façade modifications are "consistent with and in conformance with the design guidelines set forth in the Town Code". If the Board determines the project is compliant, staff recommends approval with the following conditions:

- The addition and former garage space must have a FFE equaling the existing FFE for the home.

Town Planner Hammons introduced the item and provided an overview of the application.

Interim Town Attorney Blumstein read the below recommendations from the Interim Building Official:

1. Plans should be digitally signed and sealed by the design professional.
2. Plans should clearly show method of how rainwater shall shed from existing roof adjacent to new addition wall.
3. Poly glass roof system shown on Proposed Left Elevation / Sheet A-5 not represented accurately as this is a low slope roof system and it does not contain any linear design elements.

Applicant Isabel Hernandez spoke on the item and addressed the different comments of the Interim Building Official.

Chair Lecour opened the floor to public comments.

The following individual from the public spoke:

Brian Lombardi thanked the Board, and he is looking forward to living in Surfside.

Chair Lecour closed the floor to public comments.

Members of the Board posted questions to the applicant regarding some aspects of the design.

Alternate Board Member Sanchez asked the applicant to elaborate on the settlement of the property that was mentioned earlier. He further stated that if they are aware that the stucco may crack once the new floor settles.

Applicant representative stated that the owner knows that he may have to fix the stucco at a later time.

Board Member Chavez spoke about the bathroom area and that there are no windows in the front of the house.

Some discussion took place among the Board Members and the applicant and their representative.

The owner agreed to plant more greenery to soften the look of the house.

Board Member Aparicio does not like the look, he believes that there is a lack of compatibility with the neighboring homes. He doesn't like the different roofs meeting when they do not match.

Vice Chair Travani asked further about the roof and provided some ideas to the applicant who addressed them.

Alternate Board Member Henderson provided his comments regarding the roof and believes that if they change the front portion of the home, it may be more symmetrical. He does appreciate that they are working on just extending an old home instead of demolishing and rebuilding. He believes that a flat roof may be a better option for the property.

Applicant spoke and stated that he has checked the neighborhood and the only homes with flat roofs are garages and additions in the back. Adding a flat roof in the front will look like an afterthought and he doesn't believe it would look nice.

Board Member Chavez spoke about the blank wall and also spoke about the roof and how he believes it will look like an extension.

Board Member Aparicio spoke about the height of the front door, and he believes that they have to look at the proportions and use less stucco.

A motion was made by Vice Chair Travani to approve the application with staff conditions and adding the following additional conditions: 1) Adding 6-foot plants in front of the bathroom covering the stucco wall; and 2) making the front door a minimum of 8-foot glass door, seconded by Alternate Board Member Henderson. The motion carried with a 5-0 vote.

[Attachment A: Images and Zoning Tables](#)
[9133 Froude Avenue Agenda Packet](#)

4.D 9033 Emerson Avenue - Front Facade Alteration - Walter Keller, PE, AICP, Town Planner

Staff finds the application meets the zoning code requirements and recommends approval, if the Board determines that the proposed front facade complies with the Design Guidelines. At the time of permitting, it shall be verified that the Finished Floor Elevation for the converted garage space is level with the remainder of the home.

Town Planner Hammons introduced the item and provided an overview of the application.

Interim Town Attorney Blumstein read the below recommendations from the Interim Building Official:

1. Plans should be digitally signed and sealed by the design professional.
2. This scope of work is not only a front façade project, as it also includes a garage conversion and interior remodel.
3. There is work being proposed on south elevation, however it is not shown on the presentation.
4. Plans to verify compliance with egress at gym and bedroom.

Applicant Valeria Lorenzo spoke on the item and addressed the different comments of the Interim Building Official.

Chair Lecour opened the floor to public comments.

There were no public speakers.

Chair Lecour closed the floor to public comments.

Alternate Board Member Henderson addressed the windows of the home.

The applicant stated that the home is not symmetrical, and she believes that the way that it was designed in her opinion is balanced.

Board Member Aparicio likes the design. He believes that people are taking cottages and trying to convert them into bigger homes. He further spoke about the window design, and he believes that the projection of the window beams has to go. He further asked if the entire front of the home is paved.

The applicant showed the green space on the screen.

Alternate Board Member Sanchez does not like the window design but likes the design of the home as a whole. He believes that the Board needs to see the material samples. He asked the applicant the material of the window and how many inches the projection is.

Applicant stated that there are 4 inches of aluminum.

Vice Chair Travani addressed the window on the garage and asked if there was a difference on the floor level.

The applicant stated that the floor on the garage will be brought up.

Chair Lecour stated that the Board is looking for a better window choice. She suggested to add another window to the right-hand side of the home. She also believes that the applicant should remove the aluminum projection of the windows and add higher landscaping. She further asked the applicant if the semicircular driveway will be removed.

Applicant responded affirmatively.

A motion was made by Vice Chair Travani to approve the application with staff recommendations and with the following additional recommendations: 1) To add a more symmetrical window on the right side, 2) the front door to be natural wood, 3) removing the projection of the aluminum material on the windows, 4) add 4 feet landscaping on both sides and 5) to add a second curb cut, seconded by Alternate Board Member Henderson. The motion carried with a 5-0 vote.

[Attachment A: Images and Zoning Tables](#)
[9033 Emerson Avenue Agenda Packet](#)

4.E 9133 Carlyle Avenue - 2-Story Addition - Walter Keller, PE, AICP, Town Planner

Staff finds the application does not comply with all zoning code requirements. It is recommended the Applicant withdraw the site plan package and reevaluate the proposed improvements to address the following concerns:

- Reduce the Floor Area % to be below 40%
- Clarify the height of the building relative to the crown of the road
- Address the Average Setback provisions of Sec. 90-45 (2) of the Town Code
- Provide a more compatible development of the second floor and roof plan
- New construction on the south wall must comply with the 5 foot setback
- Provide additional landscaping to enhance the site

A motion was made by alternate Board Member Henderson to defer this item to the May 30, 2024 Planning and Zoning Board meeting, seconded by Vice Chair Travani. The motion carried with a 5-0 vote.

[Attachment A: Images and Zoning Tables](#)

[9133 Carlyle Avenue Application](#)

[9133 Carlyle Avenue Agenda Packet](#)

4.F 9248 Emerson Avenue - New Single-Family Home - Walter Keller, PE, AICP, Town Planner

Staff finds the application meets the zoning code requirements.

The Planning and Zoning Board should determine whether the proposed plan is “consistent with and in conformance with the design guidelines per the Town Code”. If the Board finds the plan is consistent, staff recommends approval subject to the following conditions.

- Modify the height of the structure to not exceed 30 feet from the crown of road and modify the parapet wall to a maximum height of 3 feet
- Comply with the Town’s landscape requirements for new single-family houses.

A motion was made by alternate Board Member Henderson to the defer this item to the May 30, 2024 Planning and Zoning Board meeting, seconded by Vice Chair Travani. The motion carried with a 5-0 vote.

[Attachment A: Images and Zoning Tables](#)

[9248 Emerson Avenue Agenda Packet](#)

4.G 9532 Abbott Avenue - 2-story Addition - Walter Keller, PE, AICP, Town Planner

Staff finds the application complies with all zoning code requirements.

The Planning and Zoning Board should determine whether the proposed plan is “consistent with and in conformance with the design guidelines per the Town Code”. If the Board finds the plan is consistent, staff recommends approval subject to the following conditions.

- Provide detail on the Average Setback requirements and the pervious area calculations.
- Comply with the Town’s landscape requirements for new single-family houses.

Town Planner Hammons introduced the item and provided an overview of the application.

Interim Town Attorney Blumstein read the below recommendations from the Interim Building Official:

1. Plans should be digitally signed and sealed by the design professional.
2. Need to show compliance with flood criteria.
3. Show finish floor elevation on plans.
4. Show on plans required flood vents at garage.
5. Possible railings required at front and rear porch if more than 30 inches high.

Interim Town Attorney Blumstein stated for the record that the Interim Building Official mentioned that cost to build in Surfside is about \$400 square foot.

Applicant N. Kagan Kocaoglu spoke on the item and addressed the different comments.

Chair Lecour opened the floor to public comments.

There were no public speakers.

Chair Lecour closed the floor to public comments.

Applicant's Architect from Sol and Associates spoke on the item and described the project to the Members of the Board.

Members of the Board posted questions to the applicant regarding the design review guidelines.

Chair Lecour asked if the applicant has the required setbacks on all 4 corners.

Applicant responded affirmatively.

Alternate Board Member Henderson stated that his understanding is that they are unable to have a straight wall from the front all the way to the back.

Applicant explained how he interprets the code, and he believes it is allowed.

Chair Lecour stated that this item should meet code for a new home instead of a 2-story addition.

Board Member Aparicio spoke on the aesthetics of the home. He does not believe that this is a house that fits Surfside. He stated that the windows don't align, and there is a lot going on with the design of this home. There is no reference of materials and there should be higher standards when evaluating these submittals. He spoke about the neighboring homes that are located around the area where the house is being proposed to be located.

Chair Lecour shared the design of the house needs edits due to too many details on the facade and be simpler. She continued to give examples of what she believes has to be revised.

Board Member Aparicio suggested the design needs to be cleaned up and provided more feedback related to the design.

Alternate Board Member Sanchez corrected the record by stating that this home is actually by the 95th Street parking lot and not by Publix. He further stated that the design should be revisited.

Vice Chair Travani does not believe that the home fits in Surfside.

Chair Lecour believes that this house does not meet the Town's Design Review Guidelines.

A motion was made by Vice Chair Travani to deny this application, seconded by Alternate Board Member Henderson. The motion carried with a 5-0 vote.

[Attachment A: Images and Zoning Tables](#)

[9532 Abbot Avenue Agenda Packet](#)

4.H 9124 Harding Avenue - Front Facade Alterations - Walter Keller, PE, AICP, Town Planner

Staff finds the application meets the zoning code requirements. If the Board determines the proposed front facade complies with the Design Guidelines, staff recommends approval.

Town Planner Hammons introduced the item and provided an overview of the application.

Interim Town Attorney Blumstein read the below recommendations from the Interim Building Official:

1. Plans should be digitally signed and sealed by the design professional

Applicant's Agent Schneur Meyer spoke on the item.

Board Member Chavez spoke about the driveway and wants to make sure that the driveway is not supposed to become a parking lot.

Board Member Aparicio spoke about the aesthetics of the home and how he doesn't like the railing, the asymmetric front door, the windows, and the second story balcony. He does not like the box looking homes and the renderings that are being provided to the Board.

Chair Lecour stated to the agent that the presented proposed project as they submitted does not have a lot of information. She asked him to point out exactly what the proposal is.

The agent stated that it is just the main porch on top and the planter on the front. They will change the front windows but replace them with the same looking windows that are currently on the home.

Board Member Aparicio asked if he is boxing the balconies.

The agent's response was affirmatively.

Board Member Aparicio stated that he does not like that at all.

Alternate Board Member Henderson stated that at the beginning he stated he was not going to change a lot and in fact he is making more changes than what he originally stated.

Chair Lecour believes that they could find a compromise by having the proposed planters and by adding the railing on the balcony but leaving the sides open.

Alternate Board Member Sanchez spoke about having more greenery and the planters will help but he is not sure that the driveway meets code.

Chair Lecour requested to add some shrubs and trees to the middle of the circular driveway.

Board Member Aparicio suggested to change the railing and leave the sides open. He further spoke about receiving drawings that do not match what the applicant really is trying to do.

Chair Lecour opened the floor to public comments.

There were no public speakers.

Chair Lecour closed the floor to public comments.

Chair Lecour asked what material the new front door would be.

The agent responded that it will be solid wood.

The Board requested for the applicant to have a regular door without the side light portion.

Vice Chair Travani asked if there were any other choices for the railing.

The representative responded that they looked at a few options but that the applicant really likes what they are proposing.

Board Member Chavez spoke about a home in Town that has some very beautiful railings that the client may like.

A motion was made by Alternate Board Member Henderson to approve with staff recommendation adding the following Board recommendations: 1) To add shrubs and trees to the center of the driveway, 2) the existing windows and doors will remain with the exception of the front door which should be centered on the stairs, 3) to remove the enclosure of the balcony and 4) allowing the cable railing with the open sides, seconded by Vice Chair Travani. The motion carried with a 4-1 vote with Board Member Aparicio voting in opposition.

[Attachment A: Images and Zoning Tables](#)
[9124 Harding Avenue Agenda Packet](#)

5. Ordinances

5.A Ordinance 2024-1770 Amending Section 90-74 Temporary Signs - Walter Keller, Town Planner

For the Planning and Zoning to discuss and provide feedback to the Town Commission.

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

Interim Town Attorney Blumstein introduced the item to the Board.

Chair Lecour open the floor to public comments.

There were no public speakers.

Chair Lecour closed the floor to public comments.

Alternate Board Member Sanchez asked how this would apply to corner lots and if those homes will now be allowed to have 10 signs.

Interim Town Attorney Blumstein stated that in theory yes, but the Board can recommend limiting it by property instead of by frontage.

Members of the Board discussed the item.

A motion was made by Alternate Board Member Henderson to recommend 5 signs

per property, seconded by Board Member Chavez. The motion carried with a 5-0 vote.

[Ord Amend Sec. 90-74 Temporary Real Estate Signs](#)

6. Next Meeting Date

Consensus was reached to hold the next meeting on May 30, 2024 at 6:00 pm.

7. Discussion Items

7.A Sec. 90-51. - Maximum frontage of buildings and facade articulations for H30A and H30B - Lindsay Lecour, Planning and Zoning Members

Chair Lecour stated that due to the time, they can defer this item but encouraged the members to read the attachment that was sent out by the Town Clerk and provided by former Commissioner Michael Karukin regarding what happens when you combine two single family home lots and the massing that you are allowed on a combined lot. She asked the Town Planner to provide visuals during the next meeting on what the current code would allow massing wise and maybe provide ideas from other codes from other municipalities that could provide guidance to the Board on how they handle the massing.

Chair Lecour would like to have two other discussion items added to the next agenda:

1. Design Review Guidelines Update
2. Comprehensive Plan Update

Chair Lecour stated that the Board would like more complete plans containing renderings in color, elevation that have call out with materials and pictures and material boards as this Board cares what materials will be used to build Surfside homes. She further asked the Town Planner that if there is an application that they cannot recommend approval on, to please not bring it forward to the Board.

Board Member Aparicio stated that they need to look at every single proposal for renovations. They should be provided with full drawings and sample of materials that the applicants intend to use. He believes that the sample of materials should be presented so that the Board can make smart decisions.

8. Adjournment

There being no further business to discuss before the Board, a motion was made by Alternate Board Member Henderson to adjourn the meeting at 9:23 p.m., seconded by Board Member Chavez. The motion carried with a 5-0 vote.

Accepted this _____ day of _____, 2024.

Lindsay Lecour, Chair

Attest:

Sandra N. McCready, MMC
Town Clerk



**Town of Surfside
Planning and Zoning Board Meeting
May 30, 2024**

DISCUSSION ITEM MEMORANDUM

Agenda #: 4.A

Date: May 30, 2024

From: Scarlet Hammons, AICP CTP, Town Planner

Subject: 9472 Byron Avenue - New Single-Family Home

Suggested Action: –

Staff finds this application for a new single-family home meets the zoning code. The proposed home as represented in the submitted plans package, has an F.A.R. of 0.71, which is less than the maximum permitted.

At this time the Planning and Zoning Board should determine whether the new home is “consistent with and in conformance with the design guidelines set forth in the Town Code”. If the Board determines the proposal is in compliance, staff recommends approval with the following conditions:

An outdoor lighting plan compliant with Ordinance No.24-1767 must be provided at the time of Building permit application.

A grading and drainage plan (with appropriate retaining wall) must be provided to comply with Ordinance No.24-1769 at the time of Building permit application.

Landscape, pool, driveway and fences must apply for separate permitting.

Background/Analysis: –

This application is a request to construct a new two-story single-family home. The subject property is located at 9472 Byron Avenue in the H30B zoning district. The application was first heard at the February 29th Planning and Zoning Board meeting and deferred to the March 28th, and again to April 25th, 2024, meetings due to inconsistencies in the lot coverage calculations that have now been resolved. See tables in **Attachment A**.

The application was again deferred to the May 30, 2024 meeting due to noticing deadlines.

The proposed home is 30 feet in height with a parapet of an additional 2 feet 8 inches. Rooftop mechanical equipment and a roof deck are proposed. Height notations are provided for the rooftop mechanical screens which extend 5 feet above the roof slab. The lot coverage for the home is under the maximum of 40% for a two-story home. The plans show the house has a total of 4,043 SF which equals an F.A.R. of 0.71, under the maximum allowed. Sheet S-03 provides the required additional average setbacks for a home with an F.A.R. of 0.71. See **Attachment A** for lot coverage, FAR and setback calculations.

The calculation for pervious provided on the zoning table on Sheet S-01 shows 2,149 SF or 38% pervious space at the property. The Landscape Plan provides 3 Florida Royal Palms as street trees, 5 on-site trees and 109 shrubs. Greater than 40% of the required trees and shrubs are Florida Friendly Landscaping species. A separate Landscaping permit will be required at the time of permitting.

The exterior design elements on the front façade include white stucco walls, black mullion windows, roof trim accent, glass railing and light gray stone entry steps. The covering for the entryway extends slightly into the front setback. Dimensions for the entry overhand and roof trim has been provided as 1-foot 9-inches, which demonstrates compliance with 90-47.1. The roof trim extends less than the maximum 8-inch encroachment into the setbacks permitted for cornices. See page 3 of **Attachment A** for Design Guideline review.

Applicant has not provided an outdoor lighting plan as now required for permitting of new houses. The plan must include all lighting fixed to the house as well as landscape lighting. The exterior lighting plan is required to comply with Ordinance No.24-1767. This is required at the time of permit application. Also, a grading and drainage plan (with appropriate retaining wall if needed) must be provided to comply with Ordinance No.24-1769 at the time of Building permit application. These plans will be reviewed by the Town Building Official during the permitting process.



Existing Conditions



Aerial view of 9472 Byron Avenue



West Elevation of 9472 Byron Avenue



Town of Surfside, Florida Development Review

Site Characteristics

Address	9472 Byron Avenue
General Location	Central Area of Town
Property Size	5,625 SF per Property Survey
Zoning District	H30B
Floors	2
Total SF	4,043 SF

Zoning Code Tables

Building Heights

Zoned Height in NGVD	Maximum	Proposed
H30B	30 FT from Crown of Road	30 FT
Modification in height	3 FT	Not Provided for parapet
Mechanical Equip. height	6 FT	Not provided*

*Line-of-sight diagram provided on Sheet S-03

Ordinance No. 2023-1754 Setbacks

Minimum Setbacks	Required	Proposed
Primary Frontage	20 feet	20 FT
Interior Side - north	5 FT	5 FT
Interior Side - south	5 FT	5 FT
Rear	20 feet	30 FT
Additional Average Setbacks		
Front	400 SF	408 SF
North Side	362.5 SF	700 SF
South Side	362.5 SF	446 SF
Structure Volume		
F.A.R.	.72 Max	0.71

Lot Standards

Lot Standards for H30 B	Required	Proposed
Minimum Lot Width	50 ft	50 FT
Minimum Lot Area	5,600 SF	5,625 SF
Maximum Lot Coverage	40%	2,149 (38%)
Total Pervious Area	35% or 1,969 SF Min	1,993 (35.1%)
Front Yard Paved	50% Max.	420 SF (42%)
Rear Yard Landscaped	20% Min.	Provided
Roof Deck	10 FT Setback	Provided

*Include entry space as it is enclosed on more than two sides and covered.



Town of Surfside, Florida Development Review

Town of Surfside Adopted Residential Design Guidelines

Design Element	Required	Proposed
Building Massing	Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses	Planning and Zoning Board to provide determination
Decorative Features	Decorative features should be stylistically consistent throughout the entire building.	Planning and Zoning Board to provide determination
Overall Architectural Style	The overall style of each house should be consistent on all sides of the building, as well as among all portions of the rood.	Planning and Zoning Board to provide determination
Wall Material and Finishes	The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.	Consistent; white stucco
Roof Types	Roof types and slopes should be generally the same over all parts of a single building	Flat Roof with parapet
Window Style	Window styles should always be consistent among all elevations of a building	Black Mullion Windows
Frame Materials	Frame Materials should never vary on a single building	Black Aluminum
Window, Door and Eave	Window, door and eave trim should be consistent on all elevations of the house.	Consistent



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PROPOSED NEW 1-FAMILY HOME

ROTH RESIDENCE

9472 BYRON AVENUE,
 SUFSIDE, FL 33154

LOT 10 BLOCK 9

LIST OF DRAWINGS

A-01	COVER
A-02	SURVEY & DEMO
A-03	FIRST FLOOR PLAN
A-04	SECOND FLOOR PLAN
A-05	ROOF FLOOR PLAN
A-06	ELEVATIONS - FRONT & REAR
A-07	ELEVATIONS - RIGHT & LEFT
R-01	RENDERINGS
R-02	PROPOSED EXTERIOR MATERIALS
S-01	SITE DIAGRAM AND ZONING DATA
S-02	SITE DIAGRAM AND SETBACK CALCULATIONS
S-03	LINE OF SITE DIAGRAM
S-04	CONTEXT IMAGES
L-01	REMOVAL PLAN & EXISTING TREES CHART
L-02	LANDSCAPING PLAN, PLANT SCHEDULE, CODE CHART
L-03	NOTES & DETAILS
L-04	IRRIGATION PLAN & SCHEDULES
L-05	IRRIGATION NOTES & DETAILS

PROJECT NAME / LOCATION

FL#015 - ROTH

DRAWING TITLE

COVER

EXAMINER'S SIGNATURE

PROFESSIONAL SEAL

JEFF AKERMAN, RA
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 AR101225

SCALE

DATE

FILE # (11)

A-01

DRAWING NO.

1 OF



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DESCRIPTION	DATE	NO.

PROJECT NAME / LOCATION
 FL#015 - ROTH

DRAWING TITLE
 SURVEY & DEMO

EXAMINER'S SIGNATURE
 PROFESSIONAL SEAL

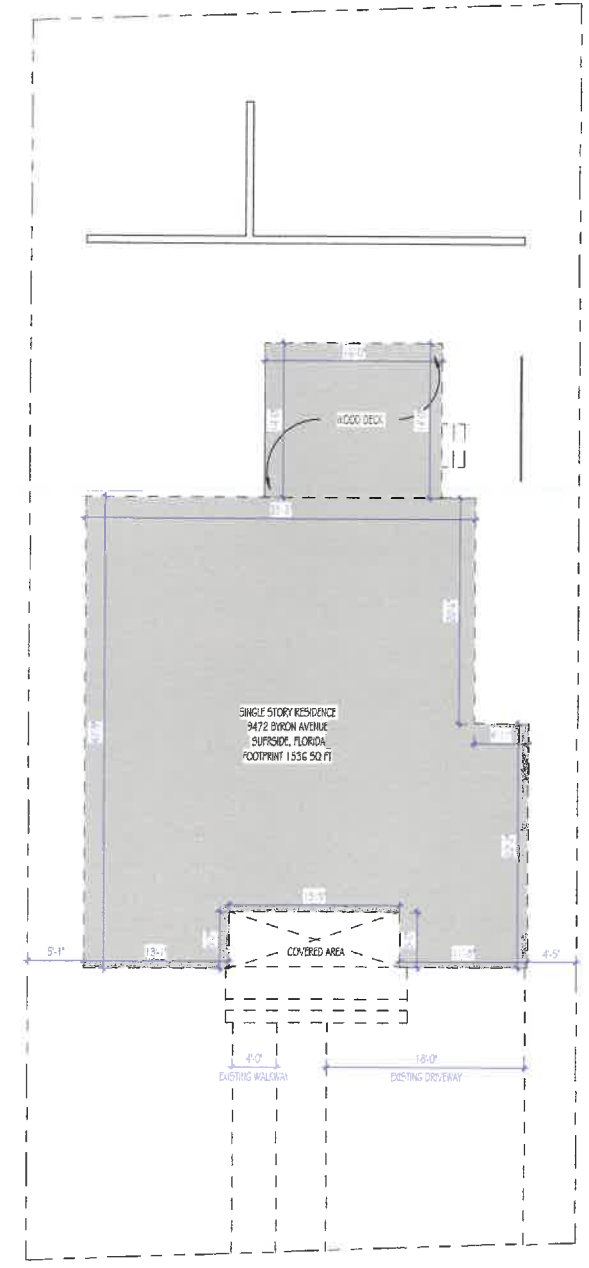
JEFF AKERMAN, RA
 F.L.C. NO.
 AR101225

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A-02
 2 OF

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LOT 10 BLOCK 9

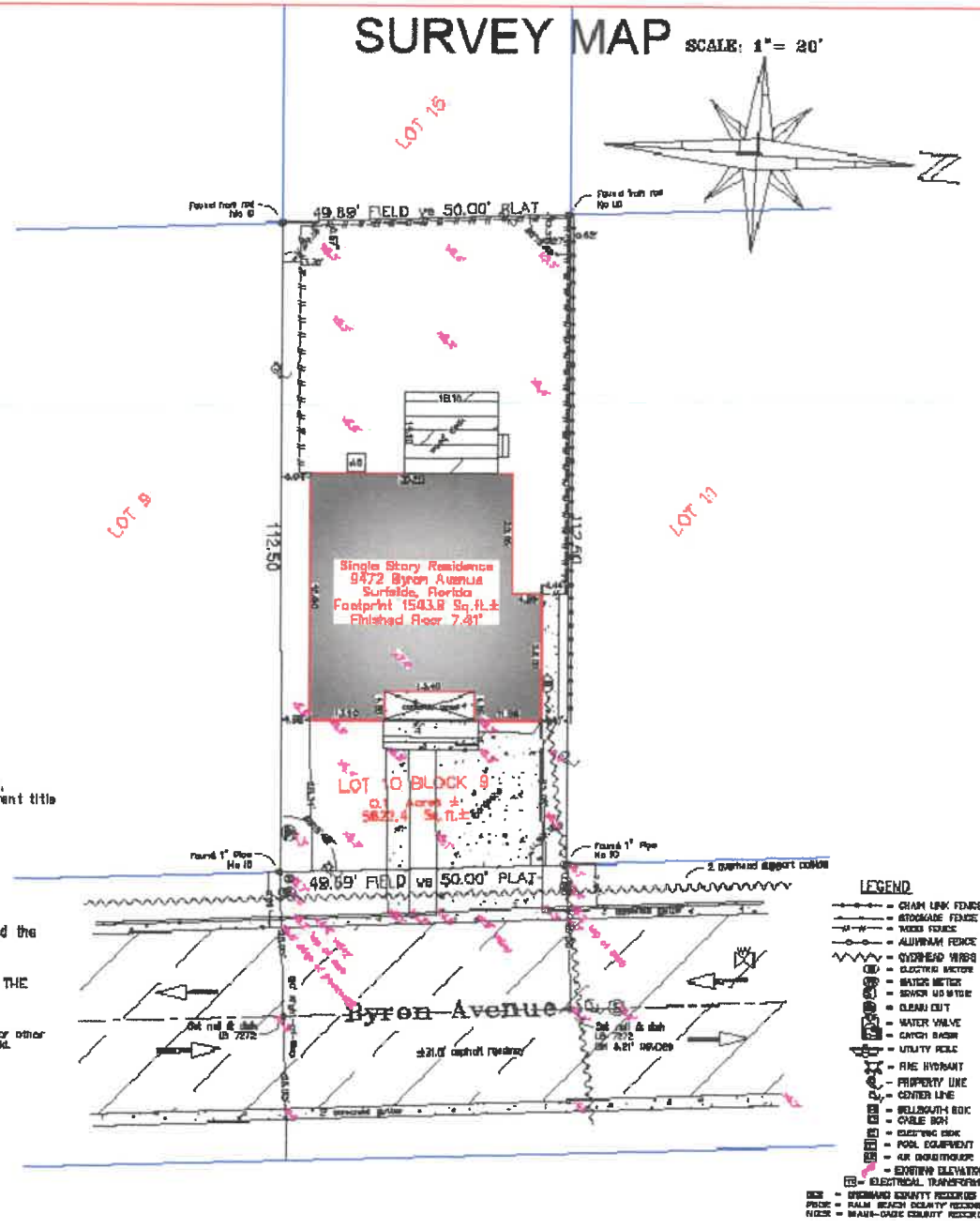


PROPOSED & NEW SQ. FT.	EXISTING BUILDING SQ. FT.	NEW PROPOSED BUILDING SQ. FT.
1,536 SQ. FT.	1,536 SQ. FT.	2,236 SQ. FT.

LEGEND: TO BE DEMOLISHED

1 DEMO PLAN
 1/8" = 1'-0"

SURVEY MAP SCALE: 1" = 20'



- LEGEND**
- CHAIN LINK FENCE
 - STOCKADE FENCE
 - WOOD FENCE
 - ALUMINUM FENCE
 - CURB/RAIL W/GR
 - ELECTRIC W/GR
 - WATER METER
 - SEWER UD W/GR
 - CLEAN CUT
 - WATER VALVE
 - CATCH BASIN
 - UTILITY POLE
 - RFC HIGHWAY
 - PROPERTY LINE
 - CENTER LINE
 - WELLSOUTH BOX
 - CABLE BOX
 - EXISTING BUNK
 - POOL EQUIPMENT
 - AK DRAINAGE
 - EXISTING ELEVATION
 - ELECTRICAL TRANSFORMER
 - DEMI-COURT RECORDS
 - PLAT RECORDS
 - MAN-DATE COUNTY RECORDS



9472 Byron Avenue
 Surfside, Florida 33154

National Flood Insurance
 Community Panel: 1208800144L
 Flood Zone: AE
 Base Flood Elevation: 8'
 Firm Date: 09/11/2009

Owned by:
 9472 BYRON LLC

Survey Date: 10/30/23
 Job Number: 23-2129
 Order Number:
 Revision:

Property Location
 Lot 10, Block 9 of ALTOS DEL MAR NO 6, according to the Plat thereof, as recorded in Plat Book 8, Page 106, of the Public Records of Miami-Dade County, Florida.

- SURVEYOR'S NOTES**
- This is a topographic survey.
 - Legal description used for this survey was provided by others.
 - This Survey has been prepared for the exclusive use of the entities named herein and do not extend to any unnamed parties.
 - The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat. Obtain current title work and verify easements before constructing improvements.
 - This survey does not determine or imply ownership.
 - This survey only shows above ground improvements, underground improvements and utilities were not located.
 - Bearings, if any, shown herein are based on Plat Book 8, Page 106, of the Public Records of Miami-Dade County, Florida.
 - All dimensions and directions shown herein are in substantial agreement with record values unless otherwise noted.
 - Due to varying construction standards, house dimensions are approximate.
 - All ties to property line are perpendicular to it, unless otherwise noted.
 - In all cases dimensions shall control location over staked positions.
 - Elevations, if shown, are based on NVD29, Benchmark F.O.C.T. N.T.R.I.P. stations (FLMB & FLND).
 - If there is a septic tank, well, or drain field marked on this survey, the location of such items was shown to us by others and the information was not verified.
 - Not valid without the signature & raised seal of a Florida licensed surveyor and mapper.

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER SJ-17 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 4-72.027 OF THE FLORIDA STATUTES.

No part of this drawing may be reproduced by photocopying, recording or by any other means, or stored, processed or transmitted in or by any computer or other systems without the prior written permission of R. Minguell Land Surveyors. Copies of this plan without an original signature and impression seal are not valid.



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 Land Surveyors & Planners L.S.7692
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 Plantation, Florida 33324
 954-388-8888
 Minguell@rdland.com
 R.Minguell.com



A 9480 BYRON AVE.



B 9472 BYRON AVE.



C 9464 BYRON AVE.



D 9473 CARLYLE AVE



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ARCHITECT

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DESCRIPTION	DATE	NO.
-------------	------	-----

26

PROJECT LOCATION

ROTH
 RESIDENCE
 9472 BYRON AVENUE,
 SUFIDE, FL 33154
 LOT 10 BLOCK 9

CONTEXT IMAGES

EXAMINER'S SIGNATURE

REGISTERED ARCHITECT



JEFF AKERMAN, RA
 FL LIC. NO.
 AR101225

DATE

SCALE

PROJECT NO.

12 OF

A-02.1



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REVISIONS

NO.	DESCRIPTION	DATE	NO.

PROJECT NAME/LOCATION

FL#015 - ROTH

DRAWING TITLE
FIRST FLOOR PLAN

EXAMINER'S SIGNATURE

PROFESSIONAL SEAL

JEFF AKERMAN, RA
 FL LIC. NO.
 AR101225

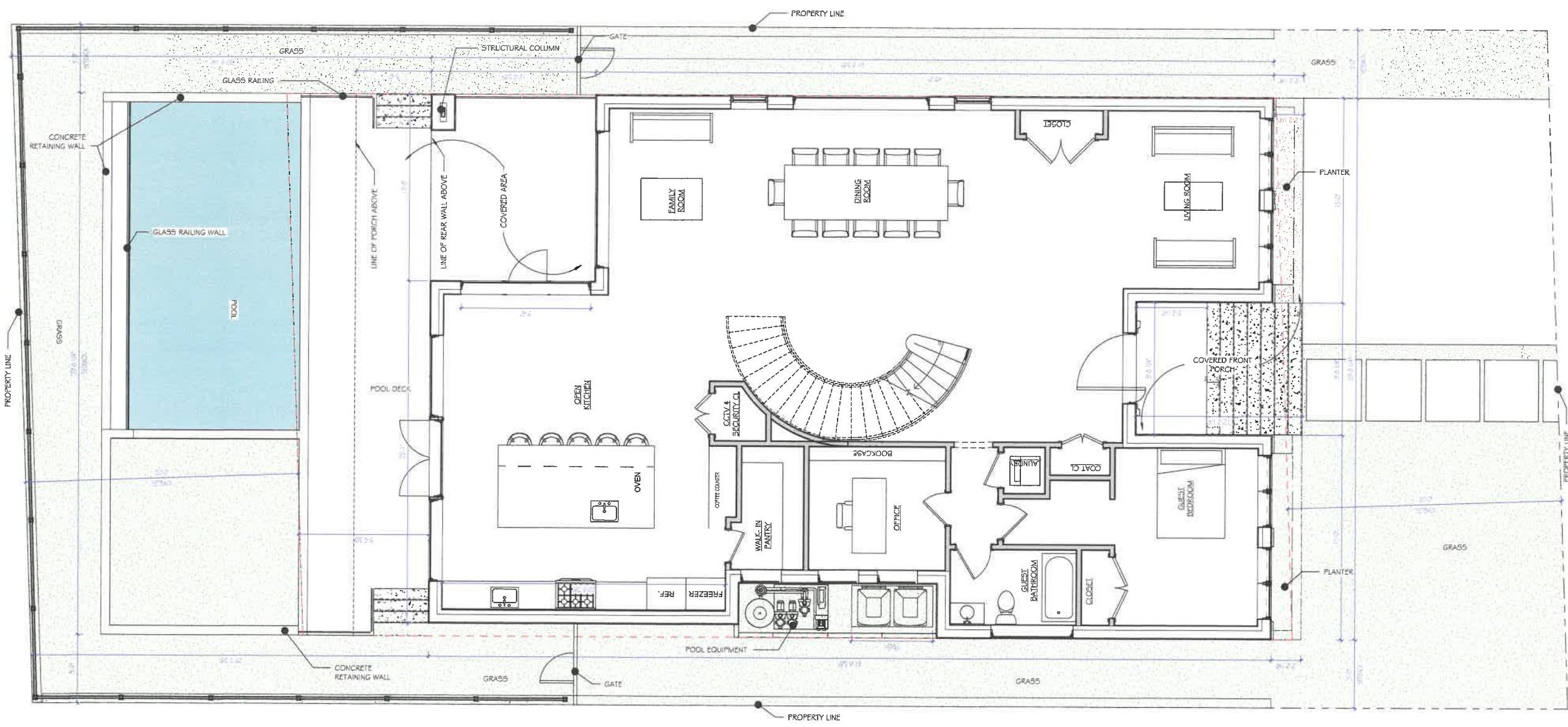
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DATE: 2/14/2024

3 OF

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BY: JEFF AKERMAN, RA
 CHECKED BY: SHIMON GREENBERG, RA
 ARCHITECTS DO NOT SCALE DRAWINGS. THE DRAWINGS SHALL NOT BE USED UNLESS APPROVED BY THE ARCHITECT.



KEY

	Setback Line
	Property Line
	Permeous (Grass) Area

LEVEL 1 FLOOR PLAN
 1/4" = 1'-0"





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DESCRIPTION	DATE	NO.

PROJECT NAME/LOCATION:
FL#015 - ROTH

DRAWING TITLE:
SECOND FLOOR PLAN

EXAMINER SIGNATURE:

PROFESSIONAL:

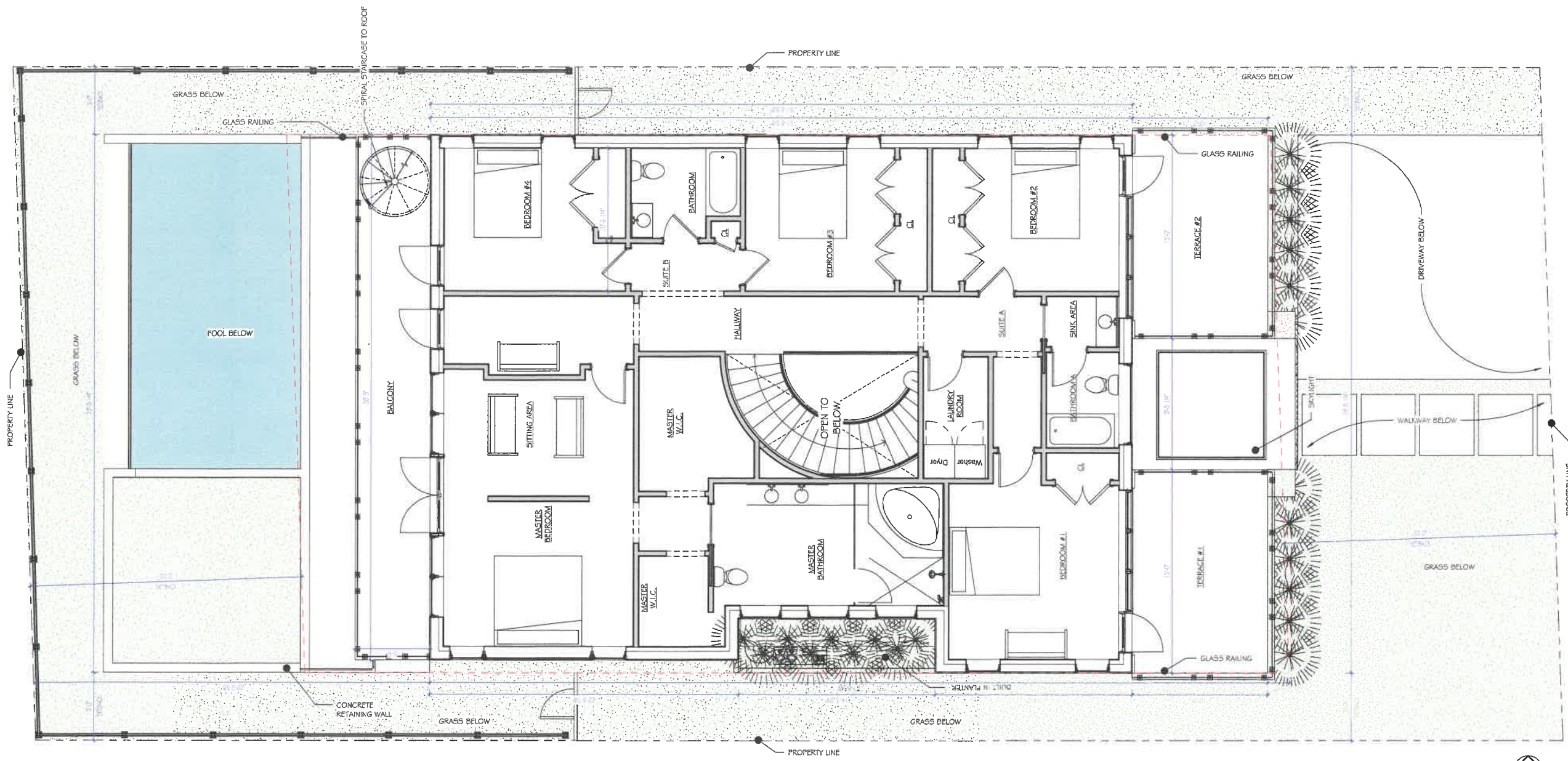
JEFF AKERMAN, RA
FL LIC. NO.
AR101225

SCALE: As Indicated

A-04

4 OF

DATE: 2/14/2024 5:26:52 PM



LEVEL 2 FLOOR PLAN
1/4" = 1'-0"

KEY	
	Setback Line
	Property Line
	Previous (Grass) Area



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DESCRIPTION	DATE	NO

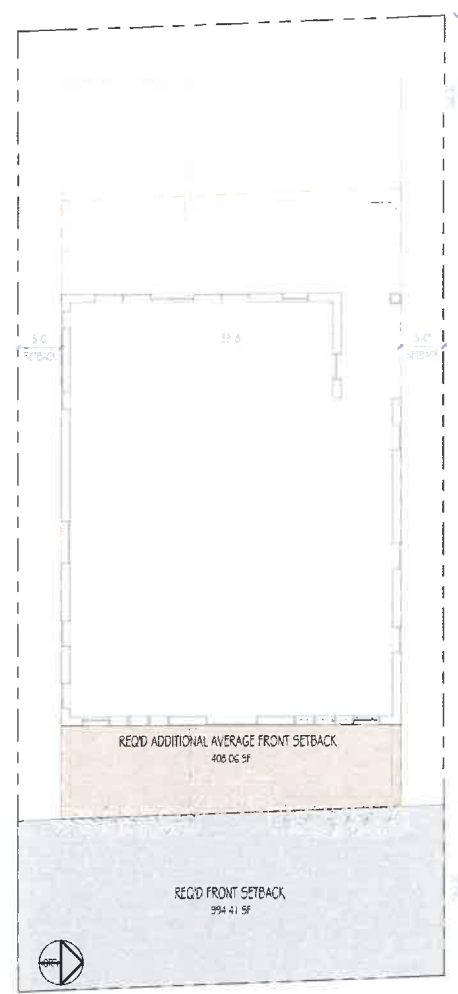
ROTH
 RESIDENCE
 9472 BYRON AVENUE,
 SUFSDIE, FL 33154
 LOT 10 BLOCK 9

**SITE & F.A.R.
 DIAGRAMS
 CALCULATIONS**



JEFF AKERMAN, RA
 FL LIC. NO.
 AR101225

SCALE: 1" = 10'-0"
 SHEET NO: A-04.1
 10 OF 10



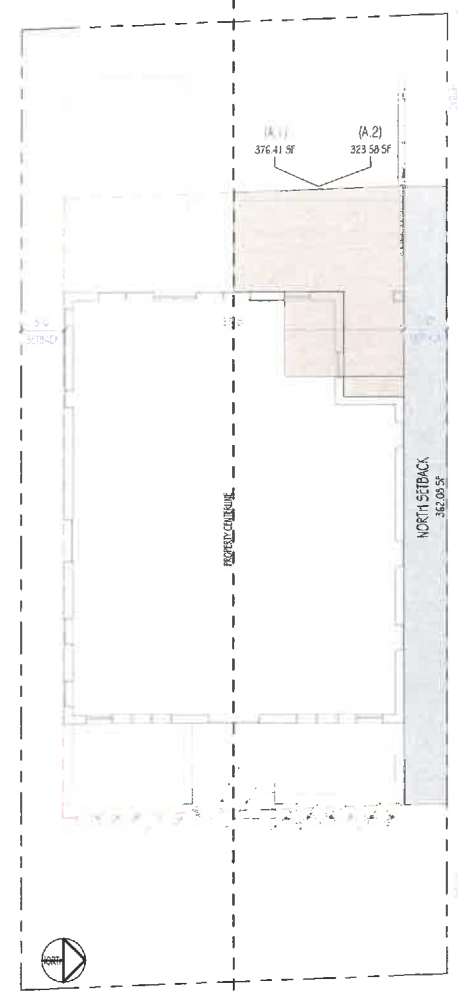
4 FRONT, SETBACK DIAGRAM
 1" = 10'-0"

REQD FRONT SETBACK: 20 FT
 REQD ADDITIONAL AVERAGE FRONT SETBACK: 5 FT

CALCULATIONS:
 Req'd additional avg. front setback - 5
 Width of allowable building - X 40
 Number of stories - X 2
 Total req'd additional avg. front setback - 400 SF

PROVIDED:
 FRONT SETBACK: 20 FT
 ADDITIONAL AVERAGE FRONT SETBACK: 408.06 SF

REGD. SETBACK
 REGD. ADDITIONAL AVERAGE FRONT SETBACK



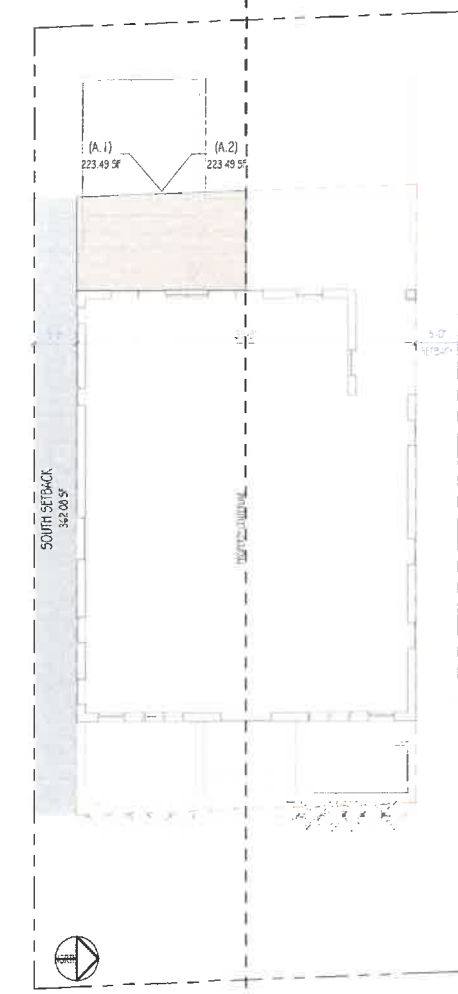
3 NORTH SIDE SETBACK DIAGRAM
 1" = 10'-0"

REQD LEFT SETBACK: 5 FT
 REQD ADDITIONAL AVERAGE SIDE SETBACK: 2.5 FT

CALCULATIONS:
 Req'd additional avg. side setback - 2.5
 Depth of allowable building - X 72.5
 Number of stories - X 2
 Total req'd additional avg. north setback - 362.5 SF

PROVIDED ADDITIONAL AVERAGE NORTH SETBACK:
 REAR LEVEL 1 (A.1) 376.41 SF
 REAR LEVEL 2 (A.2) + 323.58 SF
 TOTAL 699.99 SF

REGD. SETBACK
 REGD. ADDITIONAL AVERAGE NORTH SETBACK



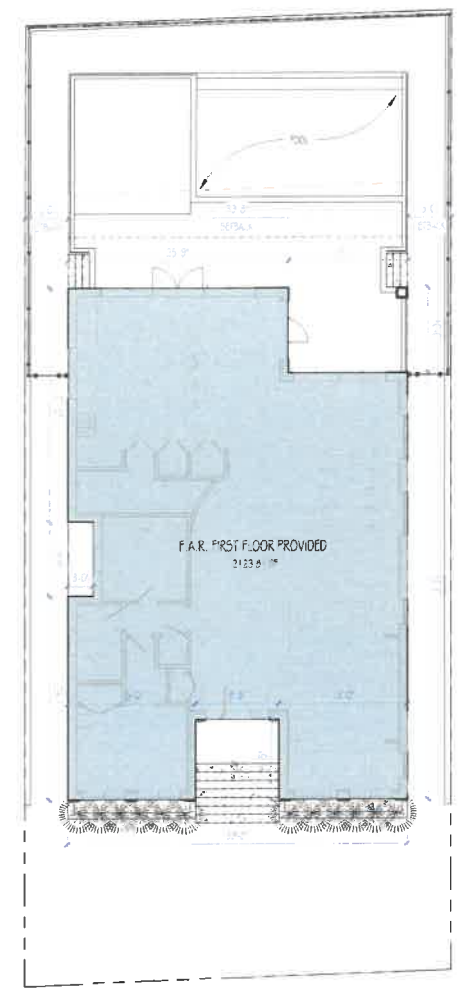
2 SOUTH SIDE SETBACK DIAGRAM
 1" = 10'-0"

REQD SIDE SETBACK: 5 FT
 REQD ADDITIONAL AVERAGE SIDE SETBACK: 2.5 FT

CALCULATIONS:
 Req'd additional avg. side setback - 2.5
 Depth of allowable building - X 72.5
 Number of stories - X 2
 Total req'd additional avg. south setback - 362.5 SF

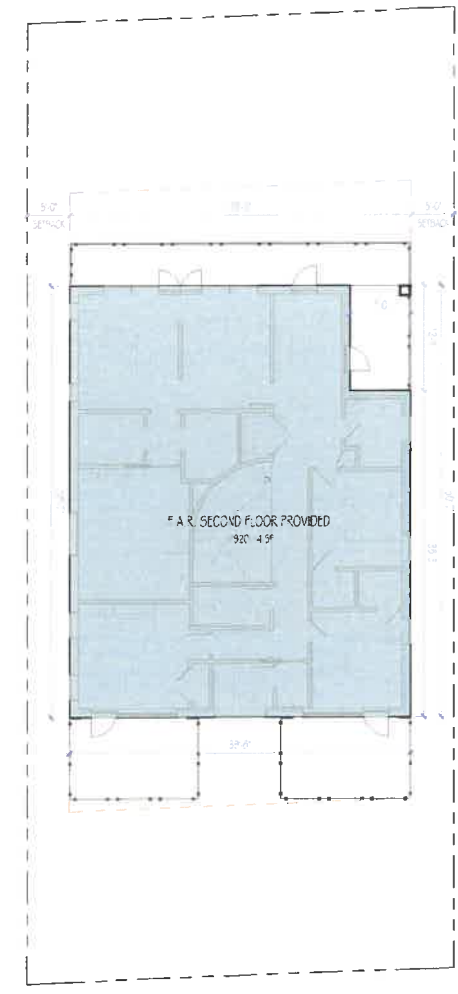
PROVIDED ADDITIONAL AVERAGE SOUTH SETBACK:
 REAR LEVEL 1 (A.1) 223.49 SF
 REAR LEVEL 2 (A.2) + 223.49 SF
 TOTAL 446.98 SF

REGD. SETBACK
 REGD. ADDITIONAL AVERAGE SOUTH SETBACK



1 FAR DIAGRAM LEVEL 1
 1" = 10'-0"

F.A.R. FIRST FLOOR PROVIDED



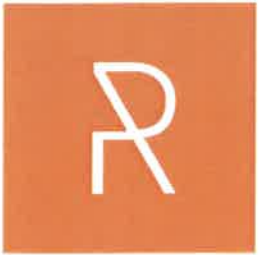
5 FAR DIAGRAM LEVEL 2
 1" = 10'-0"

F.A.R. SECOND FLOOR PROVIDED

FLOOR AREA RATIO (F.A.R.)
 TOTAL BLDG FLOOR AREA DIVIDED BY LOT AREA. AS PER SECT. 90-45 (A)2, MAX FAR TO BE 0.72

F.A.R. = BLDG FLOOR AREA / LOT AREA = $\frac{2,123.01 + 920.14}{5,625.00} = \frac{4,043.94}{5,625.00} = 0.719$

NOTE:
 FOR ADDITIONAL AVERAGE SETBACK REQUIREMENTS & COMPLIANCE, REFER TO ZONING DATA SHEET TABLE PROVIDED IN A-04



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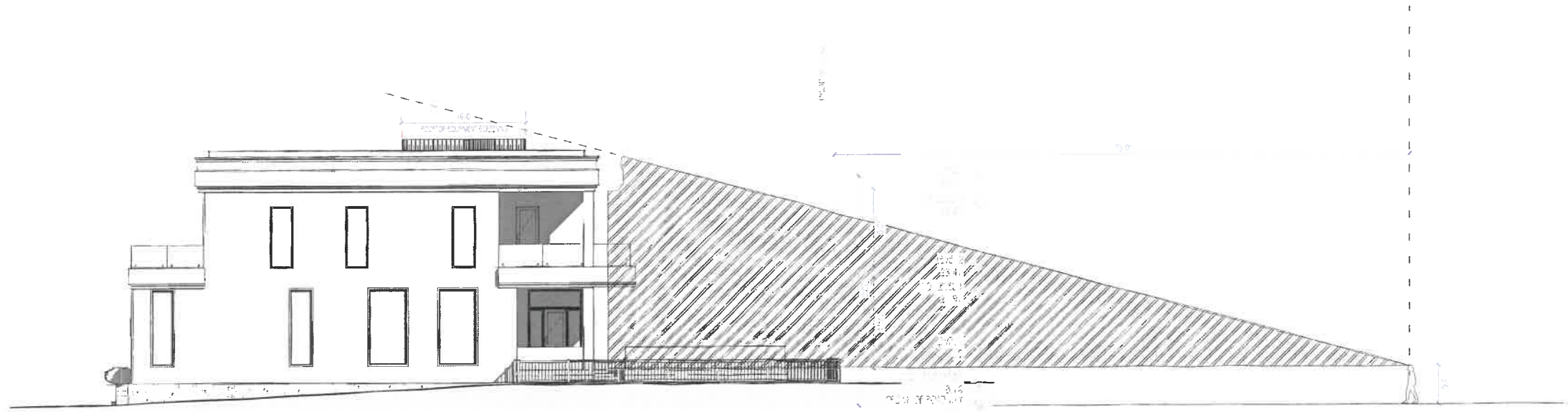
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2 LEFT ELEVATION LINE OF SIGHT
1/8" = 1'-0"



3 RIGHT ELEVATION LINE OF SIGHT
1/8" = 1'-0"



1 FRONT ELEVATION LINE OF SIGHT
1/8" = 1'-0"

NO.	DESCRIPTION	DATE	NO.

30

PROJECT NAME / LOCATION
 ROTH
 RESIDENCE
 9472 BYRON AVENUE,
 SUFSD, FL 33154
 LOT 10 BLOCK 9

LINE OF SITE
DIAGRAM

EXAMINER'S SIGNATURE

PROFESSIONAL SEAL



JEFF AKERMAN, RA
FL LIC. NO.
AR101225

SCALE 1/8" = 1'-0"

DATE

REVISION

A-04.2

TITLEBLOCK 11 OF

THE GENERAL CONTRACTOR SHALL REVIEW AND ACCEPT ALL CONDITIONS AND PERFORM ALL WORK AND OBLIGATIONS TO THE ARCHITECTS AND CONTRACTOR THROUGH THE EXISTING DRAWINGS TO BE USED UNTIL SUPERSEDED BY A LATER DATE.

5/15/2024 3:47:04 PM



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NO.	DESCRIPTION	DATE	NO.

PROJECT NAME / LOCATION

FL#015 - ROTH

ROOF FLOOR PLAN

OWNER'S SIGNATURE

REVISIONS

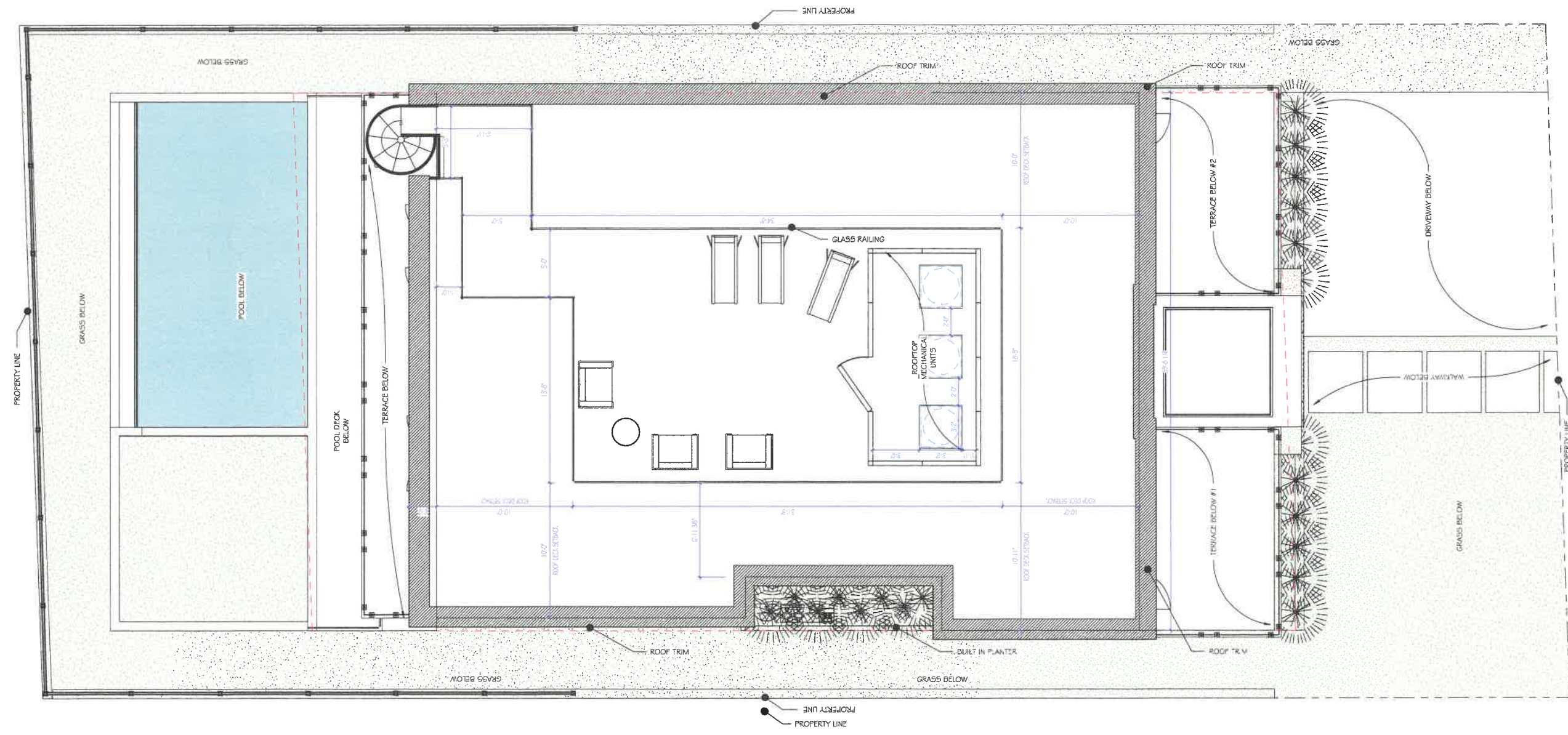
JEFF AKERMAN, RA
FL LIC. NO.
AR101225

SCALE: As indicated

A-05

5 OF

DATE: 2/14/2024 5:26:54 PM



KEY

	Setback Line
	Property Line
	Pervious (Grass) Area
	Perimeter Parapet Cornice

1 ROOF FLOOR PLAN
1/4" = 1'-0"



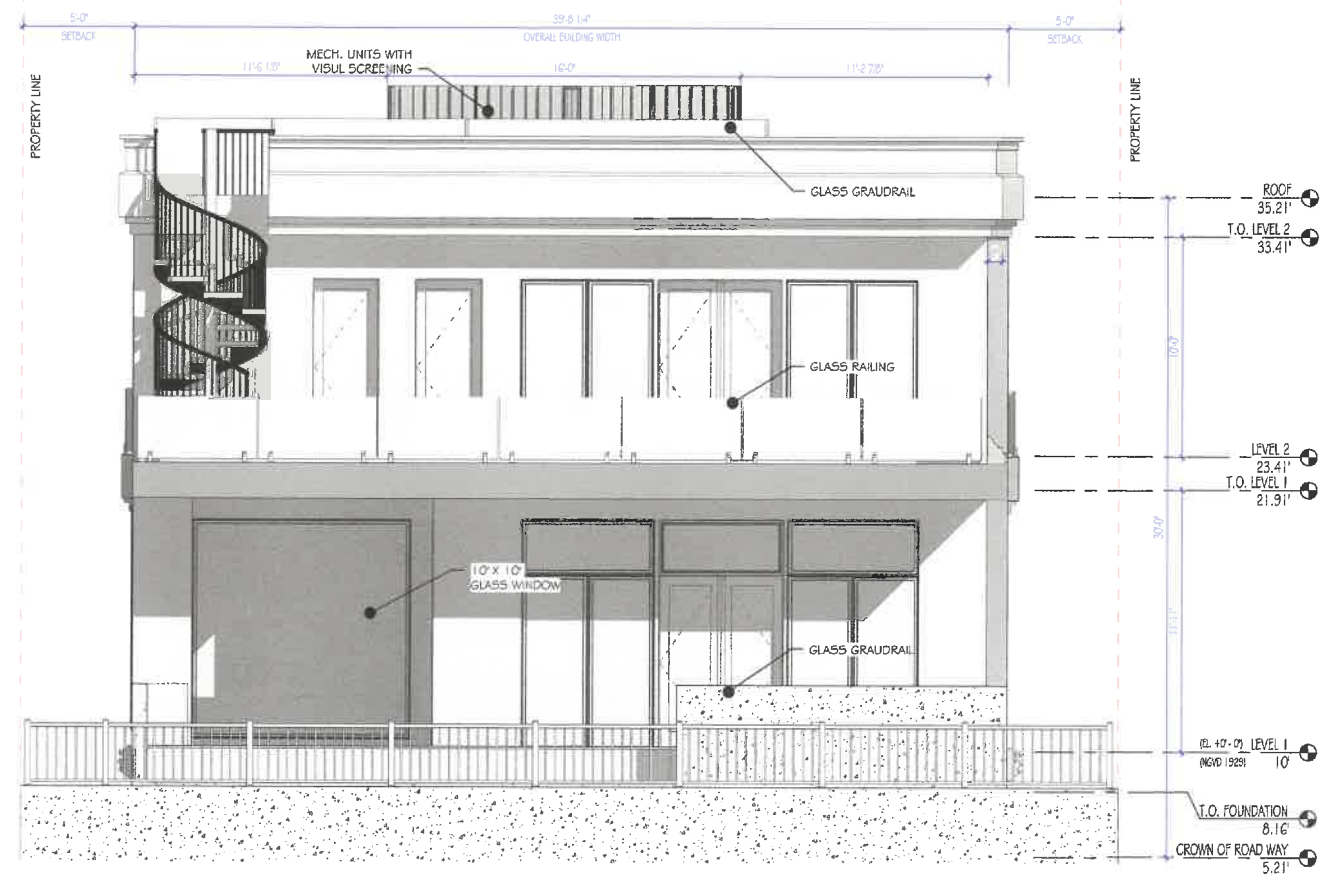
RISE | FL
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908-674-8717

NO.	DESCRIPTION	DATE	NO.



1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

PROJECT NAME / LOCATION
FL#015 - ROTH

DRAWING TITLE
ELEVATIONS -
FRONT & REAR

EXAMINER'S SIGNATURE
JEFF AKERMAN, RA
FL LIC. NO.
AR101225

SCALE
1/4" = 1'-0"

DRAWING NO.
A-06
6 OF

DATE
2/14/2024 5:27:25 PM



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 908-674-8717

NO.	DESCRIPTION	DATE

PROJECT NAME / LOCATION
FL#015 - ROTH

DRAWING TITLE
ELEVATIONS - RIGHT & LEFT

OWNER'S SIGNATURE

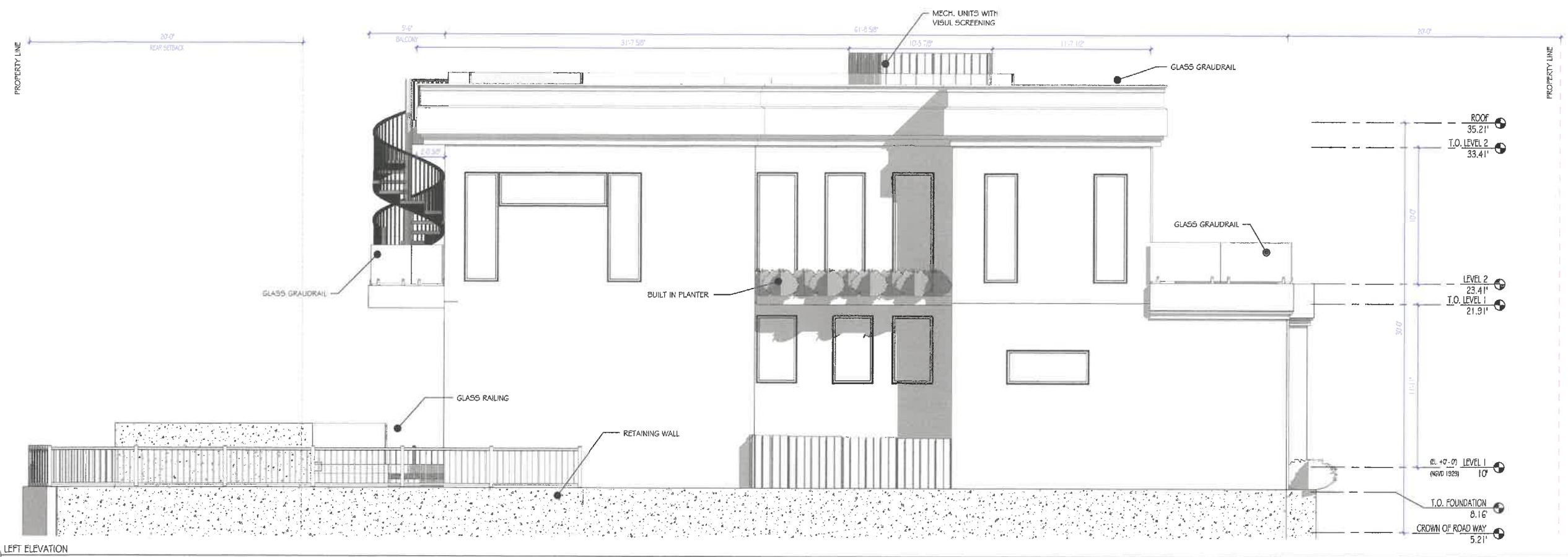
PROFESSIONAL SEAL

JEFF AKERMAN, RA
FL LIC. NO.
AR101225

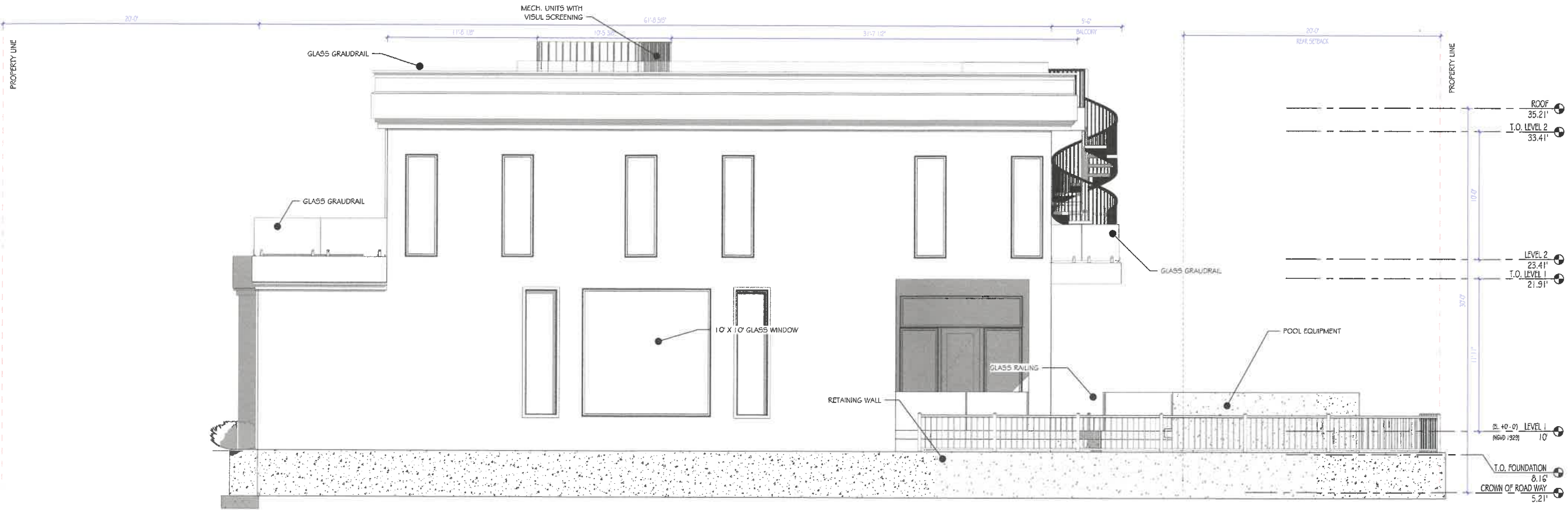
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DATE: 2/14/2024
DRAWING NO.: A-07
SHEET NO.: 7 OF

DATE: 2/14/2024 3:27:55 PM



1 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

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 305-488-1969

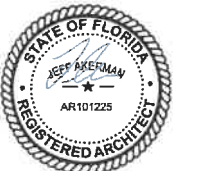
CLIENT

DESCRIPTION	DATE	NO
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ROTH
 RESIDENCE
 9472 BYRON AVENUE,
 SUFISIDE, FL 33154
 LOT 10 BLOCK 9

ELEVATIONS -
FRONT & REAR

PROFESSIONAL SEAL



JEFF AKERMAN, RA
 FL LIC. NO.
 AR101225

SCALE 1/4" = 1'-0"

DATE

PROJECT NO.

DATE PLOTTED

PLANNER

A-08

6 OF

B-RO: DE
 THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS TO THE SPECIFICATIONS FOR EACH FRAMEWORK ELEMENT SHALL BE USED UNTIL ISSUED BY CONTRACTOR
 5/15/2024 3:47:49 PM



1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

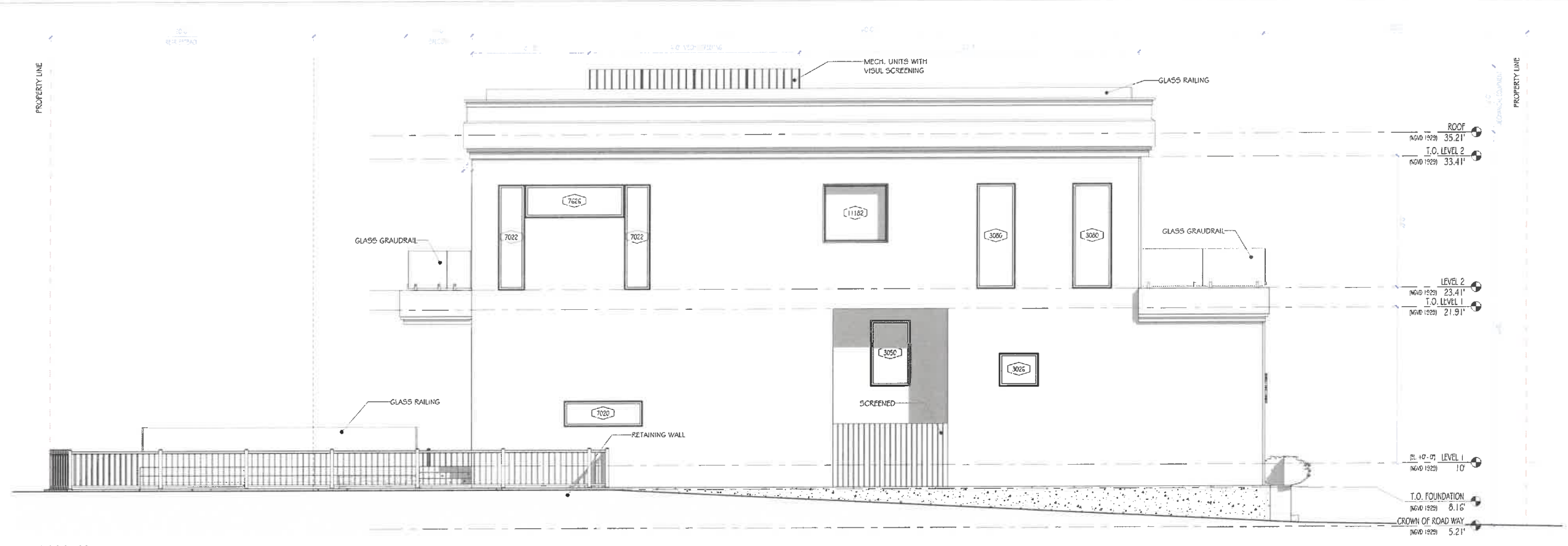


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DUBI BLASBERG, RA
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305-488-1969

CLIENT

DESCRIPTION	DATE	NO



1 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

ROTH
RESIDENCE
9472 BYRON AVENUE,
SUFSIDE, FL 33154
LOT 10 BLOCK 9

ELEVATIONS - RIGHT
& LEFT

EXAMINER'S SIGNATURE

PROFESSIONAL SEAL



JEFF AKERMAN, RA
FL LIC. NO.
AR101225

SCALE 1/4" = 1'-0"

A-09

7 OF



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DESCRIPTION	DATE	NO.



FRONT VIEW ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR VIEW ELEVATION

PROJECT NO.
FL#015 - ROTH

RENDERINGS

ARCHITECT'S SIGNATURE

DATE: 12/04/2024

JEFF AKERMAN, RA
FL LIC. NO.
AR101225

SCALE:
DATE: 12/04/2024

PROJECT NO.
R-01

8 OF 8

MATERIALS



RESIDE
ARCHITECTURE

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CLIENT

REVISIONS

DESCRIPTION	DATE	NO.

PROJECT NAME / LOCATION

FL#015 - ROTH

DRAWING TITLE

**PROPOSED
EXTERIOR
MATERIALS**

EXAMINER'S SIGNATURE

PROJECT/SHEET NO.

JEFF AKERMAN, RA
 FL LIC. NO.
 AR101225

SCALE

DATE

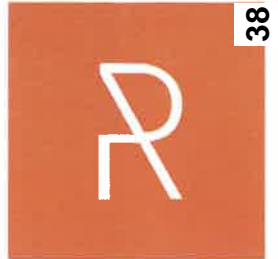
DESIGNED BY

R-02

ISSUED BY

9 OF

BY/DATE: 2/14/2024 5:27:57 PM
 THE GENERAL CONTRACTOR SHALL CHECK FOR ANY AND ALL MATERIALS AND FINISHES TO BE USED IN THE PROJECT. THE ARCHITECTS DO NOT SCALE DRAWINGS. THE DRAWING SHALL NOT BE USED UNLESS APPROVED BY THE ARCHITECTS.



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908-674-8717

CLIENT:

PROJECT:

DESCRIPTION	DATE	NO.

PROJECT NAME / LOCATION:
FL#015 - ROTH

DRAWING TITLE:
SITE DIAGRAM AND ZONING DATA

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

JEFF AKERMAN, RA
FL LIC. NO.
AR101225

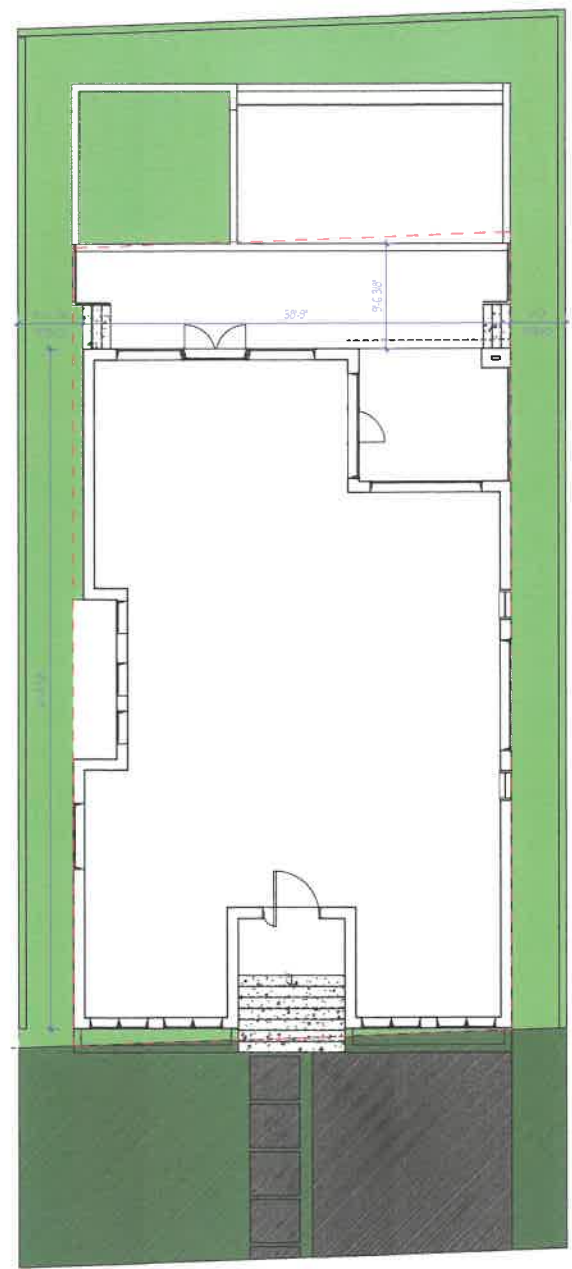
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DATE:

PROJECT NO. S-01

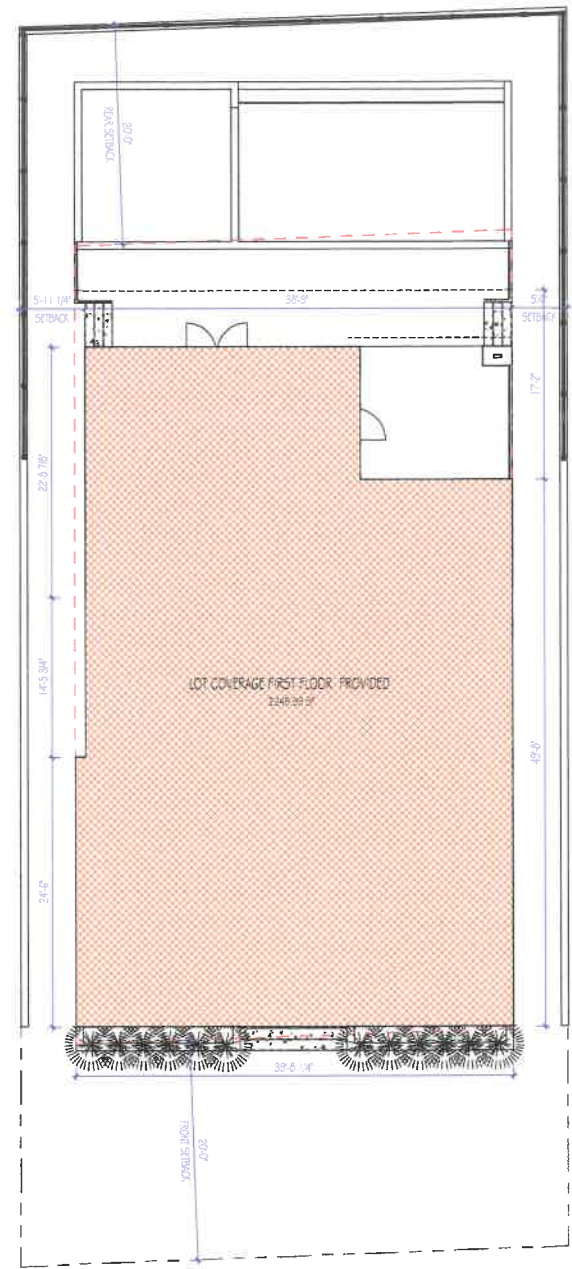
SHEET NO. 10 OF

APPROVED:
DATE: 2/14/2024 5:27:58 PM



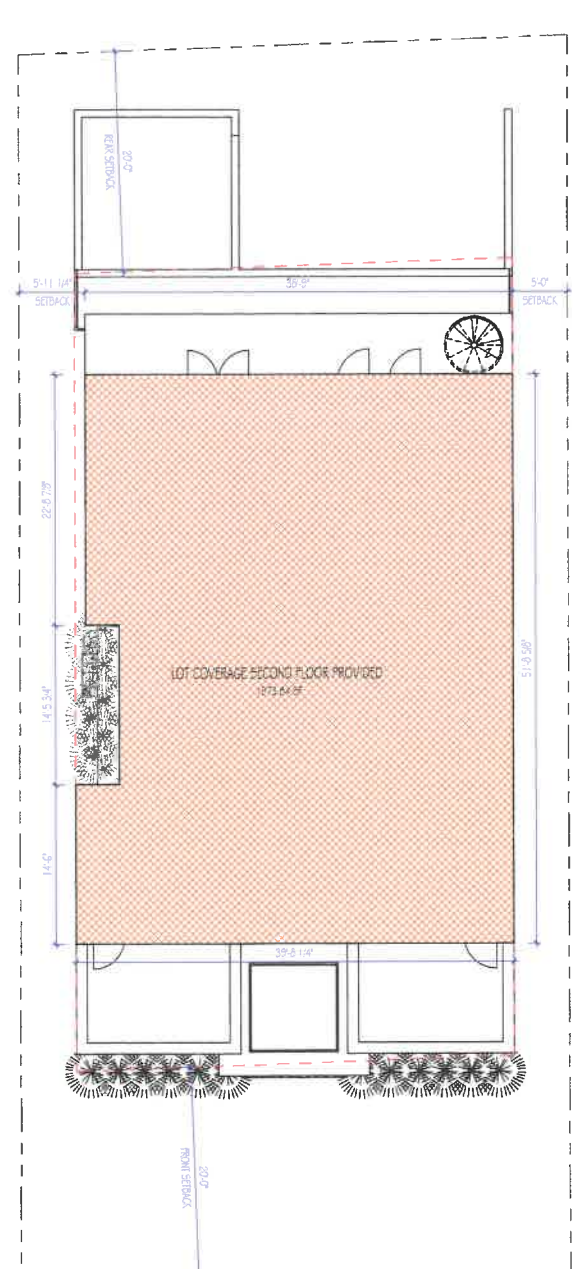
NET LOT AREA: 5,625 SQ. FT.
PREVIOUS AREA REQUIRED: 398,189 SQ. FT.
TOTAL PERVIOUS AREA PROVIDED: 1,973.3 SQ. FT.
FRONT YARD PERVIOUS AREA: 994.41 SQ. FT.
REAR PERVIOUS AREA: 506,487.21 SQ. FT.
PERVIOUS AREA PROVIDED: 575 SQ. FT.
DEVELOPER MAINTENANCE AREA - NOT CALCULATED AS PERVIOUS AREA: 529.66 SQ. FT.

LOT COVERAGE DIAGRAM & CALCULATIONS
GROUND LEVEL
1/8" = 1'-0"



NET LOT AREA: 5,625 SQ. FT.
LOT COVERAGE 1ST FLOOR ALLOWED: 40% 2,250 SQ. FT.
LOT COVERAGE 1ST FLOOR INTERIOR PROVIDED: 2,249.53 SQ. FT.

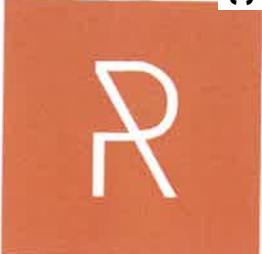
LOT COVERAGE DIAGRAM & CALCULATIONS
LEVEL 1
1/8" = 1'-0"



LOT COVERAGE SECOND FLOOR PROVIDED: 1,950.16 SQ. FT.

LOT COVERAGE DIAGRAM & CALCULATIONS
LEVEL 2
1/8" = 1'-0"

ZONING DATA SHEET H-30B:					
UPPER STORY FLOOR AREA IS 65% TO 80% OF STORY FLOOR AREA					
SURFSIDE, FLORIDA - CODE OF ORDINANCES					
ADDRESS	9472 BYRON AVENUE				
PROPERTY SIZE	5,625 SQ. FT.				
ZONING DISTRICT	H30B				
LOWEST FLOOR ELEVATION REQ'D	BASE FLOOD ELEVATION 1'0" NGVD				
LOWEST FLOOR ELEVATION PROP.	BASE FLOOD ELEVATION 1'0" NGVD				
LOT COVERAGE	ZONING CODE REQ'D.	PROPOSED	%	ENCROACHMENT	ZONING CODE REQ'D. AND PROPOSED
MAXIMUM LOT COVERAGE	40% = 2,250 SQ. FT.	2,249.72 SQ. FT.	40%	EAVES AND ORNAMENTAL FEATURES: FRONT & SIDES REAR	24 INCHES MAX 8 INCHES MAX
MAXIMUM UPPER STORY LOT COVERAGE		1,950.16 SQ. FT.	79.7%		
MINIMUM PERVIOUS AREA	35% = 1,969.75 SQ. FT.	1,970 SQ. FT.	35%		
MAXIMUM HEIGHT FROM CROWN OF ROAD	30 FT	30 FT			
SETBACKS	ACCESSORY BUILDINGS				
PRIMARY INTERIOR SIDE	20 FT	20 FT		MAXIMUM AGGREGATE AREA	500 SQ. FT.
REAR	5 FT (1ST FLOOR) 20 FT	5 FT (1ST FLOOR) 20 FT		POOL & UNCOVERED DECK SETBACKS	REAR AND INTERIOR - 5 FT SECONDARY FRONTAGE - 10 FT
UPPER STORY PRIMARY FRONTAGE AVERAGE	AVG: 25 FT	AVG: 25 FT		DRIVEWAY SIZE	18' WIDE X 18' DEEP
UPPER STORY INTERIOR SIDE AVERAGE (LOTS > 50 FEET IN WIDTH & WALL LENGTH > 20% OF THE LOT DEPTH)	AVG: 7.5 FT (2ND FLOOR)	AVG: 7.5 FT (2ND FLOOR)			



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DESCRIPTION	DATE	NO.

PROJECT NAME / LOCATION:
FL#015 - ROTH

DRAWING TITLE:
SITE DIAGRAM AND SETBACK CALCULATIONS

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

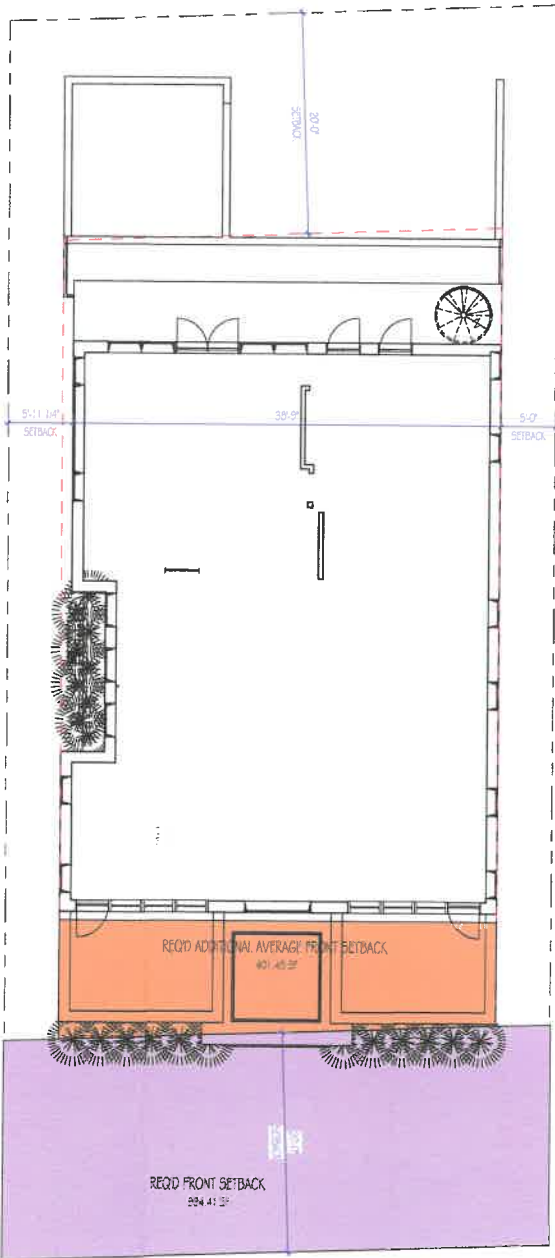
JEFF AKERMAN, RA
FL LIC. NO.
AR101225

SCALE: 1/8" = 1'-0"

S-02

10 OF

THIS CONTRACTOR SHALL BE RESPONSIBLE FOR ALL 15MP-RECORDS AND REPORTS AND FOR ALL PERMITS AND APPROVALS TO THE ARCHITECT'S CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE USED UNTIL SIGNED BY CONTRACTOR.



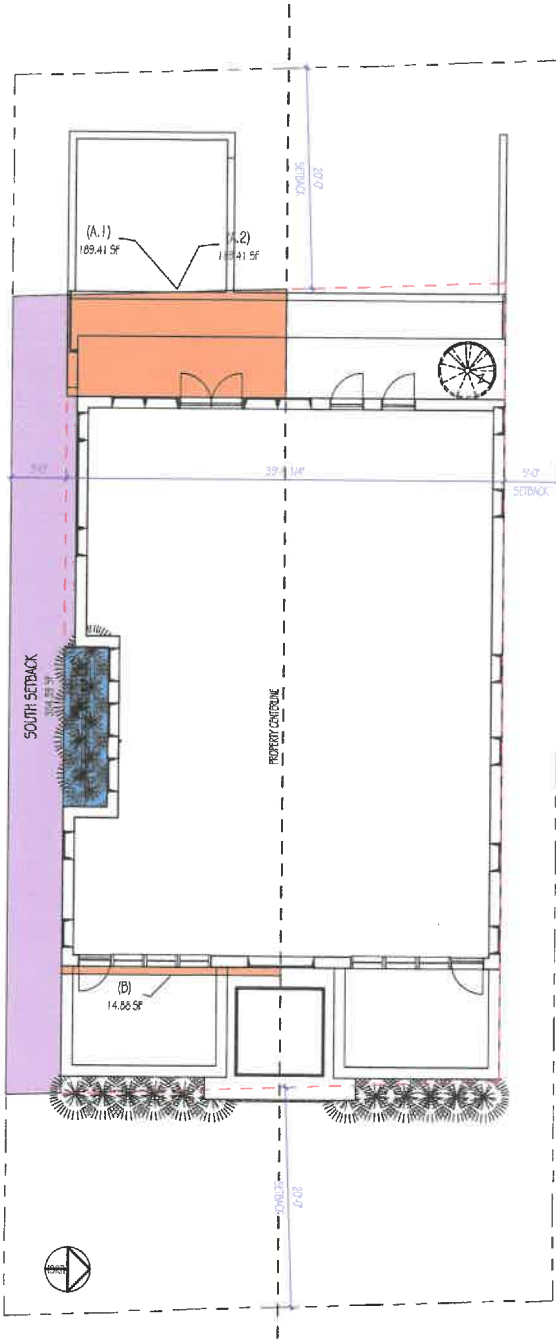
REQD FRONT SETBACK: 20 FT
REQD ADDITIONAL AVERAGE FRONT SETBACK: 5 FT

CALCULATIONS:
Req'd additional avg. front setback - 5
Width of allowable building - 2 x 40
Number of stories - 2 x 2
Total req'd additional avg. front setback - 400 SQ. FT.

PROPOSED:
REQD SETBACK: 20 FT
REQD ADDITIONAL AVERAGE FRONT SETBACK: 400 SQ FT

REQD SETBACK
REQD ADDITIONAL AVERAGE FRONT SETBACK

④ FRONT SETBACK DIAGRAM
1/8" = 1'-0"



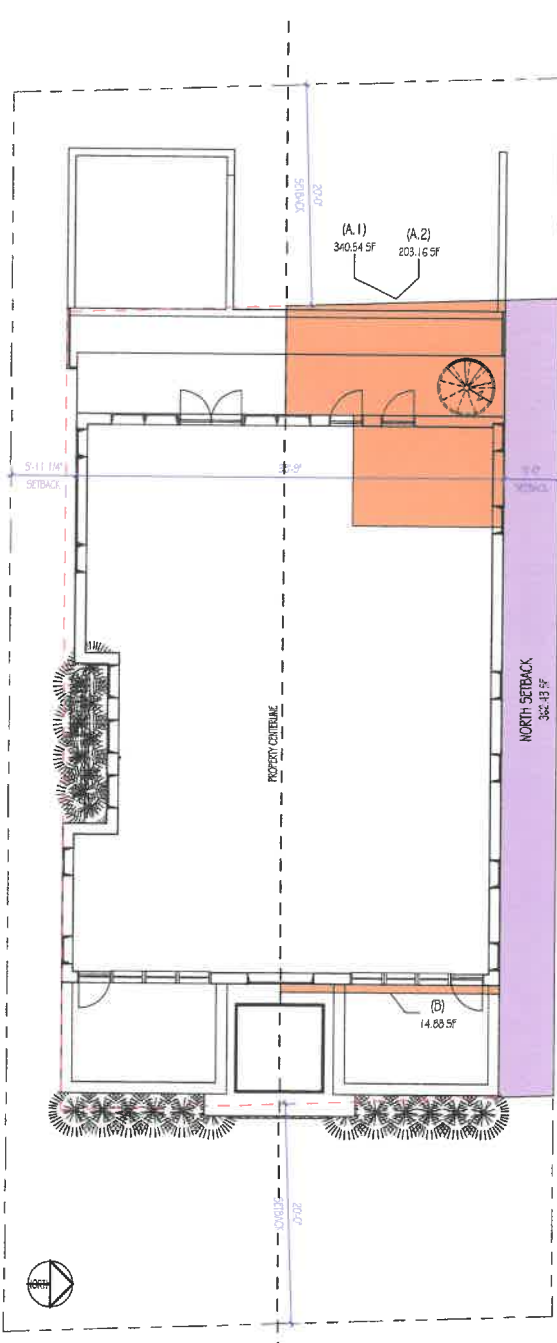
REQD SIDE SETBACK: 5 FT
REQD ADDITIONAL AVERAGE SIDE SETBACK: 2.5 FT

CALCULATIONS:
Req'd additional avg. side setback - 2.5
Depth of allowable building - 144.00
Number of stories - 2
Total req'd additional avg. side setback - 362.5 SQ. FT.

PROPOSED ADDITIONAL AVERAGE SOUTH SETBACK:
REAR LEVEL 1 (A.1) 174.50 FT
REAR LEVEL 2 (A.2) 4174.50 FT
FRONT (B) 415.50 FT
TOTAL 363.50 FT

REQD SETBACK
REQD ADDITIONAL AVERAGE SOUTH SETBACK
NOT CALCULATED TOWARD AVERAGE SIDE SETBACK

② SOUTH SIDE SETBACK DIAGRAM
1/8" = 1'-0"



REQD LEFT SETBACK: 5 FT
REQD ADDITIONAL AVERAGE SIDE SETBACK: 2.5 FT

CALCULATIONS:
Req'd additional avg. side setback - 2.5
Depth of allowable building - 144.00
Number of stories - 2
Total req'd additional avg. north setback - 362.5 SQ. FT.

PROPOSED ADDITIONAL AVERAGE NORTH SETBACK:
REAR LEVEL 1 (A.1) 340.54 SQ FT
REAR LEVEL 2 (A.2) 203.16 SQ FT
FRONT (B) 415.50 FT
TOTAL 559.7 SQ FT

REQD SETBACK
REQD ADDITIONAL AVERAGE NORTH SETBACK

③ NORTH SIDE SETBACK DIAGRAM
1/8" = 1'-0"

SETBACK DATA SHEET H-30B:
ADDITIONAL AVERAGE SETBACK CALCULATIONS
AS PER CODE ORDINANCE NO. 2023-1752 SECTIONS 90-2 + 90-45

SETBACK	SQ FT REQD ADDITIONAL AVG. SETBACK	PROPOSED
FRONT SETBACK 20 FT + 5FT AVG	400 SQ FT	400 SQ FT
SIDE SETBACK NORTH: 5 FT + 2.5FT AVG	362.5 SQ FT	525 SQ FT
SIDE SETBACK SOUTH: 5 FT + 2.5FT AVG	362.5 SQ FT	363 SQ FT



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 908-674-8717

DATE: _____

DESCRIPTION: _____ DATE: _____ NO: _____

PROJECT NAME / LOCATION:
FL#015 - ROTH

DRAWING TITLE
LINE OF SITE
DIAGRAM

EXAMINER'S SIGNATURE: _____

PROFESSIONAL SEAL: _____

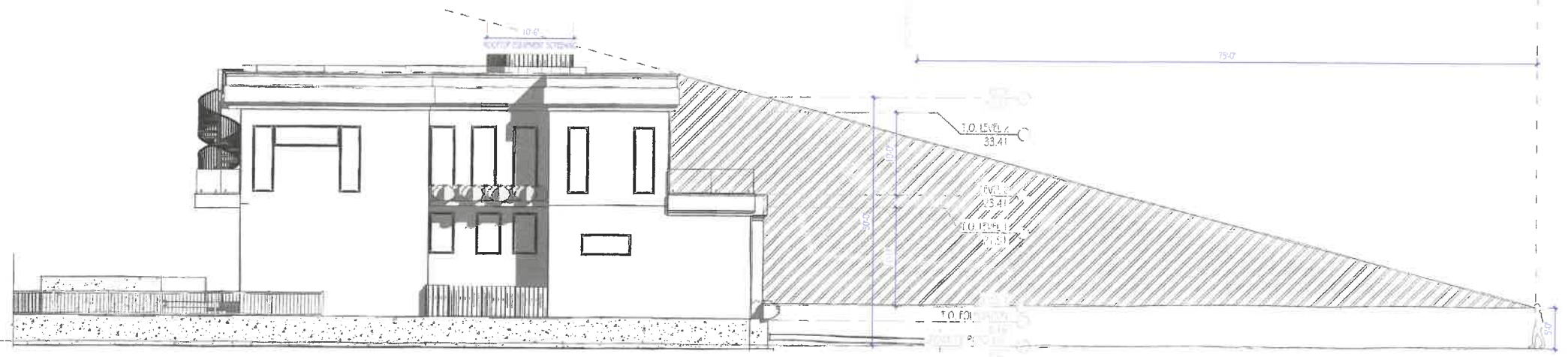
JEFF AKERMAN, RA
FL LIC. NO.
AR101225

SCALE: 1/8" = 1'-0"

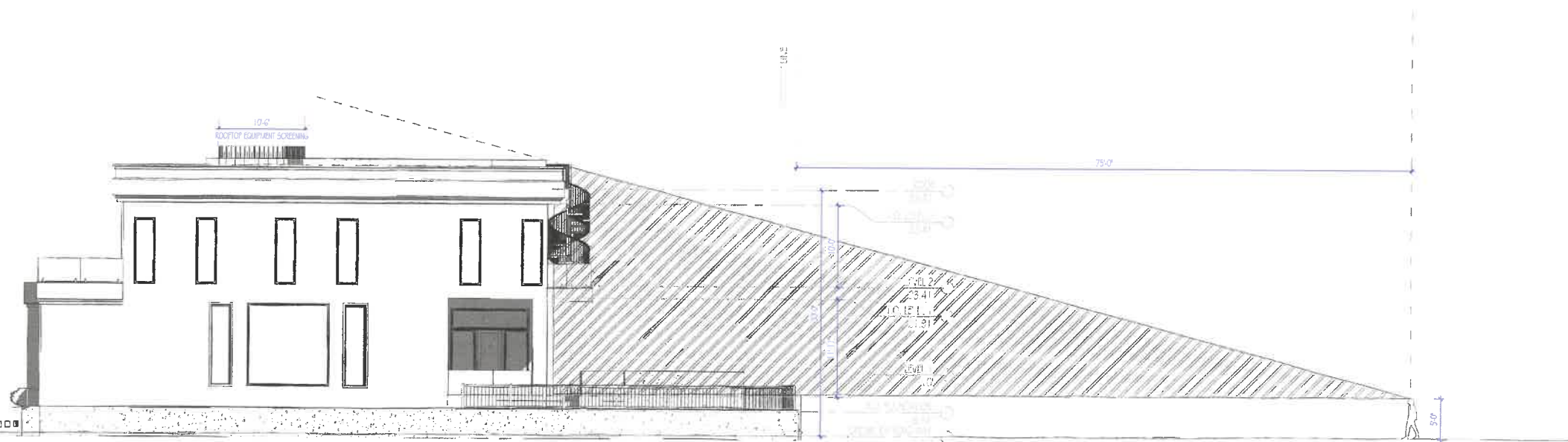
DRAWING NO.: S-03

SHEET NO.: 11 OF 11

DATE: 2/14/2024 5:28:34 PM



2 LEFT ELEVATION LINE OF SIGHT
1/8" = 1'-0"



3 RIGHT ELEVATION LINE OF SIGHT
1/8" = 1'-0"



1 FRONT ELEVATION LINE OF SIGHT
1/8" = 1'-0"

FOR CASH AND CONSTRUCTION SHALL ONLY BE USED BY THE ARCHITECT. NO PART SCALE DRAWING OR THE DRAWING SHALL NOT BE USED UNLESS SIGNED BY ARCHITECT.



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908-674-8717

OWNER:

REVISIONS:
DESCRIPTION DATE NO.

PROJECT NAME / LOCATION:

FL#015 - ROTH

DRAWING TITLE:
CONTEXT IMAGES

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

JEFF AKERMAN, RA
FL LIC. NO.
AR101225

SCALE:

DATE:

EXAMINER:

S-04

DRAWING NO. 12 OF

BARCODE

THIS DRAWING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INFORMATION.
THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECTS.
ARCHITECTS DO NOT SCALE DRAWINGS. THE DRAWING SHALL NOT BE USED UNLESS SPECIFICALLY NOTED OTHERWISE.



9480 BYRON AVE.



9472 BYRON AVE.



9473 CARLYLE AVE



9464 BYRON AVE.



**Town of Surfside
Planning and Zoning Board Meeting
May 30, 2024**

DISCUSSION ITEM MEMORANDUM

Agenda #: 4.B

Date: May 30, 2024

From: Scarlet Hammons, AICP, CTP, Town Planner

Subject: 9517 Byron Avenue - Home Addition, Porch Enclosure and Garage Conversion

Suggested Action: –

Staff finds this application for a remodeled single-family home meets the zoning code. The remodeled home as represented in the submitted plans package, has an F.A.R. of 0.38, which is less than the maximum permitted.

At this time the Planning and Zoning Board should determine whether the remodeled home is “consistent with and in conformance with the design guidelines set forth in the Town Code”. If the Board determines the proposal is in compliance, staff recommends approval with the following conditions:

An outdoor lighting plan compliant with Ordinance No.24-1767 must be provided at the time of building permit application.

A landscape plan compliant with Sec. 90-86 must be provided at the time of building permit application.

Landscape, driveway and fences must apply for separate permitting.

Background/Analysis: –

This application is a request to modify a one-story single-family home. The subject property is located at 9517 Byron Avenue in the H30B zoning district. See tables in **Attachment A**.

The proposed scope of work is to enclose the existing front porch, consisting of 312 SF, and enclose the existing one car garage to create a bedroom. In the rear the applicant proposes to extend the footprint of an existing covered porch to create an additional bathroom. The additional footprint in the rear will increase by 86 SF. The lot coverage for the home is under the maximum of 40% for a one-story home. The plans show the house has a total of 2,155 SF which equals an F.A.R. of 0.38, under the maximum allowed. See **Attachment A** for lot coverage, FAR and setback calculations.

The pervious area consists of 2,782 SF or 50% pervious space at the property. The applicant has not submitted a landscape plan that meets the code with this application. The landscape

plan will be required prior to the building permit approval. A separate Landscaping permit will be required at the time of permitting.

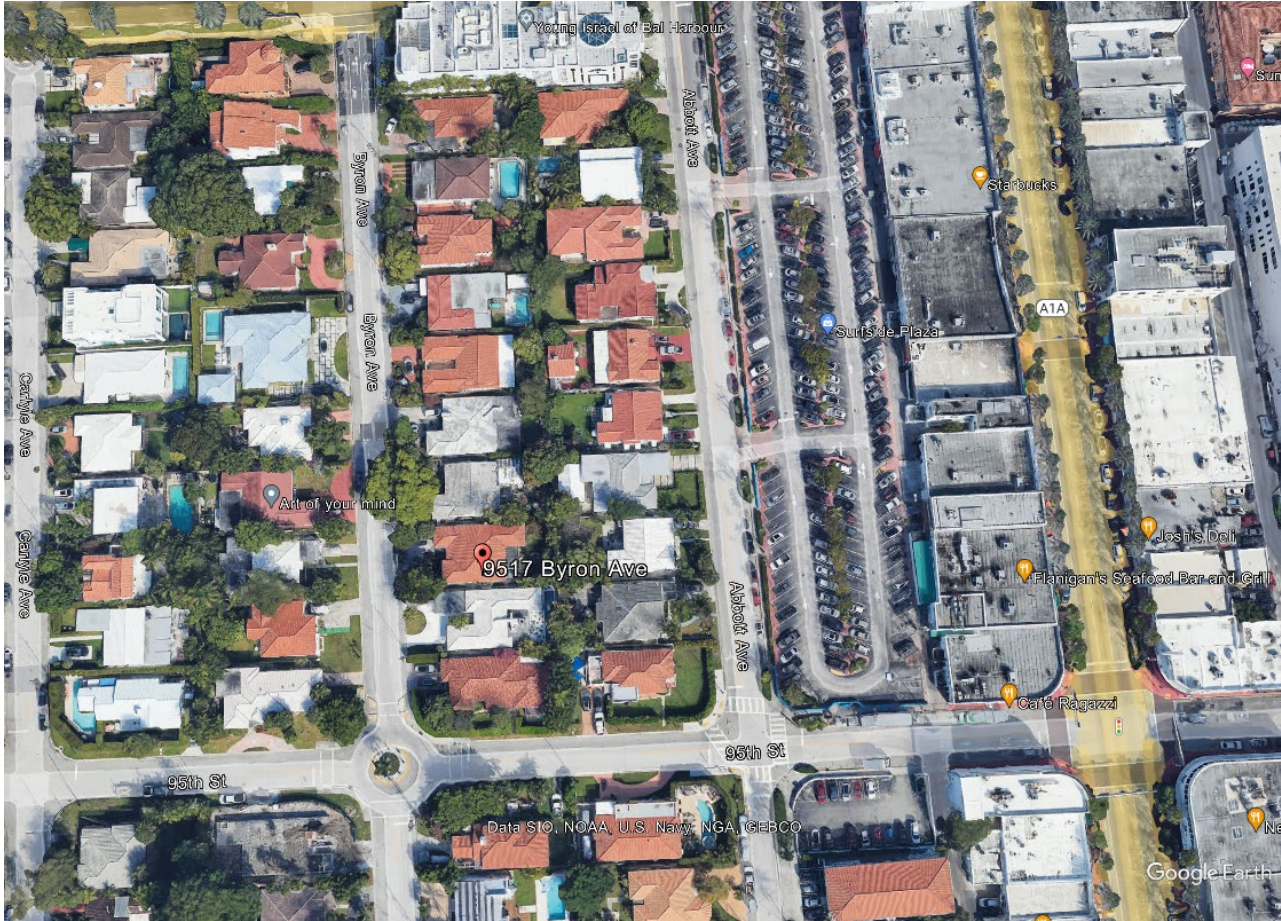
The exterior design elements on the front façade include white stucco walls and new windows with light colored frames. Three new windows and a new front door are proposed. See page 3 of **Attachment A** for Design Guideline review.

The applicant has not provided an outdoor lighting plan as now required for permitting of remodeled houses. The plan must include all lighting fixed to the house as well as landscape lighting. The exterior lighting plan is required to comply with Ordinance No.24-1767. This is required at the time of permit application. Also, a landscape plan is required to meet code Sec. 90.86. These plans will be reviewed by the Town Building Official during the permitting process.



Town of Surfside, Florida Development Review

Existing Conditions



Aerial view of 9517 Byron Avenue





Town of Surfside, Florida Development Review



West Elevation of 9517 Byron Avenue



Town of Surfside, Florida Development Review

Site Characteristics

Address	9517 Byron Avenue
General Location	Central Area of Town
Property Size	5,600 SF per Property Survey
Zoning District	H30B
Floors	1
Total SF	2,155 SF

Zoning Code Tables

Building Heights

Zoned Height in NGVD	Maximum	Proposed
H30B	30 FT from Crown of Road	Same as existing, one story
Modification in height	3 FT	None
Mechanical Equip. height	6 FT	None

Ordinance No. 2023-1754 Setbacks

Minimum Setbacks	Required	Proposed
Primary Frontage	20 feet	26 FT
Interior Side - north	5 FT	5 FT
Interior Side - south	5 FT	11.5 FT
Rear	20 feet	31 FT
Additional Average Setbacks		
Front	400 SF	N/A
North Side	362.5 SF	N/A
South Side	362.5 SF	N/A
Structure Volume		
F.A.R.	.72 Max	0.38

Lot Standards

Lot Standards for H30 B	Required	Proposed
Minimum Lot Width	50 ft	50 FT
Minimum Lot Area	5,600 SF	5,600 SF
Maximum Lot Coverage	40%	2,155 (38%)
Total Pervious Area	35% or 1,969 SF Min	2,782 (50%)
Front Yard Paved	50% Max.	No changes
Rear Yard Landscaped	20% Min.	No changes
Roof Deck	10 FT Setback	None



Town of Surfside, Florida Development Review

Town of Surfside Adopted Residential Design Guidelines

Design Element	Required	Proposed
Building Massing	Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses	Planning and Zoning Board to provide determination
Decorative Features	Decorative features should be stylistically consistent throughout the entire building.	Planning and Zoning Board to provide determination
Overall Architectural Style	The overall style of each house should be consistent on all sides of the building, as well as among all portions of the rood.	Planning and Zoning Board to provide determination
Wall Material and Finishes	The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.	Consistent; white stucco
Roof Types	Roof types and slopes should be generally the same over all parts of a single building	Consistent with existing
Window Style	Window styles should always be consistent among all elevations of a building	Consistent to match existing
Frame Materials	Frame Materials should never vary on a single building	White Aluminum
Window, Door and Eave	Window, door and eave trim should be consistent on all elevations of the house.	Consistent



Pre-Application Mtg.	___/___/20__
Application / Plans Due	___/___/20__

**TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

A complete submittal includes all documents on the "Single-Family and Two-Family Site Plan Application Submission Checklist" as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly in ink or type on this application form. A pre-application meeting with the Town Planner is required prior to submitting this application. Town Planner, Judith Frankel jfrankel@townofsurfsidefl.gov

PROJECT INFORMATION ALL INFORMATION IS REQUIRED

PROPERTY ADDRESS: 9517 BYRON AVENUE

OWNER'S NAME: IRA STURM, RONALD STURM, ELANA STURM

PHONE: 917-749-2220 Email: CHURK157@AOL.COM

AGENT'S NAME: ANTHONY LASORSA

ADDRESS: 383 SW 12th St, Boca Raton, FL 33432

PHONE: 305-776-5109 Email: LASORSAENTINC@AOL.COM

ZONING CATEGORY: RESIDENTIAL / H30B

DESCRIPTION OF WORK: INTERIOR REMODELING, ENCLOSE FRONT PORCH, NEW BATH @ REAR

PROPOSED WORK: GARAGE CONVERSION TO BEDROOM.

Application Meeting Date: _____

INTERNAL USE ONLY

Date Submitted _____ Project Number _____

Report Completed _____ Date _____

Fee Paid \$ _____

ZONING STANDARDS	Required			Provided		
Plot Size				5,625 SF		
Setbacks (F/R/S)	20	20	5	26'3"	31.25'	11.67'
Lot Coverage	40%			50%		
Height	30 FT			9'		
Pervious Area	35%			2,732 SF 54%		




SIGNATURE OF OWNER _____ DATE MAR 20, 2024

SIGNATURE OF AGENT _____ DATE 17 MAR 2024



TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION
PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

The Planning and Zoning shall generally meet the last Thursday of each month at 6:00 p.m. at Town Hall in the Commission Chambers.

Zoning compliant plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 30 days prior to the Planning and Zoning Meeting with the applicable fees (example: \$200.00 for Plan Review for Zoning), at which time they will be considered. Incomplete or non-compliant plans and applications will not be processed. Please note that some applications require public notice (incl. new homes and substantial additions). Note the application will not be scheduled unless a complete application, including the Submission Checklist, and plans that meet all zoning requirements is submitted 30 days before the meeting.

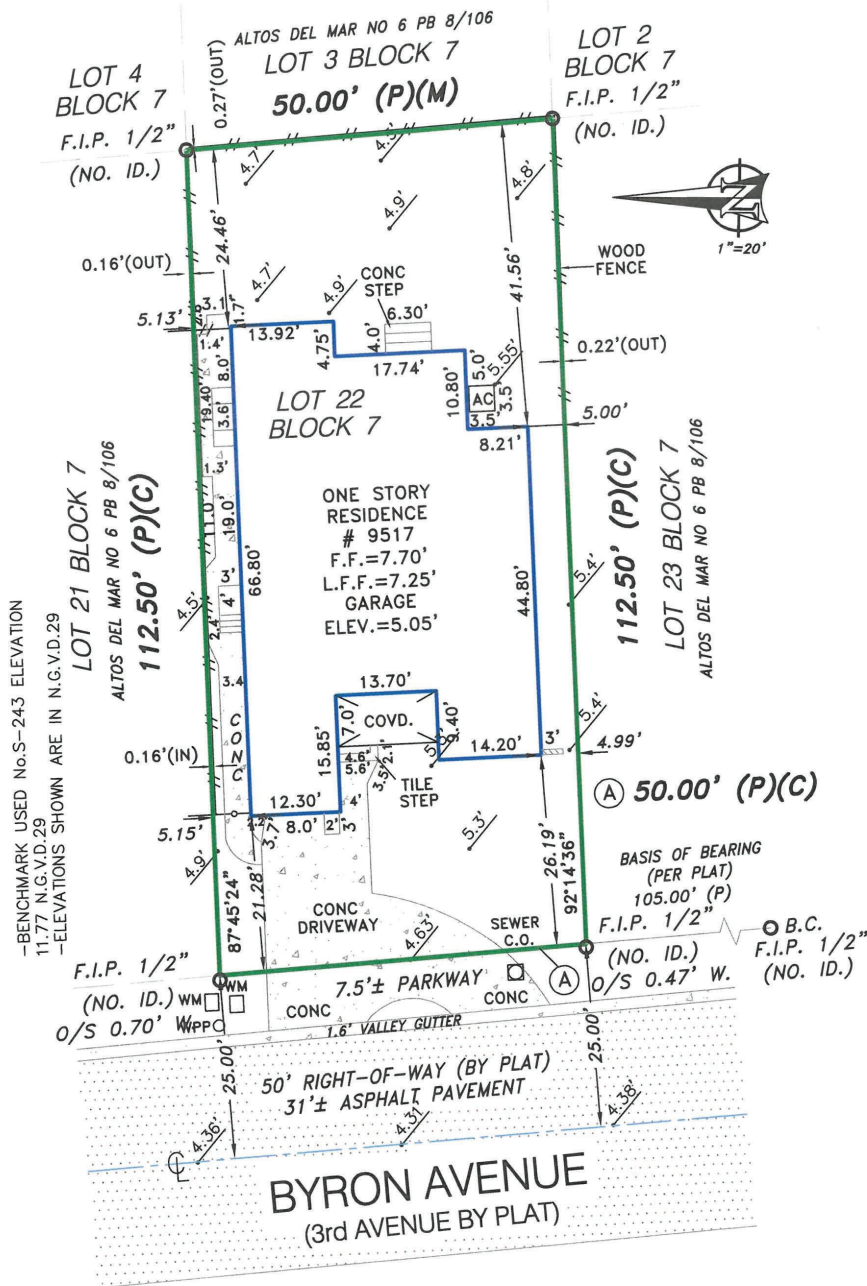
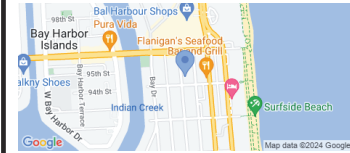
The applicant or duly authorized agent (per ownership affidavit) must be present at the meeting. If there are no applications for consideration by the Planning and Zoning Board, the monthly meeting may be cancelled at the discretion of the Chair of the Board.

[Handwritten Signature] _____ DATE

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

ANTHONY LASORSA _____
Name of Representative DATE

Elana Sturm _____
Name of Owner DATE



-BENCHMARK USED No.S-243 ELEVATION 11.77 N.G.V.D.29
 -ELEVATIONS SHOWN ARE IN N.G.V.D.29

Accepted By: _____

Property Address:
 9517 Byron Avenue
 Surfside, FLORIDA 33154

Notes: **NO NOTES**

SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 427-023 FLORIDA STATUTES.

SIGNED _____ FOR THE FIRM
Miguel Espinosa
 STATE OF FLORIDA
P.S.M. No. 5101

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND / OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

M.E. Land Surveying, LLC
 P.O. Box 970685
 Miami, FL 33197
 Phone: (305) 740-3319
 Fax: (305) 669-3190
 LB#: 7989



Surveyor's Legend

	LIMITED ACCESS RIGHT-OF-WAY LINE		FND FOUND IRON PIPE / PIN AS NOTED ON PLAT		B.R. BEARING REFERENCE		TEL. TELEPHONE FACILITIES
	PROPERTY LINE		LB# LICENSE # - BUSINESS		CENTRAL ANGLE OR DELTA		U.P. UTILITY POLE
	STRUCTURE LINE		LS# LICENSE # - SURVEYOR		R RADIUS		E.U.B. ELECTRIC UTILITY BOX
	CONCRETE BLOCK WALL		CALC CALCULATED POINT		RAD RADIAL		SEP. SEPTIC
	CHAIN LINK FENCE OR WIRE FENCE		SET SET PIN		N.R. NON RADIAL		D.F. DRAINFIELD
	WOOD FENCE		▲ CONTROL POINT		TYP. TYPICAL		A/C AIR CONDITIONER
	IRON FENCE		■ CONCRETE MONUMENT		I.R. IRON ROD		SAV SIDEWALK
	EASEMENT		⊕ BENCHMARK		I.P. IRON PIPE		DWY DRIVEWAY
	CENTER LINE		ELEV ELEVATION		N&D NAIL & DISK		SCR. SCREENED
	WOOD DECK		P.T. POINT OF TANGENCY		PK NAIL PARKER-KALON NAIL		GAR. GARAGE
	ASPHALT		P.C. POINT OF CURVATURE		D.H. DRILL HOLE		ENCL. ENCLOSURE
	BRICK / TILE		P.R.M. PERMANENT REFERENCE MONUMENT		WELL		N.T.S. NOT TO SCALE
	WATER		P.C.C. POINT OF COMPOUND CURVATURE		FIRE HYDRANT		F.F. FINISHED FLOOR
	APPROXIMATE EDGE OF WATER		P.R.C. POINT OF REVERSE CURVATURE		MANHOLE		T.O.B. TOP OF BANK
	COVERED AREA		P.O.B. POINT OF BEGINNING		O.H.L. OVERHEAD LINES		E.O.W. EDGE OF WATER
	TREE		P.O.C. POINT OF COMMENCEMENT		TRANS. TRANSFORMER		E.O.P. EDGE OF PAVEMENT
	POWER POLE		P.C.P. PERMANENT CONTROL POINT		CABLE TV RISER		C.V.G. CONCRETE VALLEY GUTTER
	CATCH BASIN		M FIELD MEASUREMENT		WATER METER		B.S.L. BUILDING SETBACK LINE
	C.U.E. COUNTY UTILITY EASEMENT		D DEED		PIE POOL EQUIPMENT		S.T.L. SURVEY TIE LINE
	I.E./E. INGRESS / EGRESS EASEMENT		C CALCULATED		CONC. CONCRETE SLAB		CL CENTER LINE
	U.E. UTILITY EASEMENT		L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT		ESMT EASEMENT		RW RIGHT-OF-WAY
	EP ELECTRIC POLE		R.O.E. ROOF OVERHANG EASEMENT		D.E. DRAINAGE EASEMENT		P.U.E. PUBLIC UTILITY EASEMENT
	PG. PAGE		CONC. CONCRETE		L.B.E. LANDSCAPE BUFFER EASEMENT		C.M.E. CANAL MAINTENANCE EASEMENT
	P.B. PLAT BOOK		CSW CONCRETE SIDEWALK		L.A.E. LIMITED ACCESS EASEMENT		A.E. ANCHOR EASEMENT
			L CURVE LENGTH		B.C.R. BROWARD COUNTY RECORDS		ID IDENTIFICATION
					F.I.R. FOUND IRON PIN / REBAR		BC BLOCK CORNER
					WF WOOD FENCE		

Property Address:

9517 Byron Avenue
Surfside, FLORIDA 33154

Flood Information:

Community Number: 120659
Panel Number: 12086C0163
Suffix: L
Date of Firm Index: 09/11/2009
Flood Zone: AE
Base Flood Elevation: 8.0'
Date of Field Work: 02/15/2024
Date of Completion: 02/28/2024

General Notes:

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
- 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
- 3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
- 4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- 5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
- 6.) Wall/fence ties shown are from the inside face of the wall/fence to the property line.
- 7.) Fence ownership is not determined.
- 8.) Bearings referenced to line noted B.R. also are assumed.
- 9.) Dimensions shown are platted and measured unless otherwise shown.
- 10.) No identification found on property corners unless noted.
- 11.) Not valid unless sealed with the signing surveyors embossed seal.
- 12.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
- 13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- 14.) This is a BOUNDARY SURVEY unless otherwise noted.
- 15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- 16.) This survey may be used for construction/permitting purposes

Legal Description:

Lot 22, of Block 7, of ALTOS DEL MAR NO. 6 , according to the plat thereof, as recorded in Plat Book 8, Page 106, of the public records of Miami-Dade County, FLORIDA

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None". Do not check the "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:

**Ira Sturm, Rona Sturm and Elana Sturm
Self**

its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by
Miguel Espinosa , for M.E. Land Surveying, LLC., dated 02/28/2024 bearing Job # B-136896 :
a. NO NOTES



M.E. Land Surveying, LLC

P.O. Box 970685 Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989



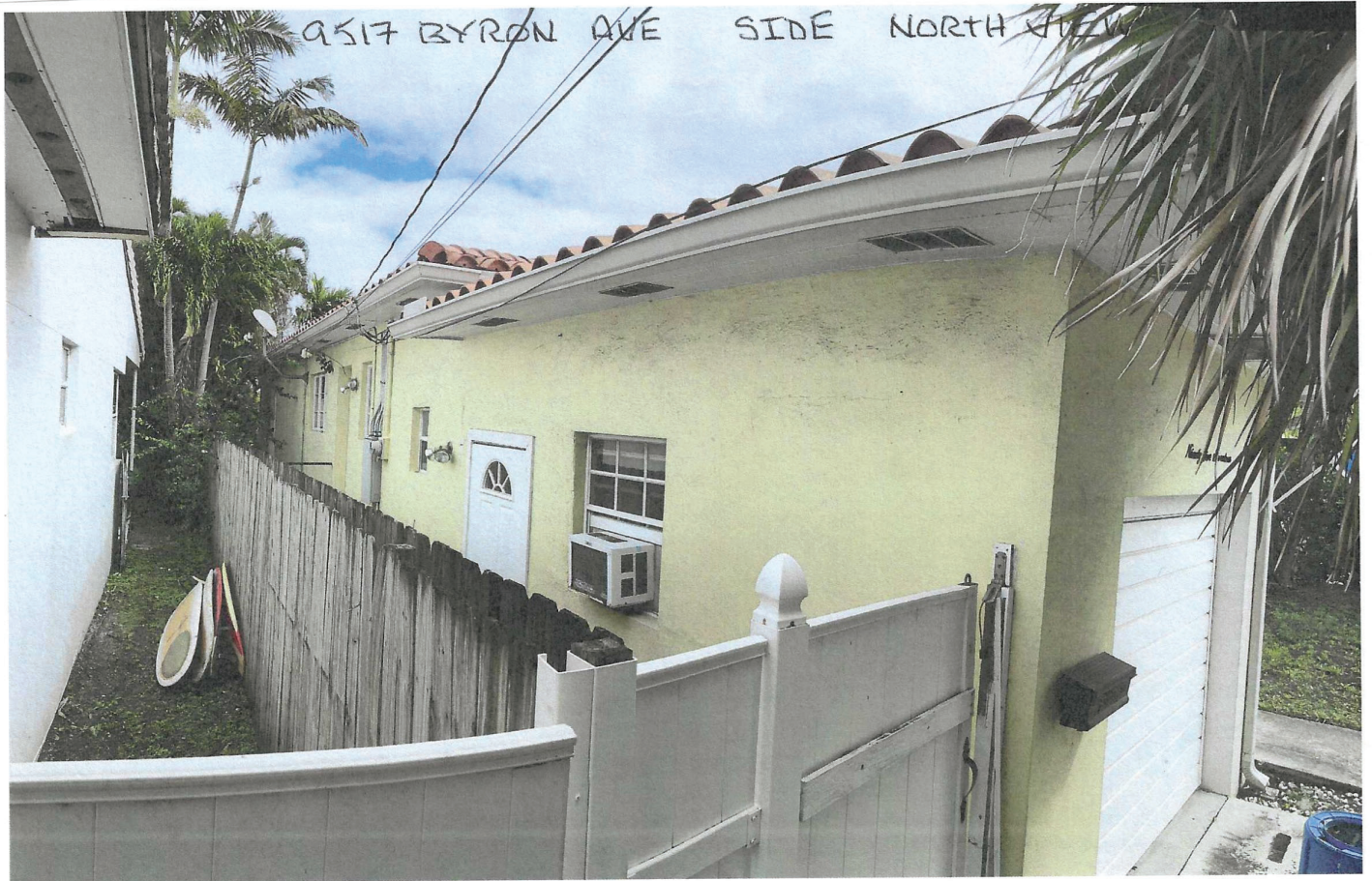
9517 BYRON AVE

SIDE SOUTH VIEW



9517 BYRON AVE

SIDE NORTH VIEW



9517 BYRON AVE FRONT WEST VIEW



9517 BYRON AVE BACK EAST VIEW



revisions
 no. -
 date -

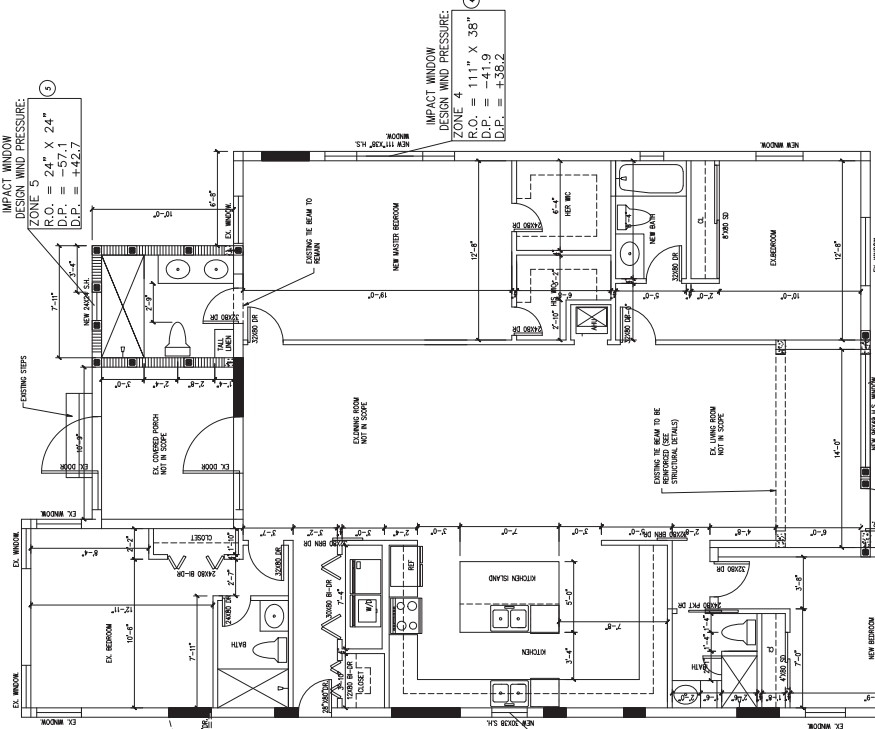
designed
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 ANDY
 checked
 ANDY
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 10/17/2023
 scale
 1/8" = 1'-0"
 job no.
 202302

project
 GARAGE CONVERSION
 INT. REMODELING FOR
 9517 BYRON AVENUE
 SURFSIDE, FL

QEA
 Quality Engineering Associates, Inc.

Professional Engineering
 Civil/Structural
 6415 Lake Worth Road, Suite 105
 Fort Worth, TX 76116
 www.qeainc.com

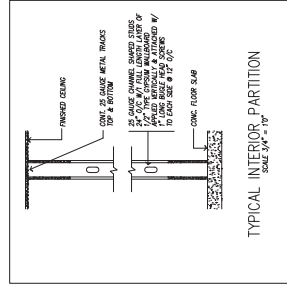
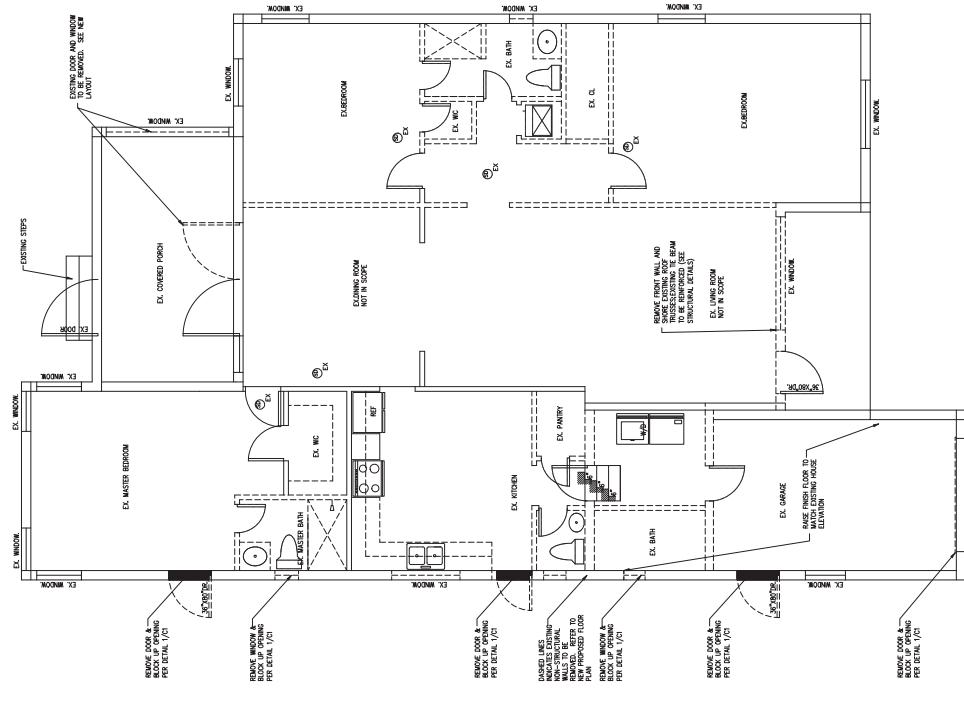
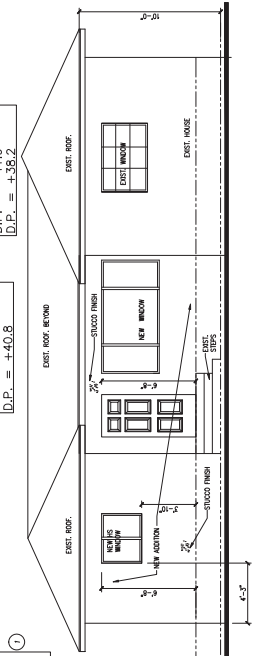
drawing
 FLOOR PLAN
 sheet
 A-1
 of 6



WINDOW & DOOR SCHEDULE

MARK	SIZE (HxW)	TYPE	ZONE	PRESSURES
1	6224	F.L.S. WINDOW	4	-83 / +65.3
2	3685	DOOR	4	-44 / +62.9
3	9685	F.L.S. WINDOW	4	-49 / +38.2
4	11128	F.L.S. WINDOW	4	-49 / +38.2
5	2024	S.L.S. WINDOW	5	-57 / +42.7
6	3028	S.L.S. WINDOW	4	-44 / +65.3

PROPOSED FLOOR PLAN



SCOPE OF WORK:
 THE PURPOSE OF THIS DRAWING IS TO SHOW THE FOLLOWING WORK:

- CONVERT EXISTING ONE CAR GARAGE INTO A BEDROOM, RAISED TO EXISTING MAIN HOUSE FINISH FLOOR
- REMODELED EXISTING MASTER BEDROOM, EXISTING KITCHEN, EXISTING MASTER BATH, AND LAUNDRY ROOM AS SHOWN







© SHIMCO CONSTRUCTION LTD





**Town of Surfside
Planning and Zoning Board Meeting
May 30, 2024**

DISCUSSION ITEM MEMORANDUM

Agenda #: 4.C

Date: May 30, 2024

From: Scarlet Hammons, AICP, CTP, Town Planner

Subject: 9280 Byron Avenue - Front Facade Alterations

Suggested Action: – Staff finds the application meets the zoning code requirements and recommends approval, if the Board determines that the proposed front facade complies with the Design Guidelines.

Background/Analysis: – The Planning and Zoning Board reviewed an application for a new two-story single-family home at this property on September 30, 2021. The Board approved the application at that meeting. The permit plan set for the home was reviewed and found to be consistent with the Planning and Zoning Board approval and was given final sign-off on August 1st, 2022. The applicant is now seeking to modify the design of the front facade. Modifications to the front facade of the single-family home requires review by the Planning and Zoning Board. No alterations are proposed to the original footprint, size or layout of the home. The proposed facade maintains greater than 10% wall openings. The front facade modifications still allow for consistency of design across all elevations of the home as demonstrated on page 3 of **Attachment A**. The Board should review the proposed facade design for consistency with the Town Design Guidelines. This item was presented to the Board on April 25th, 2024 and it was requested that the applicant return with samples of the exterior finishes for the Board to review.



Town of Surfside, Florida Development Review

9280 Byron Avenue Existing Conditions



Aerial view of 9280 Byron Avenue under construction





Zoning Code Tables

Sec. 90.43 Maximum Building Heights

Zoned Height	Maximum	Approved
H30B	30 ft from Crown of Road	30 FT

Sec. 90-45 Setbacks

Setbacks	Required	Approved
Primary Frontage	20 feet	20 FT
Interior Side - north	5 feet	5 FT
Interior Side - south	5 feet	5 FT
Rear	20 feet	20 FT

Sec. 90.49 Lot Standards

Lot Standards for H30 B	Required	Approved
Minimum Lot Width	50 ft	50 FT
Minimum Lot Area	5,600 SF	5,625 SF
Maximum Lot Coverage	40%	2,250 SF (40%)
Total Pervious Area	35%	1,972 (35%)



Town of Surfside, Florida Development Review

Town of Surfside Adopted Residential Design Guidelines

Design Element	Required	Proposed
Building Massing	Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses	Varied
Decorative Features	Decorative features should be stylistically consistent throughout the entire building.	Planning and Zoning Board must determine
Overall Architectural Style	The overall style of each house should be consistent on all sides of the building, as well as among all portions of the rood.	Planning and Zoning Board must determine
Wall Material and Finishes	The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.	Consistent; white stucco
Roof Types	Roof types and slopes should be generally the same over all parts of a single building	Consistent
Window Style	Window styles should always be consistent among all elevations of a building	Consistent
Frame Materials	Frame Materials should never vary on a single building	Consistent; Warm medium Gray
Window, Door and Eave	Window, door and eave trim should be consistent on all elevations of the house.	Consistent



Pre-Application Mtg.	___/___/20__
Application / Plans Due	___/___/20__


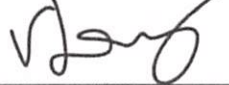
TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

A complete submittal includes all documents on the "Single-Family and Two-Family Site Plan Application Submission Checklist" as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly in ink or type on this application form. A pre-application meeting with the Town Planner is required prior to submitting this application. Town Planner, Judith Frankel jfrankel@townofsurfsidefl.gov

PROJECT INFORMATION ALL INFORMATION IS REQUIRED	
PROPERTY ADDRESS:	9280 Byron Avenue
OWNER'S NAME:	9280 Byron Surfside LLC
PHONE:	310-666-7556
Email:	louisplotkin@gmail.com
AGENT'S NAME:	Valeria Lorenzo
ADDRESS:	3281 NW 15th Street Miami, Florida 33125
PHONE:	305-815-4649
Email:	valeria.dmstudio@gmail.com
ZONING CATEGORY:	H30B
DESCRIPTION OF	
PROPOSED WORK :	Front facade reconfiguration / 2 stories single family home is under construction
Application Meeting Date:	

INTERNAL USE ONLY			
Date Submitted	_____	Project Number	_____
Report Completed	_____	Date	_____
Fee Paid	\$ _____		

ZONING STANDARDS	Required			Provided		
Plot Size	5.625			5,625		
Setbacks (F/R/S)	20'	20'	5'	20'	20'	5'
Lot Coverage	2,250			2,250		
Height	30'			30' 2 stories		
Pervious Area	1969			1972		


2.27.24

02-27-24
 SIGNATURE OF OWNER DATE SIGNATURE OF AGENT DATE



TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION
PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

The Planning and Zoning shall generally meet the last Thursday of each month at 6:00 p.m. at Town Hall in the Commission Chambers.

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

Signature of Agent or Owner

DATE

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

Valeria Lorenzo

02-27-24

Name of Representative

DATE

Lu. Y. P.

Name of Owner

2-27-24

DATE



APPROVED

This item has been digitally signed and sealed by Jorge D. Mantilla, R.A. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JORGE D. MANTILLA
ARCHITECT

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

DRAWING LOG: DATE:



PROPOSED



FACADE MODIFICATIONS
OWNER: 9280 BYRON SURFSIDE LLC
9280 BYRON AVENUE
SURFSIDE, FLORIDA 33154

CONSULTANT

scale: 1/2" = 1'-0"

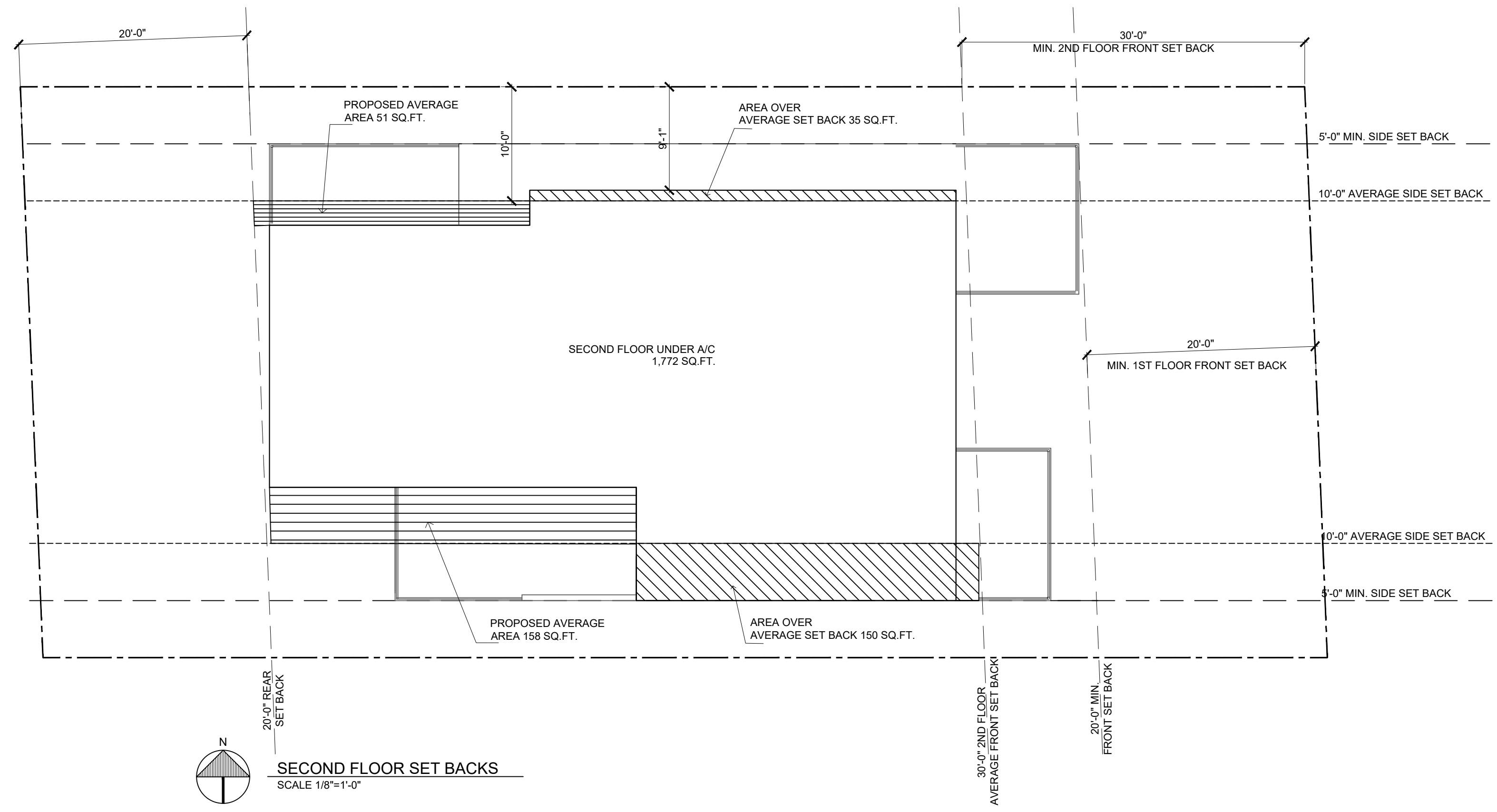
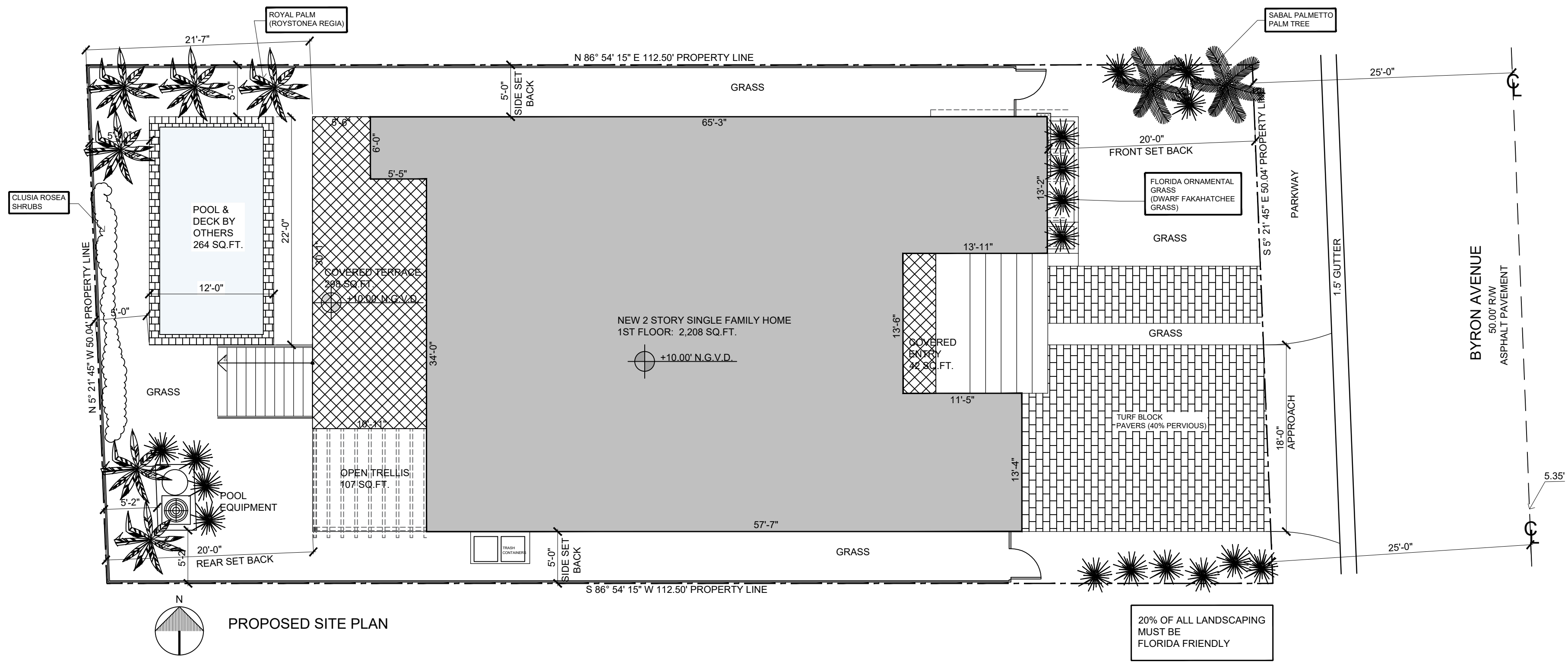
release date: 01-24-2024

drawn by: VL

checked by: JM

A-100
COLOR ELEVATIONS

SHEET NO. 1 OF 8



ZONING REQUIREMENTS: H30B

LOT SIZE: 112.50' X 50' = 5,625 SQ.FT.
MAX. LOT COVERAGE: 40% (5,625) = 2,250 SQ.FT.

FIRST FLOOR BUILDING SET BACKS:	REQUIRED	PROPOSED
FRONT SET BACK	20'-0"	20'-0"
SOUTH SET BACK	5'-0"	5'-0"
NORTH SET BACK	5'-0"	5'-0"
REAR SET BACK	20'-0"	20'-0"
FIRST FLOOR LOT COVERAGE	2,250 SQ.FT.	2,250 SQ.FT.
FIRST FLOOR AREA + TERRACE	N/A	2,548 SQ.FT.

SECOND FLOOR BUILDING SET BACKS:	REQUIRED	PROPOSED
FRONT SET BACK AVERAGE	30'-0"	30'-9"
REAR SET BACK	20'-0"	20'-3"
SOUTH INTERIOR SET BACK AVERAGE	10'-0"	10.31'
NORTH INTERIOR SET BACK AVERAGE	10'-0"	10.35'
UPPER FLOOR AREA UNDER A/C PROPOSED	1,772 SQ.FT. (78.5% OF FIRST FLOOR)	

MAX. HEIGHT FROM CROWN OF ROAD	2 STORIES 30'-0"	2 STORIES 30'-0"
MIN. PERVIOUS AREA (35% OF 5,625 SQ.FT.)	1,969 SQ.FT.	1,972 SQ.FT.
FRONT SET BACK PERMEABILITY (50% OF 1,000 SQ.FT.)	500 SQ.FT.	516 SQ.FT.

LANDSCAPING REQUIREMENTS: H30B

STREET TREES (SABAL PALMETTO PALMS)	2	2
LOT TREES (ROYAL PALM- ROYSTONIA REGIA)	5	6
SHRUBS (DWARF FAKAHATCHEE GRASS)	25	25

ZONING REQUIREMENTS S PER 2006 ZONING CODE: RS-2

LOT SIZE: 112.50' X 50' = 5,625 SQ.FT.
MAX. LOT COVERAGE: 40% (5,625) = 2,250 SQ.FT.

FIRST FLOOR BUILDING SET BACKS:	REQUIRED	PROPOSED
FRONT SET BACK	20'-0"	20'-0"
SOUTH SET BACK	5'-0"	5'-0"
NORTH SET BACK	5'-0"	5'-0"
REAR SET BACK	20'-0"	20'-0"
FIRST FLOOR LOT COVERAGE	2,250 SQ.FT.	2,250 SQ.FT.
TERRACE 15% (2,250) MAX	337.50 SQ.FT.	298 SQ.FT.

SECOND FLOOR BUILDING SET BACKS:	REQUIRED	PROPOSED
FRONT SET BACK AVERAGE	20'-0"	30'-9"
REAR SET BACK	20'-0"	20'-3"
SOUTH INTERIOR SET BACK AVERAGE	5'-0"	10.31'
NORTH INTERIOR SET BACK AVERAGE	5'-0"	10.35'
UPPER FLOOR AREA UNDER A/C PROPOSED	2,500 SQ.FT.	1,772 SQ.FT.

MAX. HEIGHT FROM CROWN OF ROAD	30'-0"	30'-0"
MIN. PERVIOUS AREA		
FRONT SET BACK PERMEABILITY (50% OF 1,000 SQ.FT.)	500 SQ.FT.	516 SQ.FT.
REAR SET BACK PERMEABILITY (40% OF 1,000 SQ.FT.)	400 SQ.FT.	571 SQ.FT.

This item has been digitally signed and sealed by Jorge D. Mantilla, R.A. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JORGE D. MANTILLA
ARCHITECT

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

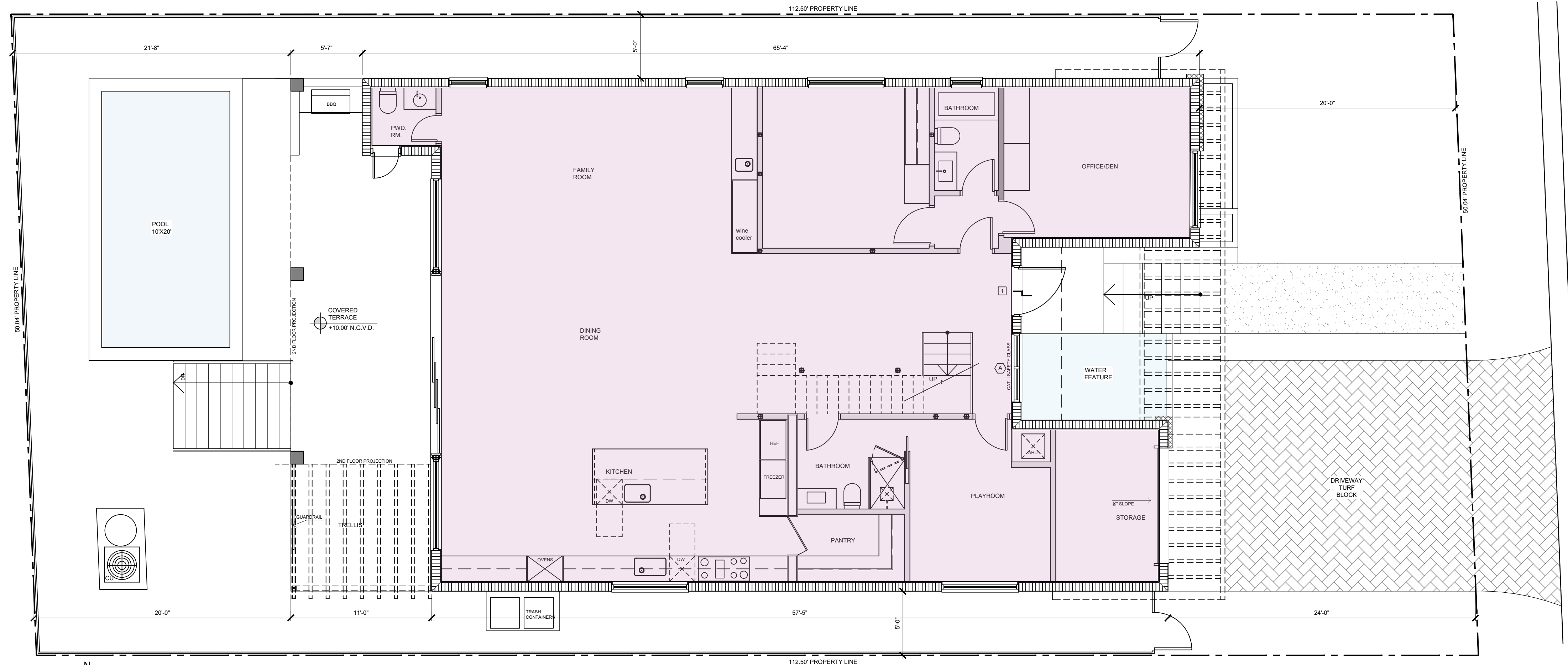
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FACADE MODIFICATIONS
OWNER: 9280 BYRON SURFSIDE LLC
9280 BYRON AVENUE
SURFSIDE, FLORIDA 33154

CONSULTANT
scale: 1/4" = 1'-0"
release date: 01-24-2024
drawn by: VL
checked by: JM

A-101
ZONING DATA



PROPOSED 1ST FLOOR PLAN
SCALE 3/16"=1'-0"

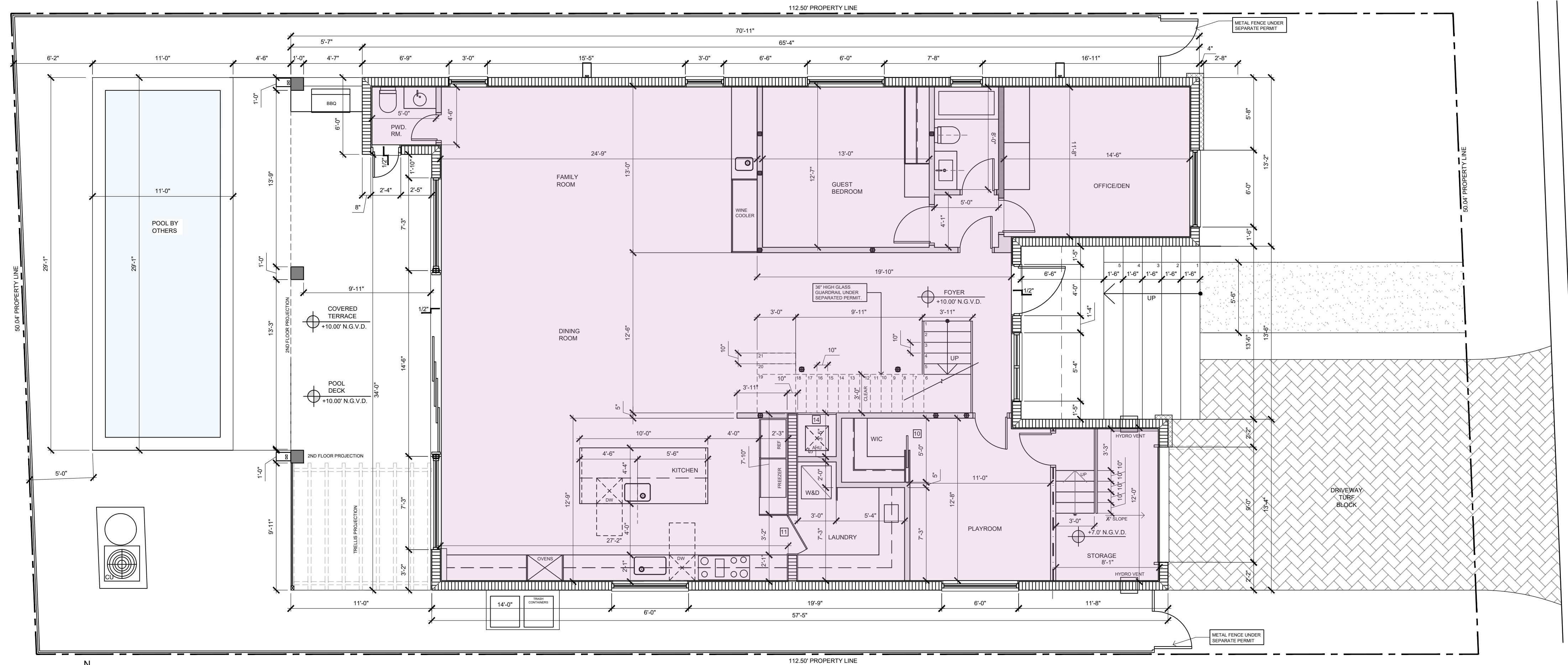
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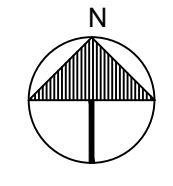
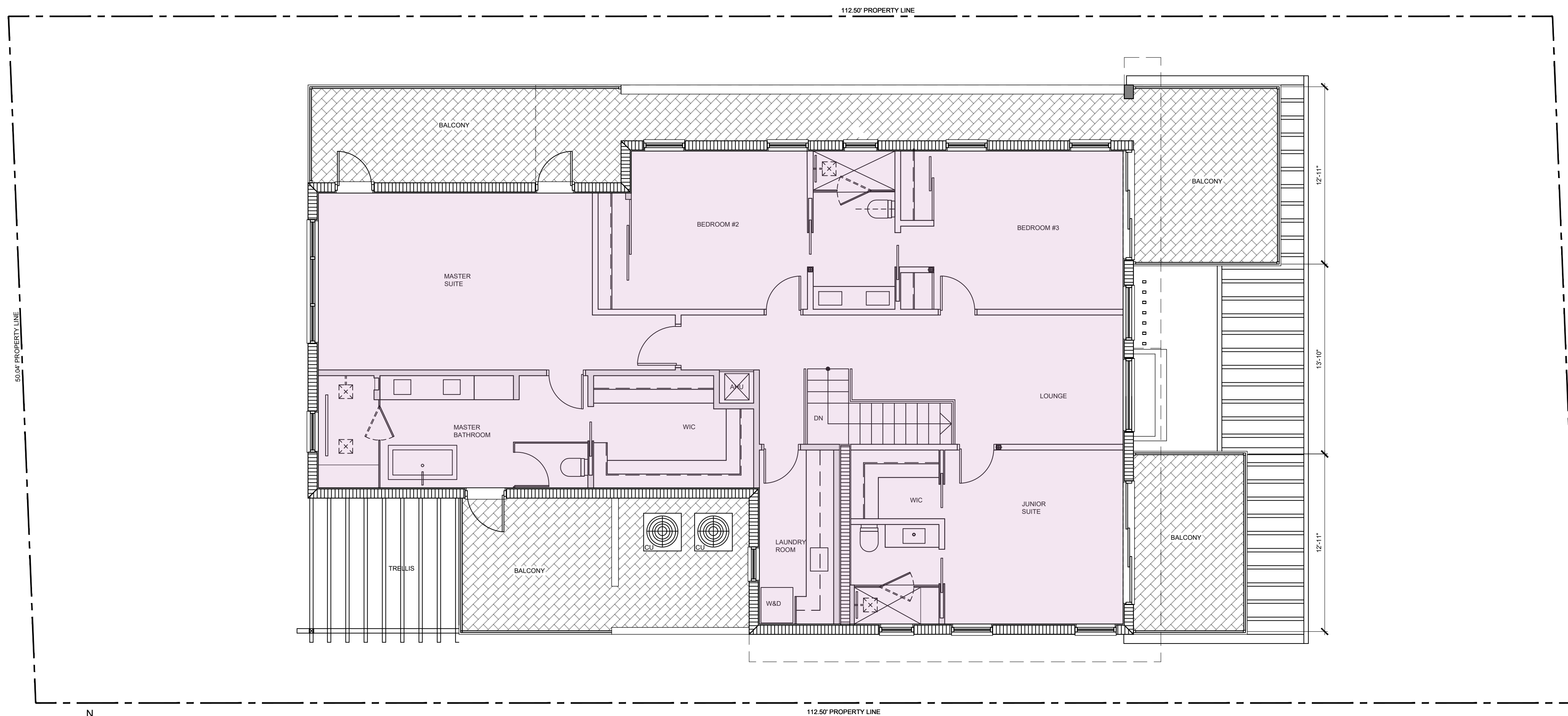
PROPOSED 1ST FLOOR PLAN
SCALE 3/16"=1'-0"

PROPOSED

FACADE MODIFICATIONS
OWNER: 9280 BYRON SURFSIDE LLC
9280 BYRON AVENUE
SURFSIDE, FLORIDA 33154

CONSULTANT
scale: 1/2" = 1'-0"
release date: 01-24-2024
drawn by: VL
checked by: JM

A-200
FIRST FLOOR PLAN



PROPOSED 2ND FLOOR PLAN
SCALE 3/16"=1'-0"

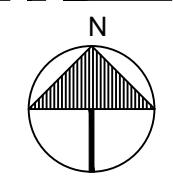
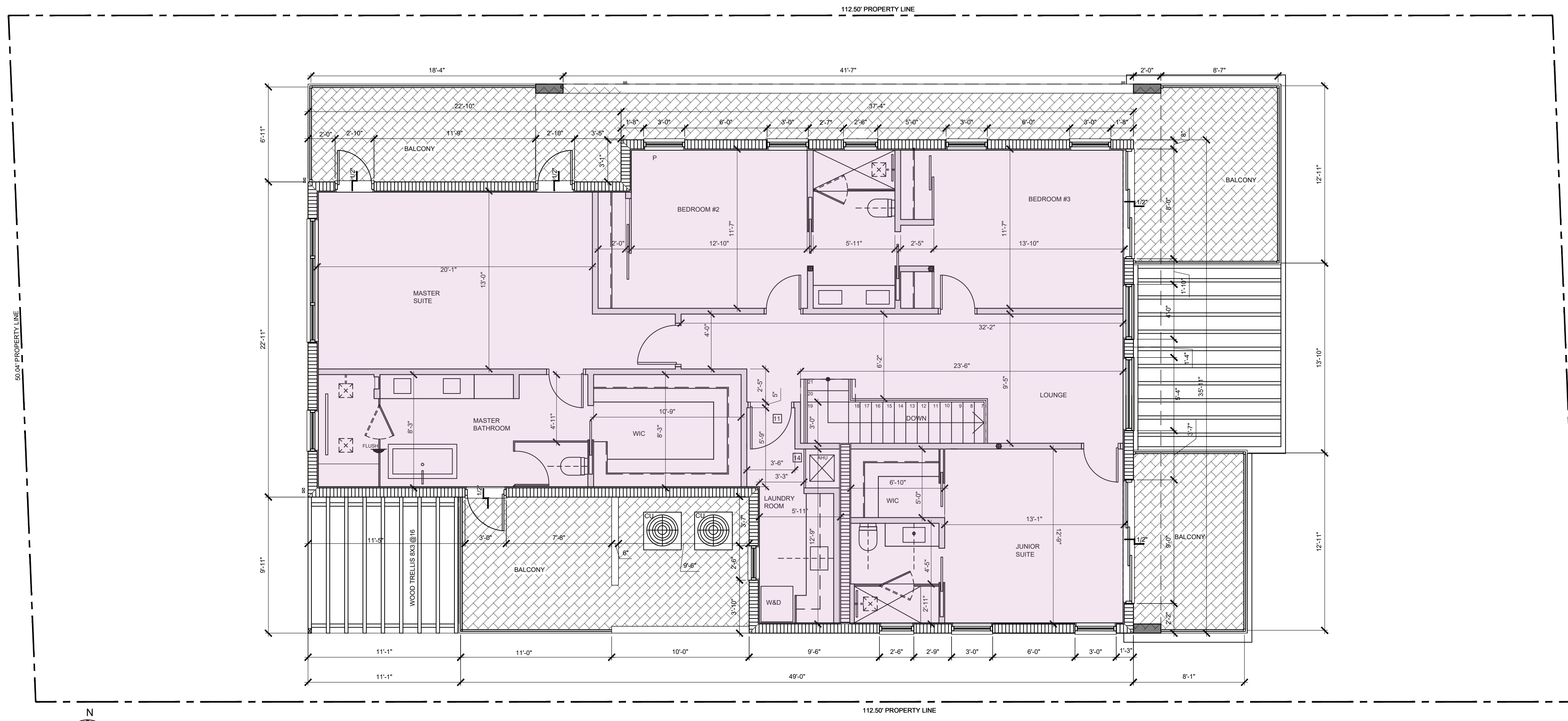
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JORGE D. MANTILLA
ARCHITECT

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

DRAWING LOG:	DATE:



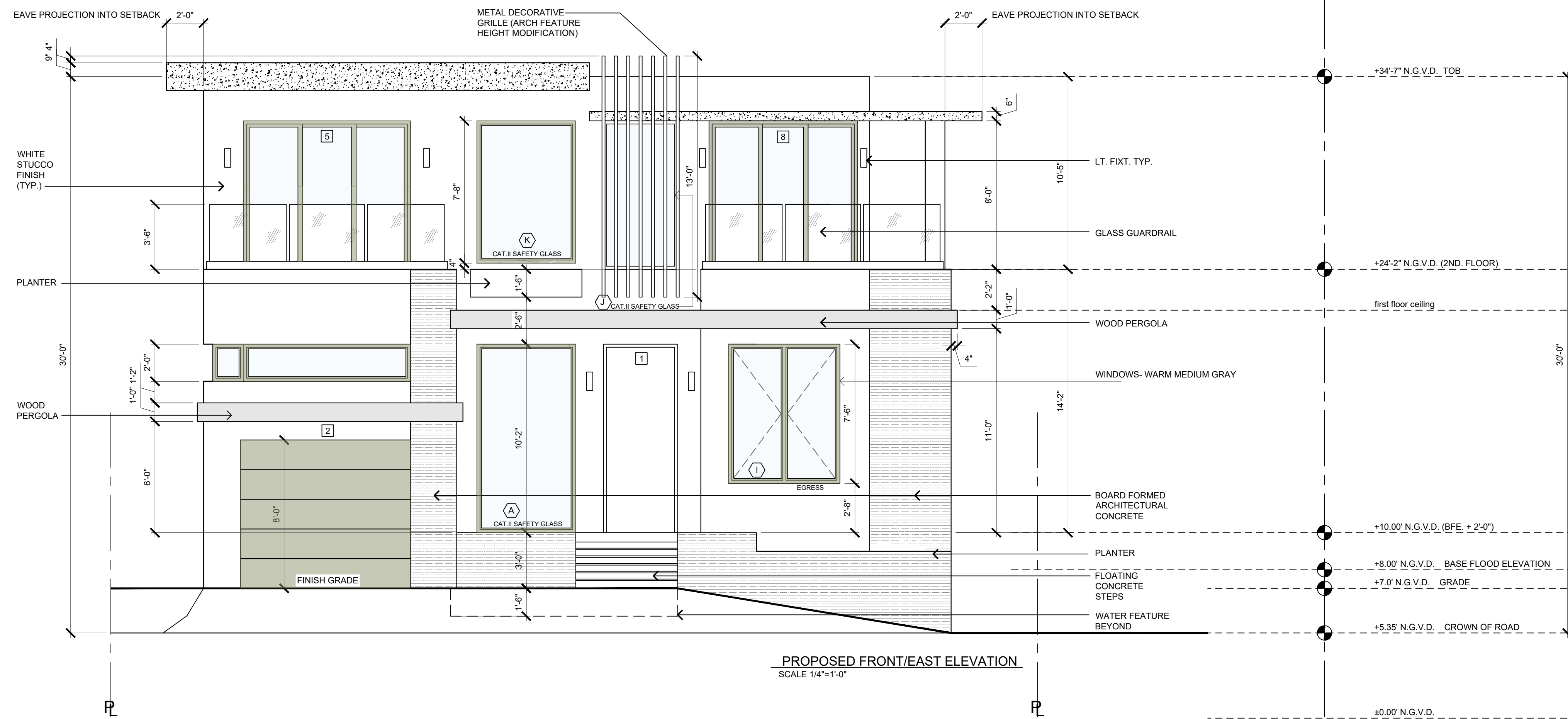
PROPOSED 2ND FLOOR PLAN
SCALE 3/16"=1'-0"

PROPOSED

FACADE MODIFICATIONS
OWNER: 9280 BYRON SURFSIDE LLC
9280 BYRON AVENUE
SURFSIDE, FLORIDA 33154

CONSULTANT
scale: 1/4" = 1'-0"
release date: 01-24-2024
drawn by: VL
checked by: JM

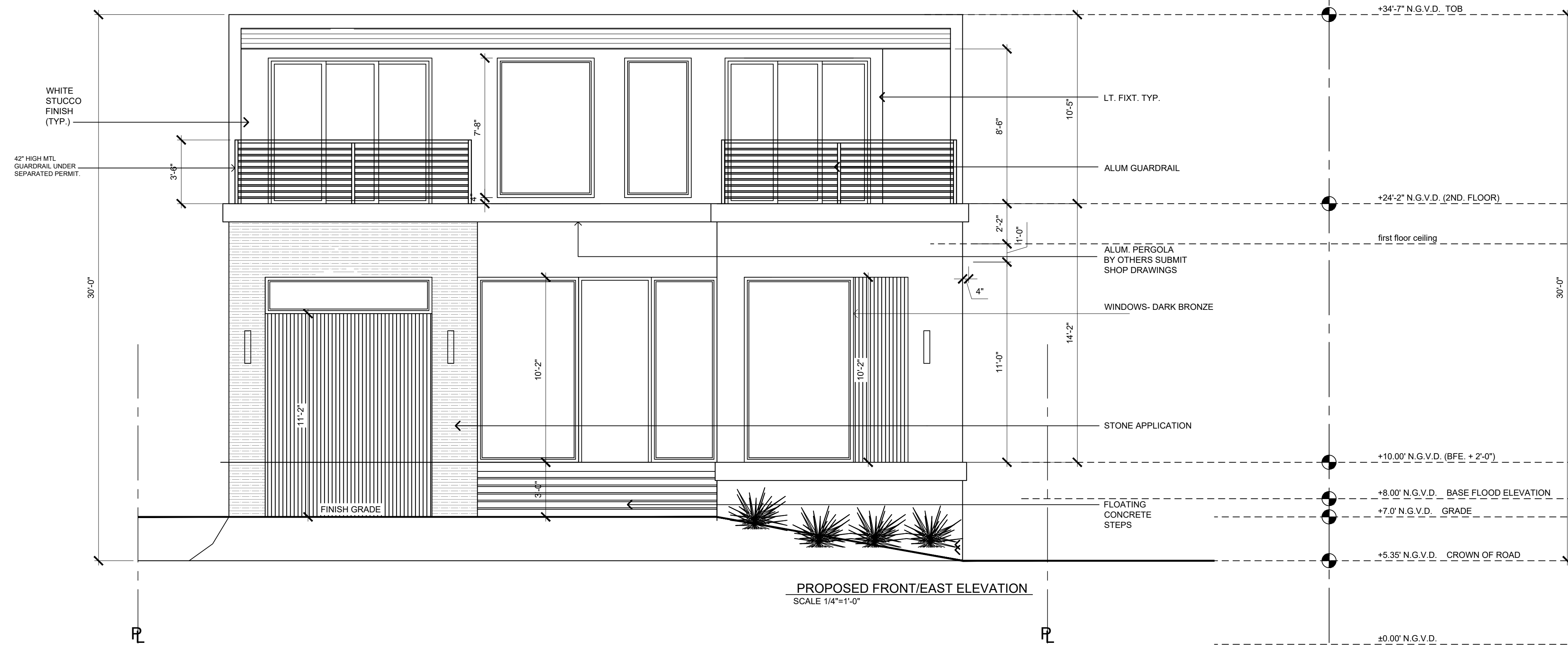
A-201
SECOND FLOOR PLAN



MATERIALS
 STUCCO - WHITE PAINT
 WINDOW MULLIONS - WARM MEDIUM GRAY
 OTHER METALS - WARM MEDIUM GRAY
 WOODS - GRAY
 FRONT DOOR - CHARCOAL GRAY
 BOARD-FORMED ARCHITECTURAL
 CONCRETE

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

APPROVED



MATERIALS
 STUCCO - WHITE PAINT
 WINDOW MULLIONS - DARK BRONZE
 OTHER METALS - DARK BRONZE
 WOODS - FRONT DOOR - GLASS W/ DARK BRONZE
 STONE APPLICATION

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

PROPOSED

This item has been digitally signed and sealed by Jorge D. Mantilla, R.A. on the date adjacent to this seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JORGE D. MANTILLA
 ARCHITECT

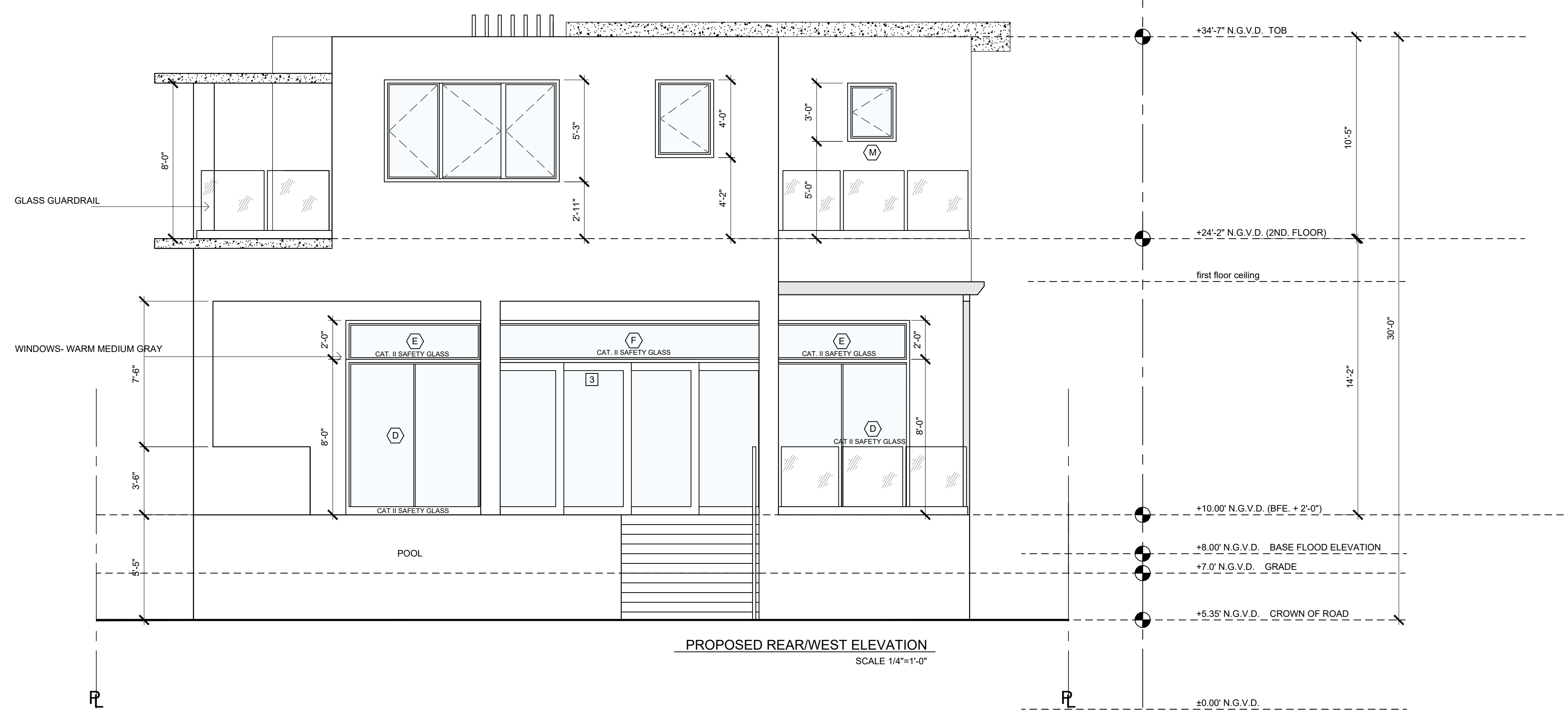
5901 SW 63rd COURT SOUTH MIAMI FL 33143
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 E-mail: mantillaarchitect@gmail.com

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 SURFSIDE, FLORIDA 33154

CONSULTANT
 scale: 1/4" = 1'-0"
 release date: 01-24-2024
 drawn by: VL
 checked by: JM

A-301
 FRONT ELEVATION

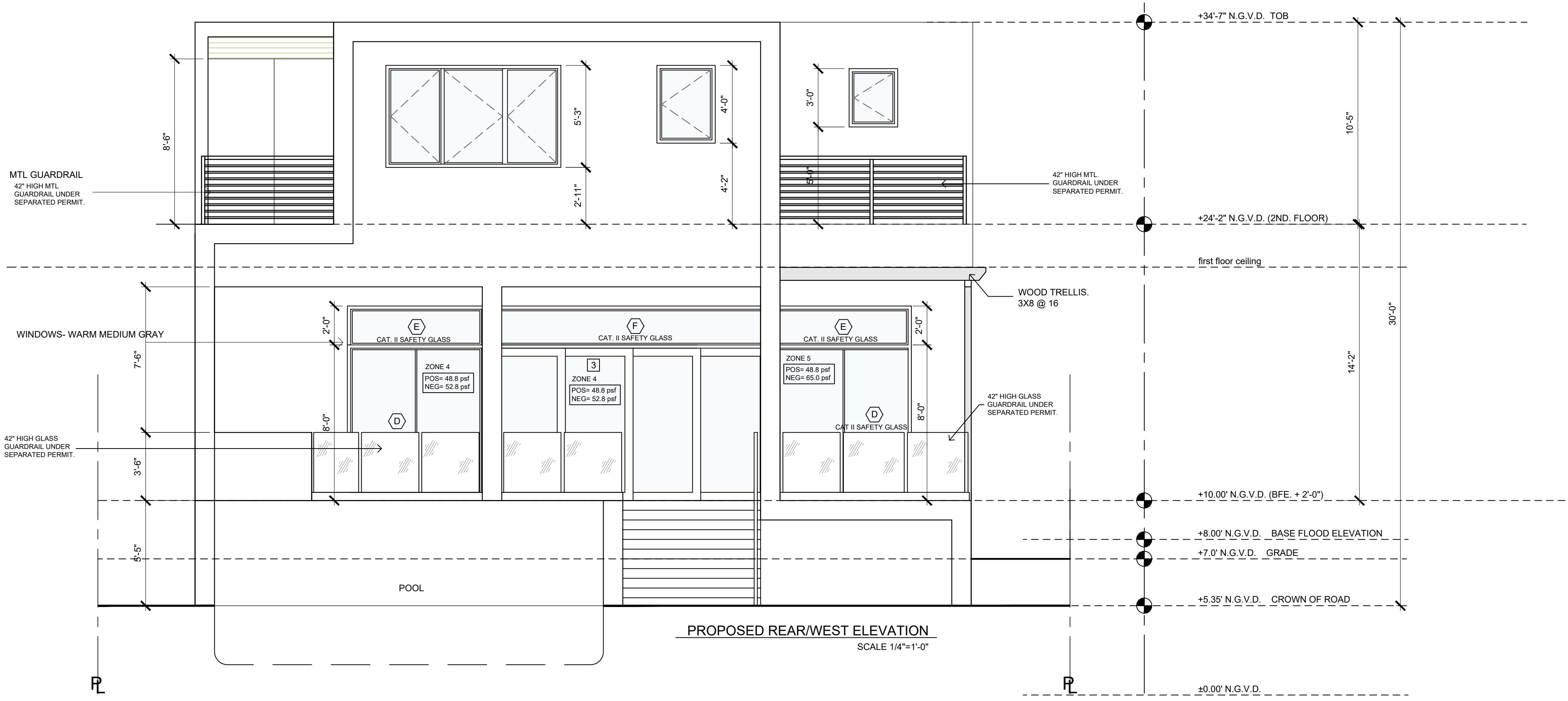


MATERIALS

- STUCCO - WHITE PAINT
- WINDOW MULLIONS - WARM MEDIUM GRAY
- OTHER METALS - WARM MEDIUM GRAY
- WOODS - GRAY
- FRONT DOOR - CHARCOAL GRAY
- BOARD-FORMED ARCHITECTURAL CONCRETE

PROPOSED REAR/WEST ELEVATION
SCALE 1/4"=1'-0"

APPROVED



MATERIALS

- STUCCO - WHITE PAINT
- WINDOW MULLIONS - DARK BRONZE
- OTHER METALS - DARK BRONZE
- WOODS -
- FRONT DOOR - GLASS W/ DARK BRONZE
- STONE APPLICATION

PROPOSED REAR/WEST ELEVATION
SCALE 1/4"=1'-0"

PROPOSED

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ARCHITECT

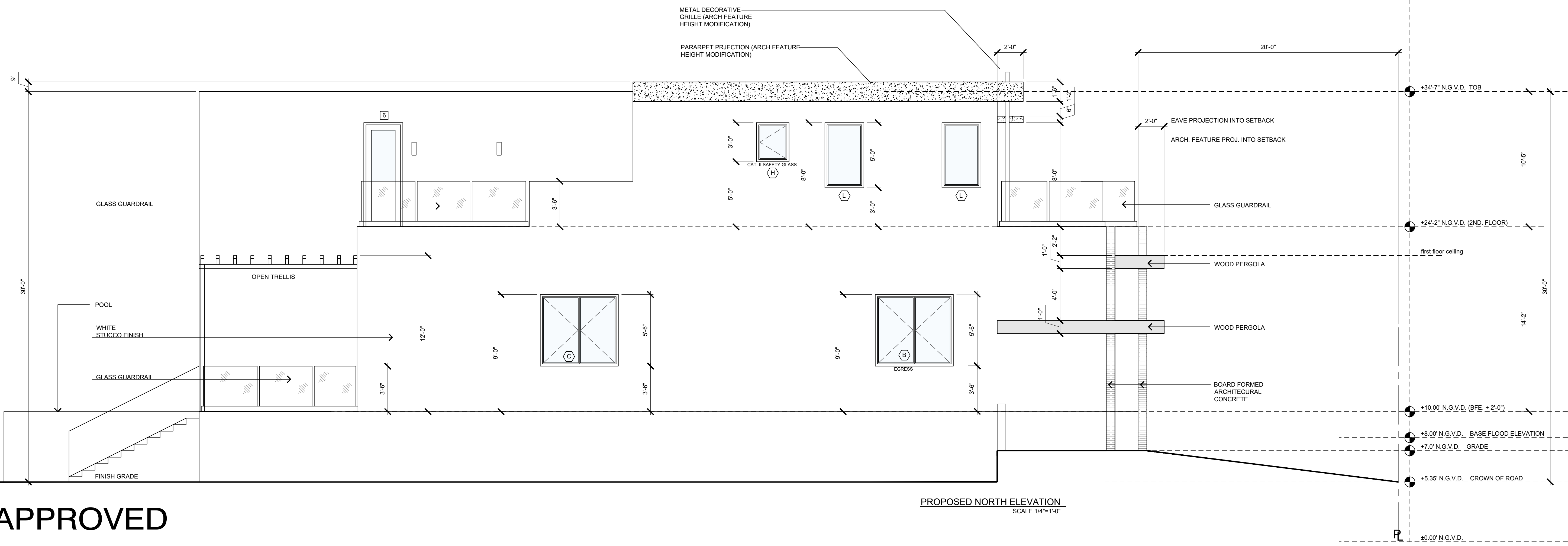
5901 SW 63rd COURT SOUTH MIAMI FL 33143
STATE OF FLORIDA LICENSE NO. 14320
P. (305-815-4649)
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SURFSIDE, FLORIDA 33154

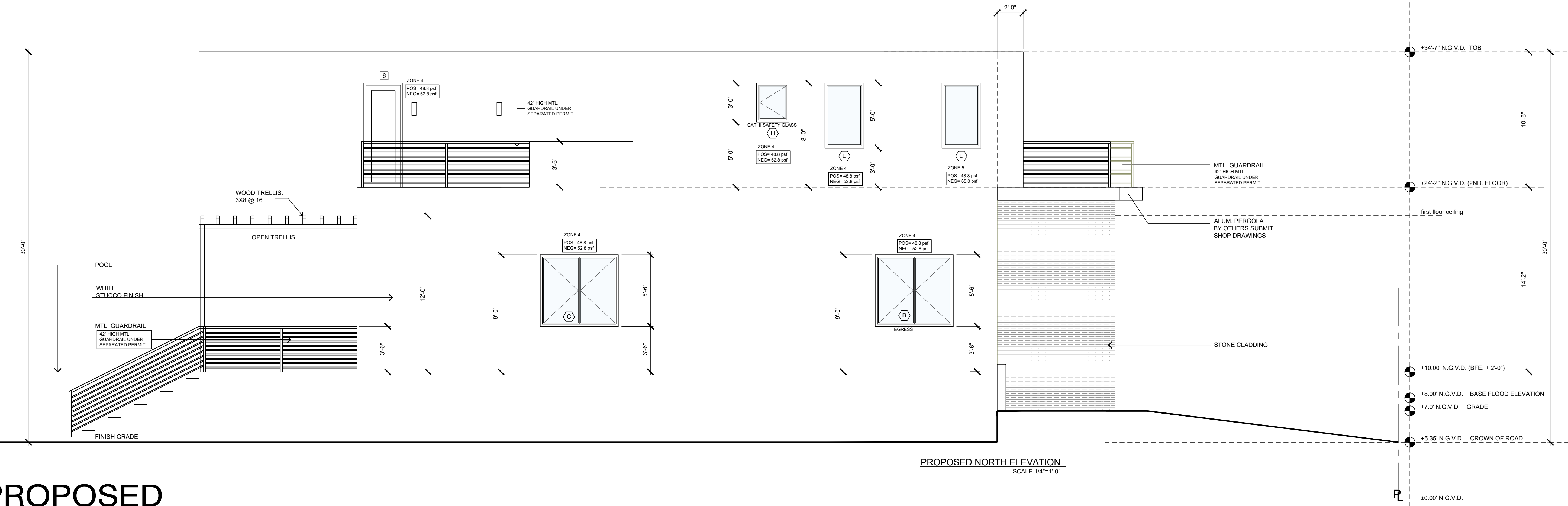
CONSULTANT
scale: 1/4" = 1'-0"
release date: 01-24-2024
drawn by: VL
checked by: JM

A-302
REAR ELEVATION



APPROVED

PROPOSED NORTH ELEVATION
SCALE 1/4"=1'-0"



PROPOSED

PROPOSED NORTH ELEVATION
SCALE 1/4"=1'-0"

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JORGE D. MANTILLA
ARCHITECT

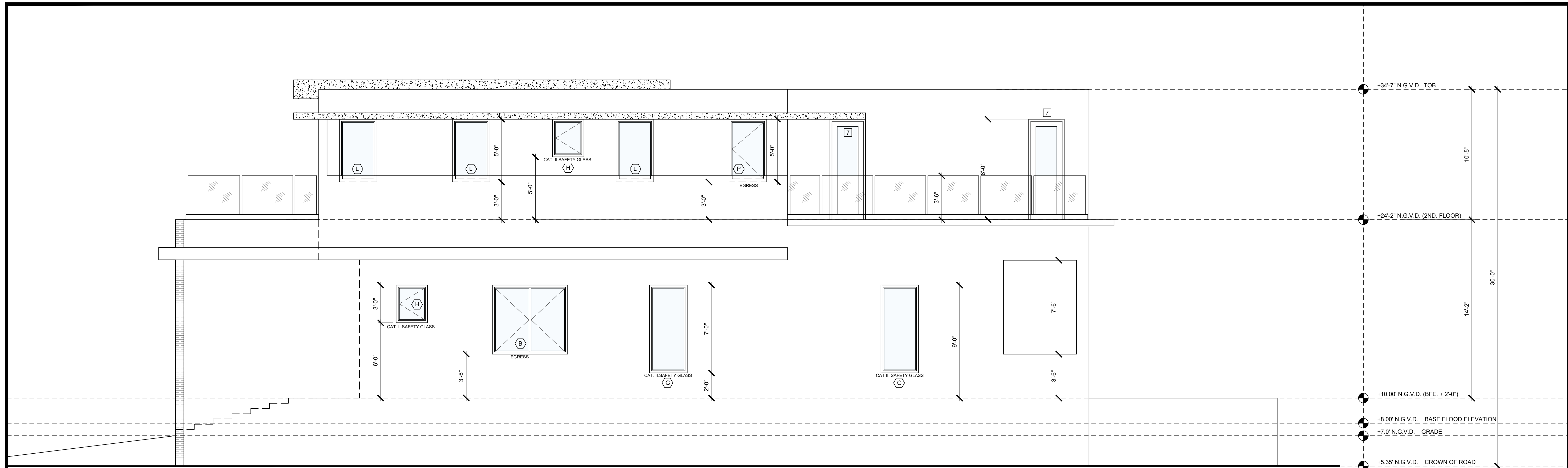
5901 SW 63rd COURT SOUTH MIAMI FL 33143
STATE OF FLORIDA LICENSE No. 14320
P. (305-815-4649)
E-mail: mantillaarchitect@gmail.com

DRAWING LOG:	DATE:

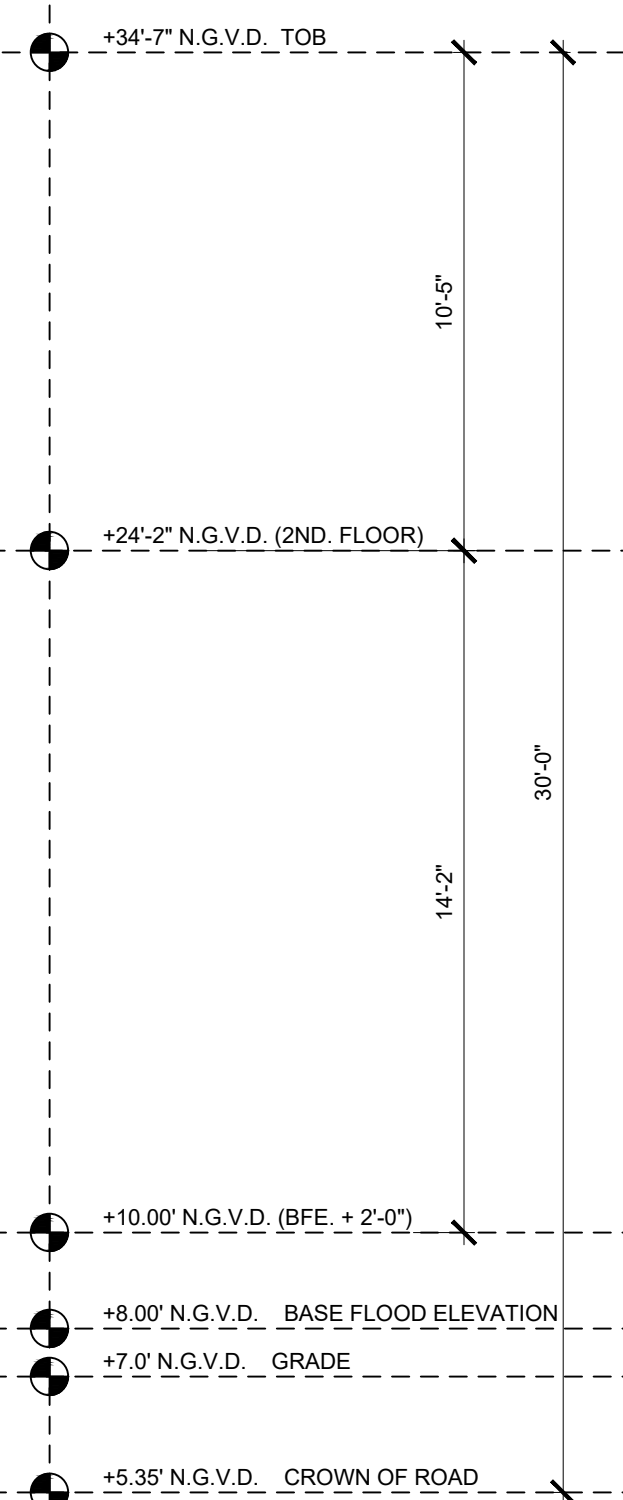
FACADE MODIFICATIONS
OWNER: 9280 BYRON SURFSIDE LLC
9280 BYRON AVENUE
SURFSIDE, FLORIDA 33154

CONSULTANT
scale: 1/2" = 1'-0"
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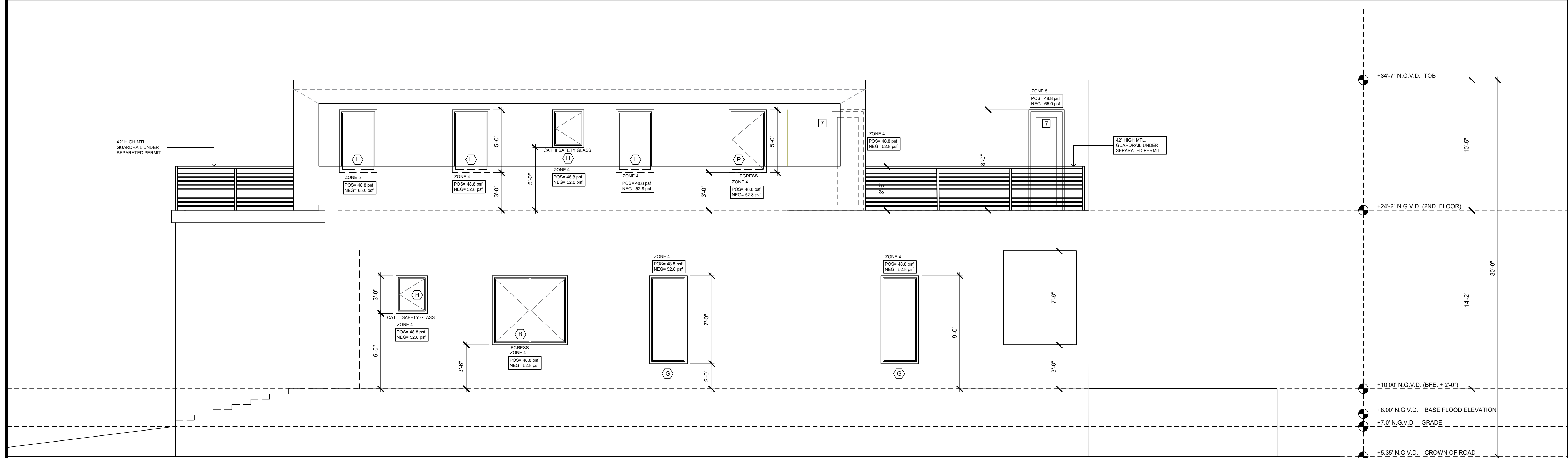
A-303
NORTH ELEVATION



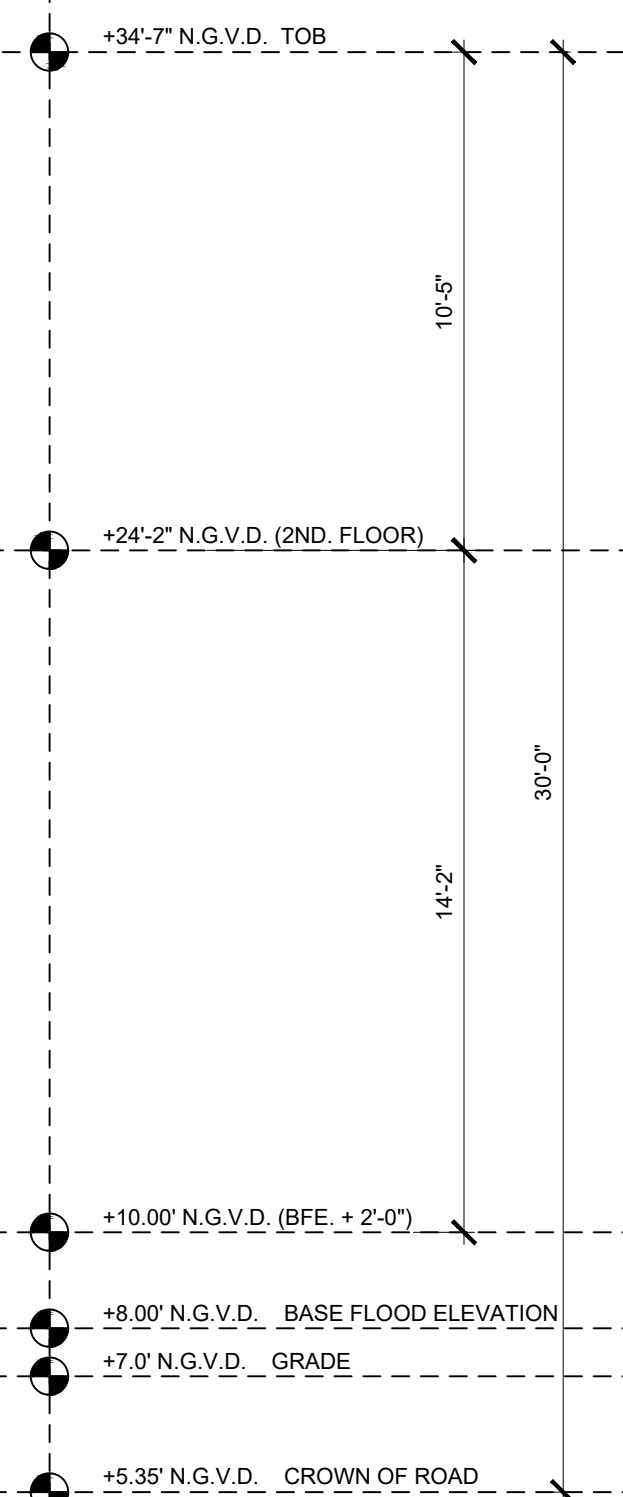
PROPOSED SIDE ELEVATION
SCALE 1/4"=1'-0"



APPROVED



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



PROPOSED

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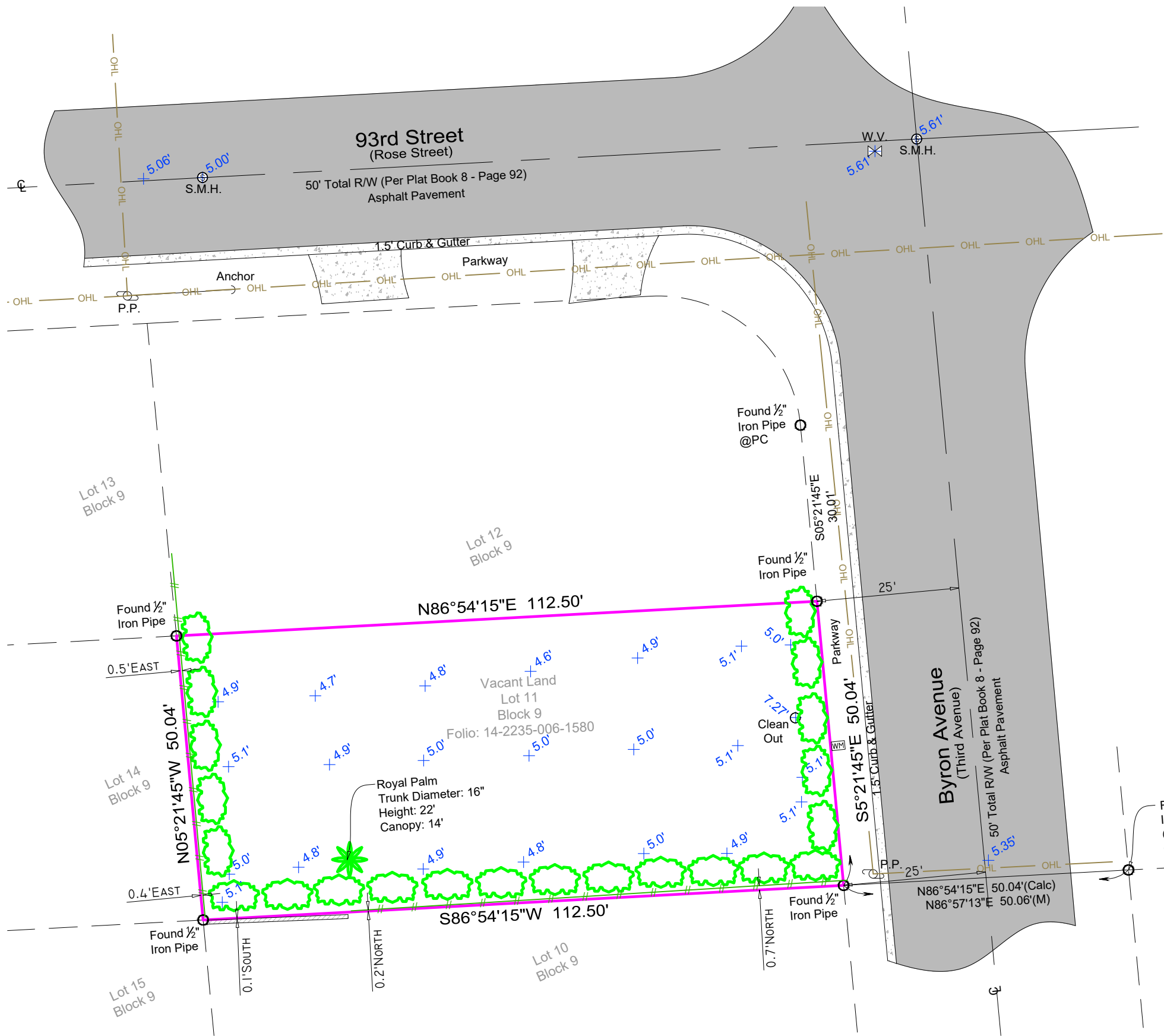
DRAWING LOG:

DATE	
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FACADE MODIFICATIONS
OWNER: 9280 BYRON SURFSIDE LLC
9280 BYRON AVENUE
SURFSIDE, FLORIDA 33154

CONSULTANT
scale: 1/2" = 1'-0"
release date: 01-24-2024
drawn by: VL
checked by: JM

A-304
SOUTH ELEVATION



LEGAL DESCRIPTION:

Lot 11, Block 9, **ALTOS DEL MAR NO. 5**, according to the plat thereof, as recorded in Plat Book 8, Page 92 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S REPORT AND GENERAL NOTES

- (Not valid without the attached Survey Map)
- 1. Legal Description has been furnished by the client.
- 2. References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
- 3. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
- 4. North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
- 5. Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
- 6. Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
- 7. Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining parcels. Adjoining parcels have not been investigated.
- 8. This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
- 9. This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
- 10. **FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120659 (Town of Surfside), Panel 0144, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "AE" with Base Flood Elevation 8 feet (NGVD 1929).
- 11. **HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7, 500 feet.
- 12. **VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
 Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark Z-313, Elevation = 9.59 feet
 Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark T-243, Elevation = 13.03 feet

I HEREBY CERTIFY TO:
 500 93rd Surfside LLC.
 That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of chapter 5J-17, Florida administrative code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.

Odalys C. Bello-Iznaga
 Professional Surveyor and Mapper LS6169 - State of Florida
 Field Work Date: 01/29/2021

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

LEGEND & ABBREVIATIONS

<ul style="list-style-type: none"> = CONCRETE (CONC.) = CONC. BLOCK WALL = WOOD DECK = COVERED AREA = ASPHALT = CHAIN LINK FENCE (CLF) = WOOD FENCE (WF) = IRON METAL BARS FENCE (IF) = OVERHEAD WIRES 	<ul style="list-style-type: none"> = WATER VALVE (WV) = POWER POLE (PP) = GUY ANCHOR = MANHOLE = WATER METER (WM) = CONC. LIGHT POLE (LP) = WELL = STREET SIGN 	<ul style="list-style-type: none"> = SANITARY MANHOLE = DRAINAGE MANHOLE = MANHOLE = FIRE HYDRANT = CABLE BOX (CATV) = FPL TRANSFORMER = CATCH BASIN OR INLET = EXISTING ELEVATION = PERMANENT REFERENCE MONUMENT (PRM) = PROPERTY CORNER = PERMANENT CONTROL POINT (PCP) 	<ul style="list-style-type: none"> = POINT OF TANGENCY = POINT OF CURVATURE = POINT OF COMPOUND CURVE = POINT OF REVERSE CURVE = BENCH MARK = BEARING REFERENCE = TEMPORARY BENCH MARK = PROPERTY LINE = CENTER LINE = MONUMENT LINE 	<ul style="list-style-type: none"> = POINT OF TANGENCY = POINT OF CURVATURE = POINT OF COMPOUND CURVE = POINT OF REVERSE CURVE = BENCH MARK = BEARING REFERENCE = TEMPORARY BENCH MARK = PROPERTY LINE = CENTER LINE = MONUMENT LINE 	<ul style="list-style-type: none"> = CALCULATED = FIELD MEASURED = PER PLAT = PROFESSIONAL SURVEYOR AND MAPPER = AIR CONDITIONER PAD = ENCR. = ENCROACHMENT = OFFICIAL RECORD BOOK = DENOTES PLAT BOOK XX - PAGE XX 	<ul style="list-style-type: none"> = CONCRETE BLOCK STRUCTURE = RIGHT OF WAY = ELEVATION = SECTION = TOWNSHIP = RANGE = RADIUS
--	--	---	--	--	---	--

MAP OF BOUNDARY SURVEY

Property Address:
 5XX 93rd Street, Surfside, Florida 33154
 Project No. 21299 D.B.: A.C. Page 1 of 1

BELLO & BELLO LAND SURVEYING
 12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
 Phone: 305.251.9606 • Fax: 305.251.6057 • LB#7262
 e-mail: info@belloland.com • www.bellolandsurveying.com



MEMORANDUM

ITEM NO. 5.A

To: Honorable Mayor, Vice-Mayor and Members of the Town Commission

From: Scarlet Hammons, AICP, CTP, Town Planner

Date: May 30, 2024

Subject: **Ordinance Amending Section 90-41 "Regulated Uses" by Providing Exemptions to Drug Stores**

For the Planning and Zoning to provide recommendation to the Town Commission.

Presently, Town Code precludes drug stores within 850 feet of one another. Businesses that seek to move to Surfside may at times include a pharmacy/drug store as part of, but not the primary purpose for, the leased premises. The proposed amendment to Town Code would now allow a drug store to be located within the restricted zone so long as at least eighty (80) percent of the square footage of the leased space is used for an authorized commercial purpose under Town Code other than the dispensing of prescription drugs.

[90-41 Regulated Uses - Drug Stores - After First Reading](#)

ORDINANCE NO. 2024 - _____

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-41, "REGULATED USES", BY PROVIDING DRUG STORES EXEMPTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS AND PROVIDING FOR AN EFFECTIVE DATE.

1 **WHEREAS**, Article VIII, Section 2 of the Florida Constitution, and Chapter 166, Florida
2 Statutes, provide municipalities the authority to exercise any power for municipal
3 purposes, except where prohibited by law, and to adopt ordinances in furtherance of such
4 authority; and

5 **WHEREAS**, the Town Commission of the Town of Surfside ("Town Commission")
6 finds it periodically necessary to amend its Code of Ordinances and Land Development
7 Code ("Code") in order to update regulations and procedures for maintain consistency with
8 state law and to implement municipal goals and objectives; and

9 **WHEREAS**, the Town Commission seeks to provide an exemption for Drug Stores to
10 be allowed within the eight hundred fifty (850) feet restricted zone so long as at least eighty
11 (80) percent of the square footage of the leased space is used for an authorized
12 commercial purpose under Town Code other than the dispensing of prescription drugs.

13 **WHEREAS**, the Planning and Zoning Board, as the local planning agency for the
14 Town, held its hearing on the proposed amendment on May 30, 2024 with due public
15 notice and input; and

16 **WHEREAS**, the Town Commission held its first public hearing on May 14, 2024 and
17 recommended approval of the proposed amendments to the Code of Ordinances having
18 complied with the notice requirements by the Florida Statutes; and

19 **WHEREAS**, the Town Commission has conducted a second duly noticed public
20 hearing on these regulations as required by law on _____, 2024 and further
21 finds the proposed change to the Code necessary and in the best interest of the
22 community.

Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with highlighted double strikethrough and double underline.

23
24 **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE**
25 **TOWN OF SURFSIDE, FLORIDA¹:**
26

27 **Section 1. Recitals.** The above Recitals are true and correct and are incorporated
28 herein by this reference:
29

30 **Section 2. Town Code Amended.** Section 90-41. – “Regulated Uses” of the
31 Surfside Town Code of Ordinances is hereby amended and shall read as follows¹:

32 **Sec. 90-41. Regulated uses.**

33 (a) *Purpose.* Permitted uses are considered to be fundamentally appropriate within the
34 district in which they are located and are deemed to be consistent with the
35 comprehensive plan. These uses are permitted as of right, subject to the required
36 permits and procedures described in this section. Permitted uses require final site
37 plan review and approval for compliance with the standards applicable to a particular
38 permitted use as provided in this zoning code.

39 (b) *Permits required.* Except as explicitly provided herein, no use designated as a
40 permitted use in this chapter shall be established until after the person proposing
41 such use has applied for and received all required development permits.

42 (c) Table—Regulated uses.

43 * * *

Retail and General Commercial Services	SD-B40
Drug stores	P <u>(30)</u>

44 Key: P: Permitted Blank: Not Permitted (#): Refer to Notes CU:
45 Conditional Use

46 * * *

47 (d) *Uses table notes.*

48 * * *

¹ Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with highlighted double strikethrough and double underline.

49 (30) The following uses shall be separated from similar existing uses, or similar
50 approved but unbuilt uses, within the town limits, by the minimum distances
51 specified below, measured from front door to front door:

52 (a) For purposes of this calculation, front door shall mean the primary
53 public access to the business which shall not include any alley, rear
54 or secondary access point.

55 (b) Medical Marijuana Dispensary: Eight hundred fifty (850) feet.

56 (c) Drug stores: Eight hundred fifty (850) feet, except this restriction shall
57 not apply when at least eighty (80) percent of the square footage of the
58 leased space is used for an authorized commercial purpose under Town
59 Code other than the dispensing of prescription drugs, non-prescription
60 drugs, medical devices or sundries.

61 **Section 3. Severability.** If any section, sentence, clause or phrase of this
62 ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction,
63 then said holding shall in no way affect the validity of the remaining portions of this
64 ordinance.

65 **Section 4. Inclusion in the Code.** It is the intention of the Town Commission, and
66 it is hereby ordained that the provisions of this Ordinance shall become and made a part of
67 the Town of Surfside Code of Ordinances, that the sections of this Ordinance may be
68 renumbered or re-lettered to accomplish such intentions; and the word "Ordinance" may be
69 changed to "Section" or other appropriate word.

70
71 **Section 5. Conflicts.** Any and all Ordinances and Resolutions or parts of
72 Ordinances or Resolutions in conflict herewith are hereby repealed.

73
74 **Section 6. Effective Date.** This ordinance shall become effective upon adoption.

75
76 **PASSED** and **ADOPTED** on first reading this ____ day of _____ 2024.

77
78 **PASSED** and **ADOPTED** on second reading this _____ day of _____, 2024.

79
80
81 On Final Reading Moved by: _____

82
83 On Final Reading Second by: _____

84
85
86

87 **FINAL VOTE ON ADOPTION:**

88

89 Commissioner Ruben A. Coto _____

90 Commissioner Nelly Velasquez _____

91 Commissioner Gerardo Vildostegui _____

92 Vice Mayor Tina Paul _____

93 Mayor Charles W. Burkett _____

94

95

96

97

98

99

Charles W. Burkett, Mayor

100

101 **ATTEST:**

102

103

104

Sandra N. McCready, MMC

106 Town Clerk

107

108 **APPROVED AS TO FORM AND LEGALITY FOR THE USE**

109 **AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:**

110

111

112

Mark Blumstein, Esq.

114 Interim Town Attorney



**Town of Surfside
Planning and Zoning Board Meeting
May 30, 2024**

DISCUSSION ITEM MEMORANDUM

Agenda #: 7.A

Date: May 30, 2024

From: Scarlet Hammons, AICP, CTP, Town Planner

Subject: Design Guidelines Update

Suggested Action: – The Planning and Zoning Board should review the proposed new Design Guidelines and provide comments if desired to the Town Commission.

Background/Analysis: –

Attached please find the most recent draft version of the Design Guidelines Update. This version includes a 59-page document and the Appendices A, C and D. Appendix B: Definitions is not completed at this time.

The initial draft was presented at the Special Planning and Zoning Board meeting on November 16, 2023. Based on the Planning and Zoning Board's discussion at that time, additional photographs, sketches and diagrams have been incorporated into the document.

Please note, refinements in formatting and editing are continuing and an updated version will be available prior to the February 29, 2024 meeting. A checklist will be prepared to identify any substantive changes from the draft document provided here.

The Town's current Design Guidelines were adopted in 2007. A copy of the current Design Standards is provided in **Attachment A**. While the Design Standards provide guidance in the development of residential and non-residential uses, the standards are not consistent with the current Town Zoning Code.

town of surfside

design guidelines for
single family residential properties
multifamily and commercial properties

Acknowledgements

Town of Surfside

Town Commission Members

Charles W. Burkett
Howard S. Weinberg
Mark Blumstein
Marc Imberman
Steve Levine

Mayor
Vice-Mayor

Town Staff

W. D. Higginbotham, Jr.
Linn M. Dannheisser
Beatris M. Arguelles, CMC

Town Manager
Town Attorney
Town Clerk

Design and Review Board Members

Mel Schlessner
Jorge Gutierrez
Howard Behar
Daniel Dietch
Richard Iacobacci

Calvin Giordano & Associates, Inc.

Dennis Giordano
Shelley Eichner, AICP

President
Principal-in-Charge

Sarah Sinatra, AICP
Gianno A Feoli, ASLA AIA
Rubén Colón
Silvia Bolivar

Planner
Urban Designer
Supporting Staff
Supporting Staff

Contents

Single Family Residential Design Guidelines page 3

Multifamily and Commercial Design Guidelines page 37

Introduction

These guidelines are intended to help secure a high quality of environment, regarding livability, visual interest, identity and sense of place, in Surfside's residential neighborhood by providing guidance for the design of new houses, additions and/or remodeling efforts in the existing neighborhood. These guidelines are intended to focus on the characteristics of neighborhood compatibility and to leave individual homeowners the maximum flexibility to build, expand or remodel to meet their own needs and objectives.

All new house construction, additions and remodeling projects must conform to the development standards of the zoning districts in which they are located. These guidelines presented herein are intended to go beyond the basic requirements of the Zoning Ordinance and, in greater detail, address issues specifically related to neighborhood character compatibility without changing existing setbacks or height limitations or regulations. In addition, these guidelines are intended to encourage the design and construction of houses which harmonize with their surroundings and which demonstrate a high standard of quality.

It is important to acknowledge the suburban quality of the existing neighborhood and the community's expressed desire to increase the walkability of the area. Part of this agenda is ensuring that homes maintain an intimate relationship with the street they front. One of the challenges addressed through these guidelines is to accommodate the needs of a car-oriented lifestyle, while limiting the impact of the vehicles on the streetscape experience.

Lastly, the guidelines acknowledge that the existing houses are, in the majority of the instances, too small to accommodate today's lifestyles which encompass greater square footages of livable areas. In order to establish a sense of historical significance, the Town of Surfside encourages the architecturally authentic restoration of existing structures. Where restoration can become a minimum, these guidelines further encourage the preservation of the existing structure.

Applicability

The Guidelines should apply to all new construction within the Town. These Guidelines are provided for the use of homeowners, builders, contractors, architects, designers, Town Staff and Town decision makers. The Guidelines are expected to be useful for making design decisions about residential construction at a number of levels:

- Homeowners, builders, architects and other designers are encouraged to consult the Guidelines prior to designing new houses, additions or remodeling projects for ideas and advice.
- The Guidelines will be used by City Staff and decision makers as the criteria for making permit decisions. It should be noted that the Guidelines present illustrated 'suggestions,' which should be interpreted as such and not as intended requirements for permit approval.
- Neighborhood residents should consult the Guidelines to understand the neighborhood compatibility concepts which will apply to new construction.

The transition of this new policy should be as follows:

Any development within the Town approved by the Planning and Zoning Design and Review Board on or before September 11, 2007 is not subject to this policy. In the event of a major revision to an existing draft approval where the developer has an approved agreement, the Town will generally apply this policy.

Any development within the Town approved by the Planning and Zoning Design and Review Board after September 11, 2007 should provide conformity to the Town's Preservation Zone Design Guidelines.

Objectives

The objectives of the Guidelines include:

- To encourage harmonious and attractive neighborhood experiences through attention to the exterior architectural quality and appearance;
- To diminish the visual prominence of garages from the street and promote a neighborly experience;
- To encourage a variety of options for building designs;
- To establish the appropriate articulation of buildings within the limitations of the zoning ordinances having regard for mass, volume, architectural detailing, finishes and location within the community;
- To establish design requirements for buildings prominent in community locations;
- To assist architects, designers and builders in the preparation of acceptable building designs;
- To promote the preservation of the existing quality and character of the neighborhood; and
- To provide implementation suggestions for the encouragement of the architectural historic character of potentially contributing or designated historic buildings.

Organization

The guidelines address four (4) general themes:

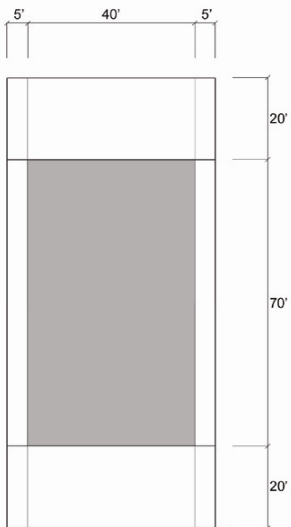
- **Elements of Building Design**
Identifies and addresses design integrity within the individual building.
- **Relationships to Adjacent Properties**
Identifies and addresses the interfaces between new construction and adjacent existing buildings.
- **Neighborhood Patterns**
Identifies building characteristics which are most apt to define a neighborhood's appeal and identity.

Parameters

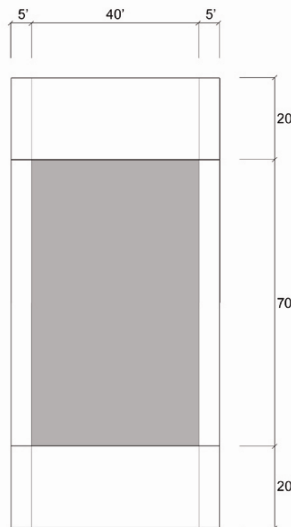
The zoning existing within the town's ordinances, with respect to use designation and maximum heights, are not recommended to change. Within the residential neighborhood, the maximum height is 30 feet and the setbacks are as reflected in the illustrations and the attached chart.

The zoning remains consistent in and applicable in all its provision except one. These design guidelines recommend that the provision limiting construction to two (2) stories be increased to three (3), provided that the building's height does not exceed the established maximum height of thirty (30) feet.

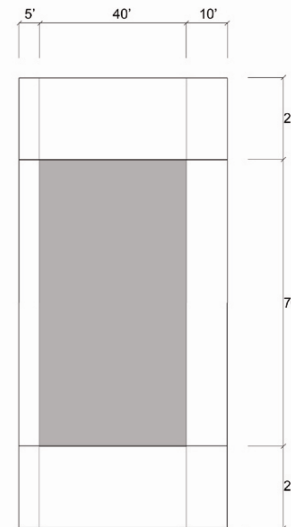
District		Minimum Lot Requirements				Maximum Height		Minimum Yard Requirements			
Zoning	Description	Lot Width	Minimum Area	Lot area per dwelling unit	Max. Lot Coverage	Stories	Feet	Front Yard	Side Yard	Corner	Rear
RS-1	Single Family	50 ft.	2,500 sf.	8,000 sf.	40%	3	30	20 ft.	5 ft.	10 ft.	20 ft.
RS-2	Single Family	50 ft.	1,800 sf.	5,600 sf.	40%	3	30	20 ft.	5 ft.	10 ft.	20 ft.



Waterfront Lots / RS-1



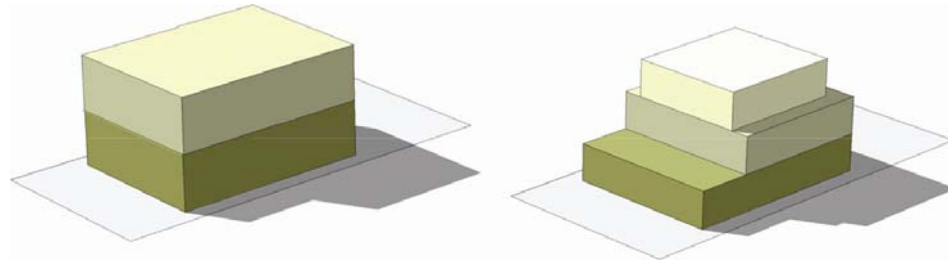
Interior Lots / RS-2



Corner Lots / RS-2

Building Massing

By increasing the number of stories permitted, from two (2) to three (3) and maintaining the height limitation to thirty (30) feet, the property owners are given more flexibility to internally distribute the space in accordance to the parameters described herein. Without the increase of stories, the only provisions of these guidelines that can realistically be implemented are those affecting the building's elevation only. Opportunities to resolve the volumetric distribution and massing of the legally permissible build-able area will have been missed. Because lots are limited in size, increasing the number of allowable stories to increase the floor areas' opportunities allows property owners to implement the parameters without incurring any liabilities upon the Town. Massing distribution should conform to Option A or Option B of the *Mass and Volume Distribution Criteria*.



Maximum Volume Build-out - Allowable Massing versus Proposed

Roof Lines

Because the Town has a variety of architectural roof treatments, the character of the neighborhood does not predicate the use of a specific roof-type. This allows for the homeowner to select a roof style that can accommodate their needs. This will be beneficial for those home owners who choose to maximize the buildability of their lots. Never the less, designs should attempt to provide roof lines and roof designs that, when viewed from the street, are harmonious with abutting properties. All roof slopes on a single building should have the same angle unless different slopes are inherent in the design's style.



Elevation - Maximum Volume Build-Out

Mass and Volume Distribution – Option A

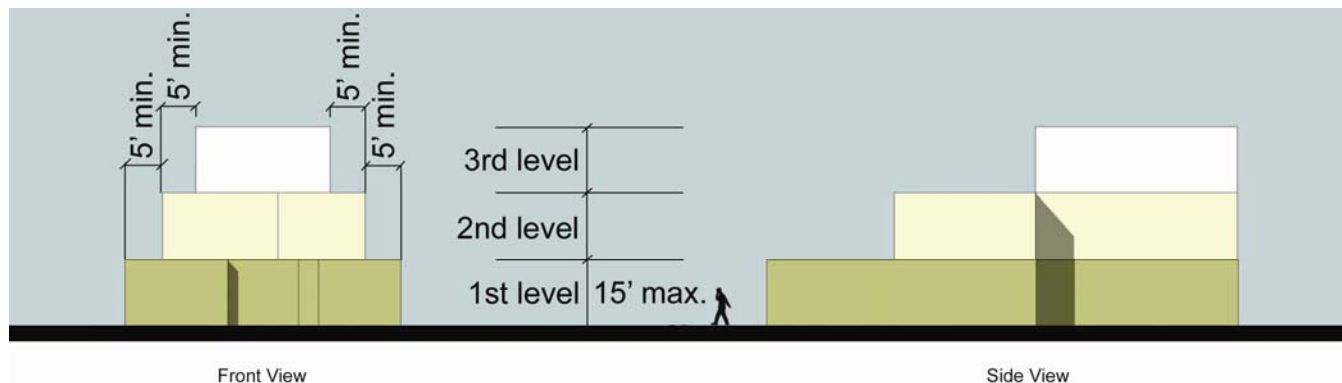
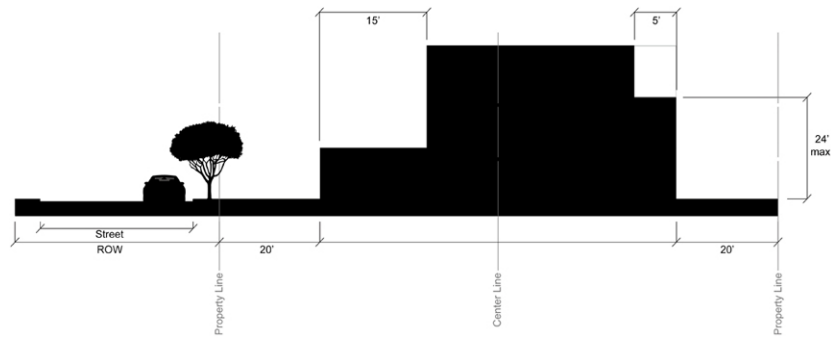
The massing of any new residential building or addition should be sensitive to the profiles of adjacent buildings and should locate second and third stories adequately to reduce the apparent overall scale of the building. This is necessary to ensure an adequate architectural and spatial relationship between new and existing buildings.

The first story should adhere to established zoning setbacks.

The second story should not exceed the ground floor area by 70% and should be setback a minimum of 15 feet from the front façade and a minimum of 5 feet from sides and rear facades.

Third stories or any wall planes exceeding 24 feet in height should provide an additional minimum 5 foot setback from all sides and rear elevations only, but should not be required from the front.

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



Mass and Volume Distribution – Option B

The front façade of a building should be allowed to extend vertically a maximum of two (2) stores in height, provided that at least two (2) of the following criteria are met:

- A) The building should provide an open-air, transitional and habitable architectural element, such as a front porch or wrap-around balcony, for the entirety of the two-story façade (frontage and height). The transitory space should be a minimum of eight (8) feet deep and should be accessible from its corresponding floor elevation.



- B) A maximum of 60% of the facades frontage may be allowed to abut the front setback, with the remaining 40% setback an additional minimum of 12 feet;



- C) The building's façade should in its entirety be set back an additional 12 feet from the setback linear an additional 8 feet from any abutting property's single-story façade, whichever is greater but should not exceed 15 feet. Required transitory architectural elements may be allowed to encroach into the additional setback by 80%.



Transparency and Void Requirements

All elevations should provide for a minimum of 10% wall openings. Wall openings should be defined as either windows, doors or transitional spaces defined by porches, porticoes or colonnades.

Voids should be distributed throughout all facades facing a public Right-of-Way so as to create balance in the facades mass-void proportions and relationships.

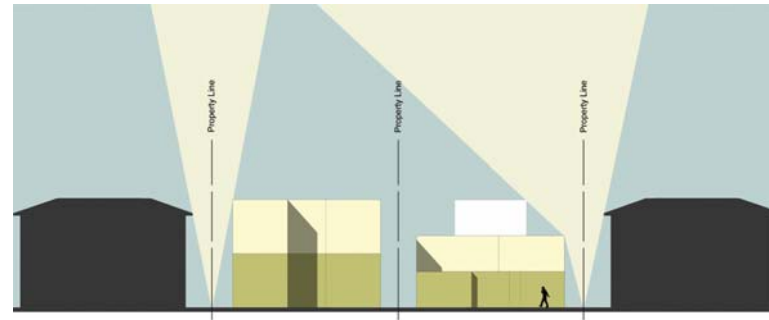
Treatment of voids and transparencies should be consistent on all facades of buildings. Glass may be clear or lightly tinted, but should never be darkly tinted or should never have a reflective finish.

New windows should be placed to avoid direct views into existing neighboring windows. Large second story windows overlooking adjacent rear yards should be articulated to minimize views into adjacent rear yards.



Building Forms

Buildings' massing, as provided with the controlled volumetric distribution, should provide for increased light-plane access in-between buildings, even if maximum build-out occurs. This is critical for ensuring that adjacent properties have adequate access to natural light and ventilation. Additionally, properties should provide for greater privacy between buildings on the upper stories.



Natural Light Diagram

Main Entries

Main entries are critical in their established relationships to the street. Increase prominence and visibility from the street, promote a greater architectural relationship between the public and private realms and encourages a sense of neighborhood.

Main entries should be:

- Prominent and oriented to the street;
- Rendered in appropriate scale for the block as well as the individual building;
- Entry feature should not extend above the eave line of the structure; and
- Should not be obstructed from view by fences, landscaping or other visual barriers.



Decorative Features

Decorative features such as porch or balcony rails and columns, other columns and capitals, window sills and any other decorative elements should be stylistically consistent throughout the entire building.

Some elements, such as decorative window trims, should be consistent on all parts of the house, while others, such as porch and balcony rails, may apply only to those individual structures, typically those located at or near the front of the house.

For purposes of decorative features, consistency means the same materials, dimensions and design elements. Decorative consistency is perhaps most critical for additions to houses with architectural styles which include decorative features as important elements of the style. Decoration added to a house's addition only, where the original structure previously had none or a stylistically different decoration, should not be allowed.

Overall Architectural Style

The overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof. Particular care should be taken that building elevations and roof elements visible from streets and other public or adjacent spaces are stylistically consistent. Consistency should be determined by evaluating each of the building's elevations' components.



Mailboxes

The Town highly encourages mailboxes to be attached to the house. In the event that this does not apply, the following provisions should be implemented:

- 1) Materials should be true and consistent with the architectural character of the building in both color and texture.
- 2) Landscape planting or approved architectural elements should be used to minimize the visibility of the mailboxes from the public Right-Of-Way.

Decorative Permanent Elements

Decorative permanent elements should include any decorative feature not a part of the architectural facades, including but not limited to bird-baths, statuary, lighting poles and fixtures, columns, fountains, signage and outdoor artwork. Property owners should seek approval prior to installation of these elements.

Decorative permanent elements should be further defined as:

- 1) Any element larger than 36 inches in height or 60 inches in width;
- 2) Any outdoor element that remains installed for a period of time longer than 45 days;
- 3) Any element that requires a footing; or
- 4) Any element that utilizes electricity.

All decorative permanent elements should be in scale with all the façades of the property and should be consistent with the materials, colors and textures predominant of the architecture of the building. Consistency should mean the same materials, dimensions, proportions and design elements.



Garages and Parking Driveways

In general, new garages should be located and sized consistent with the established pattern of the neighborhood.

Attached garages located at the front or side of the house should be no wider than one necessary to accommodate the width of one car, and should never exceed 50% of the overall length of the facade. If a garage is provided to accommodate 2 cars, the garage entrances must have an exterior expression of two separate entrances, each a maximum of 10' wide, and separated by a minimum 18" wide vertical element consistent with the facade.

Attached garages on corner lots should be located to avoid driveway paving at or near the corner.

The width of paved driveways on private property as well as driveway cuts at the curb should be as narrow as possible. Curb cuts should not be two-cars wide, even if they provide direct access to a two-car wide driveway.

Paving accessible for parking in the front setback area should be limited to the width required for access to a garage or other required parking spaces.

Driveways should have a 2% cross slope or appropriate to promote containment of drainage on-site.

Driveway Treatments:

Asphalt driveways should not be permitted;

Driveways should be composed of materials and textures consistent with the overall character of the building;

The Town encourages the use of pavers, concrete may be used provided that it is color- and texture- treated;

Coloring on concrete should be consistent throughout the entire composition; and

Painted concrete should not be permitted.



Balconies, Decks and Lighting

New balconies or decks located more than 5 feet above grade on new or existing houses should be built no closer than 5 feet to adjacent single family side-property lines and no closer than 20 feet to adjacent rear property lines.

Lighting should never be allowed to shine directly onto adjacent residential properties. The view of light sources should be entirely shielded from adjacent properties.

Large, two-story building masses at the sides and rear of adjacent single family yards should be avoided to help preserve privacy and sunlight access for the neighboring property.



Wall Materials and Finishes

Wall material finishes should be appropriate to the style and style era of the house. For example, materials developed after the establishment of a particular architectural style are not appropriate on buildings of that style unless the new material is a high quality and deliberate reproduction of the original material. The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.

False, foam materials should not be allowed.



Roof Materials, Types and Slopes

Roof materials should be appropriate to the style of the house and, except for flat roofs or flat roof portions, should be the same product for the entire roof system. New materials designed for fire resistance are entirely appropriate as long as they replicate the traditional material.

Roof types and slopes should be generally the same over all parts of a single building. Exceptions are roof styles or architectural styles that traditionally involve varying slopes, such as architectural styles that sometimes combine flat and sloped roofs. In addition, hip overall roof designs are often used in combination with very small gable or shed roofs used to highlight a prominent element.

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.



Windows and Trims

Window styles (double hung, casement, sliding, fixed, etc.) and frame materials (aluminum, wood, steel, etc.) are particularly important expressions of architectural style and should always be consistent among all elevations of a building. Window styles may vary depending on the specific use or size of the window for some architectural styles. Frame materials should never vary on a single building except in some limited cases when the frame material is being upgraded as in the case of renovations.

Window sizes and proportions are also important expressions of architectural style and should be consistent with the architectural style of the house. While window sizes on a single house most often vary by the purpose of the room, several styles, typically include larger uniform window heights all around the building. Several styles also traditionally employ the same window repeated in groups of two, three or four as a fundamental expression of the style.

Window, door and eave trim should be consistent on all elevations of the house, in terms of material, material dimensions and decorative features such as shape, carving, routing, reveals, etc. Replicating the original trim style for additions or remodels of older, traditional styles is particularly important.



Green Design

It is encouraged for all new construction to follow the LEED certification program. Higher LEED certifications (silver, platinum, etc.) are also encouraged.

Rehabilitation of existing structures should achieve the following standards to the greatest feasible extent:

- Use of energy-efficient features in window design (exterior shading devices, low-E and insulated glass, etc);
- Use of operable windows and ceiling fans to promote natural ventilation when weather permits;
- Reduced coverage by asphalt, concrete, rock and similar substances in driveways and other areas to improve storm-water retention and reduce heat island effects.
- Installation of energy-efficient lighting in buildings, driveways, yards, and other interior and exterior areas;
- Selection, installation and maintenance of native plants, trees, and other vegetation and landscape design features that reduce requirements for water, maintenance and other needs;
- Planting of native shade trees to provide reasonable shade while remaining clear of overhead and underground utilities;
- Passive solar orientation of structures, as possible, to reduce solar heat gain by walls and to utilize the natural cooling effects of the wind;
- Provision for structural shading (e.g., trellises, awnings and roof overhangs) wherever practical when natural shading cannot be used effectively;
- Inclusion of shaded porch/patio areas; and

Historic Preservation

Initiate inventory of existing building stock by an architectural historian to determine and designate categories of historic preservation:

- Designated Historic Property
- Contributing Historic Property

Develop parameters to address the preservation,

- The restoration of at least 50% of the existing overall structure
- Restoration and preservation of 100% of the street front facades
- Historic Preservation-specific design review processes in accordance to the standards of the Secretary of the Interior.



Neighborhood Patterns

One of the challenges posed by new construction projects in existing residential neighborhoods is to create relationships between properties and streets that maintain adequate space, light and a sense of openness that complement the existing neighborhood's character.

Because the major objective of these guidelines is to ensure that new homes, additions and remodeling projects are appropriately compatible with the surrounding neighborhood, compliance with the guidelines in this chapter is essential for the preservation of the neighborhood character, and consistency with them will be an important component for those projects which qualify for approval.

Neighborhood Patterns Topics

Overall Neighborhood Pattern Scheme

Priority Lot Properties

Property Designation Diagram

Community Gateway Properties

Community Window Properties

Corner Lot Properties

Waterfront Properties

Upgraded Rear and Side Architecture

View Terminus Properties

Interior Lots

Multifamily

Commercial

Overall Neighborhood Pattern Requirements

The Overall Neighborhood Pattern Requirements should be applicable to all lots, irrespective of designation. These buildings should pay particular attention to the relationship between the street fronting facades, its treatment and articulation, and the street, always enforcing a pedestrian quality and character.

Priority Lot Properties

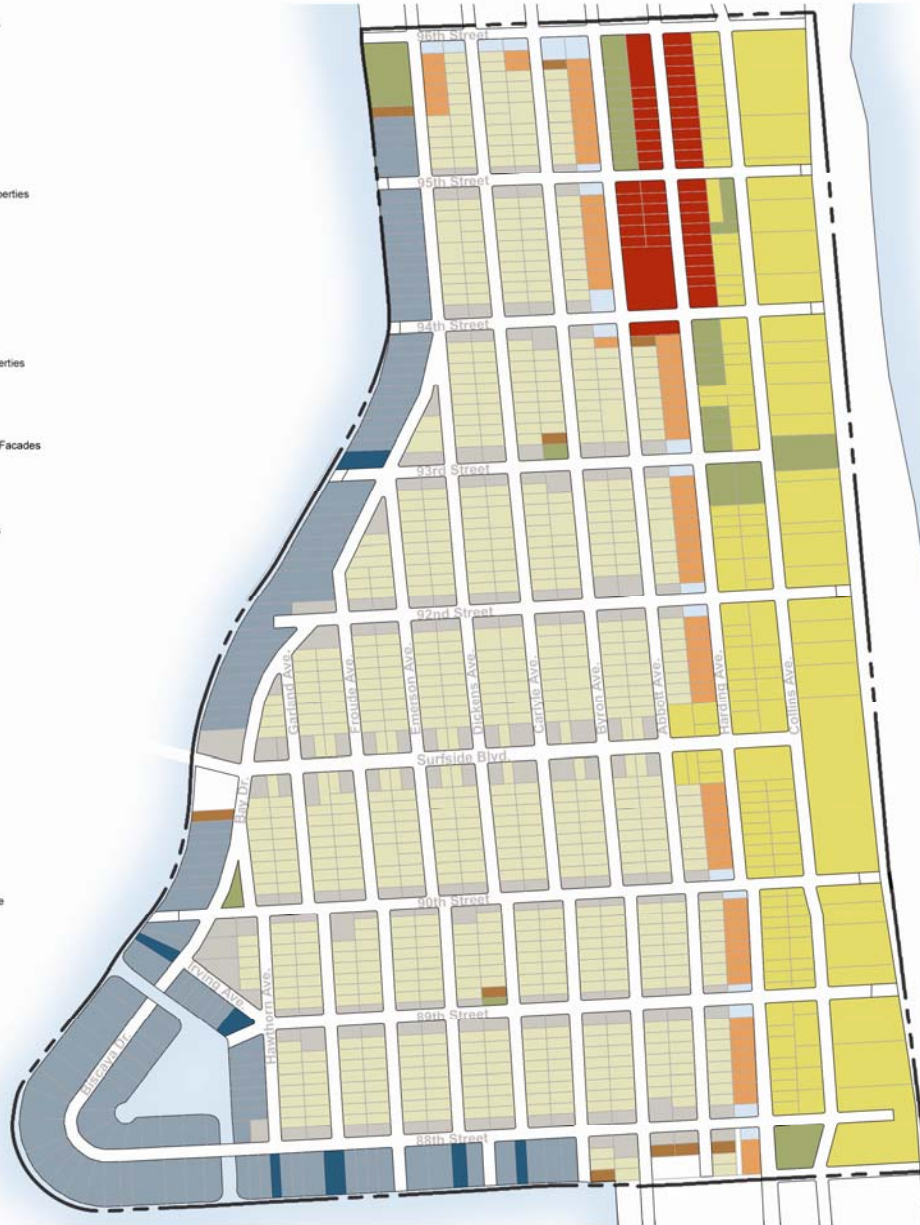
These guidelines identify important properties that aide in the definition of the edges defining the existing residential neighborhood. The strategic approach to identifying each and their importance acknowledges that dwellings in prominent locations, or "Priority Lots," have a higher degree of visibility within the public realm. Special design consideration is required for the publicly exposed elevations of these dwellings.

These priority lots are categorized as follows:

- Community Gateway Properties – properties that are located at important gateways to the neighborhood;
- Community Window Properties – properties that front an important visible edge to the neighborhood;
- Corner Lot Properties – properties that are located at corner lots within the neighborhood;
- Waterfront Properties – properties that have a waterfront exposure;
- Upgraded Rear and Side Facades – properties that have a rear or side façade that is publicly exposed.
- View Terminus – properties which location lines up with city street ends.
- Interior Lot Properties – properties located in the inner lots of the city blocks.

Property Designation Legend

-  View Terminus Properties
 -  Waterfront Properties
 -  Community Gateway Properties
 -  Corner Lot Properties
 -  Community Window Properties
 -  Upgraded Rear and Side Facades
 -  Municipal Use Zoned Lots
 -  Interior Lot Properties
 -  Multi-Family
 -  Commercial
 -  Not Applicable
 -  Historic Preservation Zone Boundary
- 



surfside

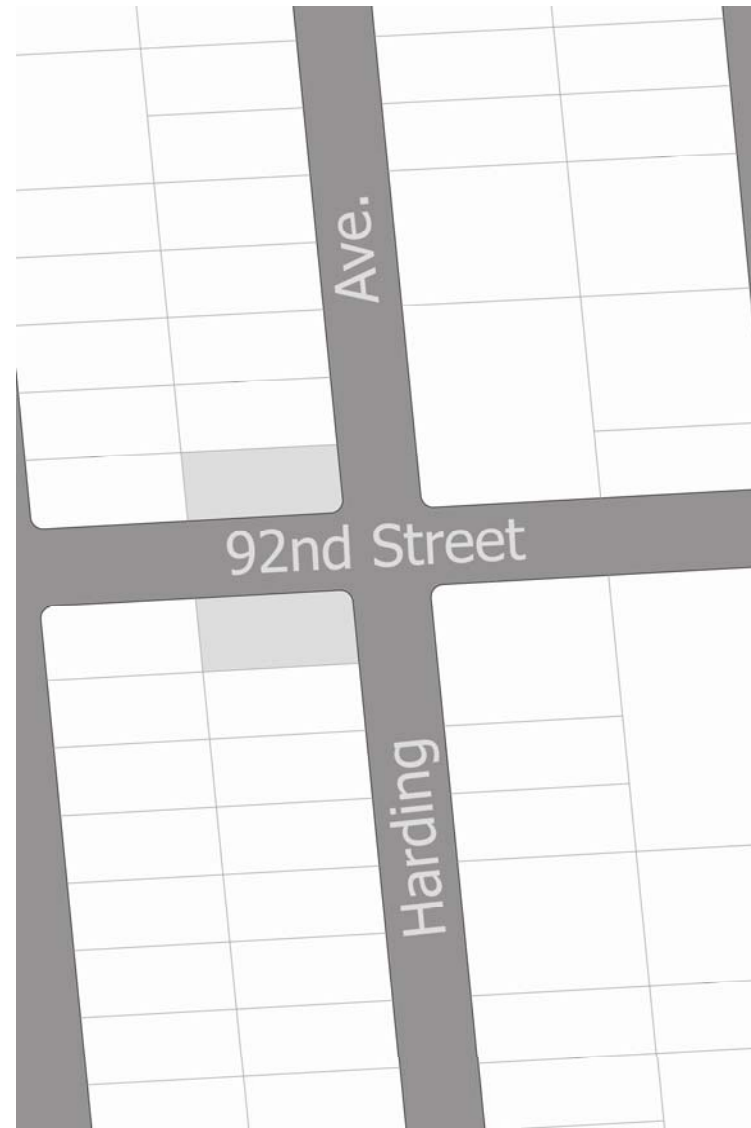
residential
design guidelines

Priority Lots – Community Gateway Properties

Community Gateway Properties are located at the entrances to the community from the external road system, principally Harding Avenue and 96th Street. These properties play an important role in expressing the image, character and quality of the community to residents, visitors and passersby. A high degree of architectural design quality will be expected for all elevations of these properties.

The preferred design is one that acknowledges the importance of the location and acknowledges the corner condition. The main entrance and driveways to garages or carports should face the entry roadway and should not face Harding Avenue or 96th Street. Special attention to the massing, height, articulation, fenestrations, material finishes and detailing is required for all exposed elevations of a Community Gateway Property, ensuring that:

- Wall finish treatments are consistent on all sides of the building;
- A prominent entrance feature is encouraged;
- Wrap-around porches should be provided;
- There is provided sufficient fenestrations on front and flanking elevations displaying balanced proportions;
- Highly articulated flanking elevations are required to avoid flat, blank, or uninteresting facades;
- Roof forms should be enhanced;
- Rear elevations should be upgraded to include detailing and window treatment consistent with the front and flanking elevations;
- Garages should be recessed with the front entrance feature;
- Distinctive corner architectural elements should be employed where architecturally appropriate; and
- Special attention to the exterior color package is required to compliment the use of upgraded materials, such as stone, and finishes.



Community Gateway Property Diagram



Massing Example



Property Designation	Use Restrictions	Allowable Height	Frontage Setbacks	
Community Gateway Properties	Per Existing Zoning Ordinance	30' Overall*, 3 stories	Front	20' Ground
			Rear	20' Ground
			Corner	10' Ground
			Interior Side*	5' Ground

Priority Lots – Community Window Property

Community Window Properties are located along the edges of the community, principally Harding Avenue, Abbott Avenue between 94th Street and 96th Street and on Bay Drive just across the street from the 96th Street Park. These properties play an important role in expressing the image, character and quality of the community to residents, visitors and passersby.

A high degree of architectural design quality will be expected for the street facing elevations of these properties. Special attention to the massing, height, articulation, fenestrations, material finishes and detailing is required for the aforementioned elevation of a Community Window Property.

The facades should ensure that:

- Wall finish treatments are consistent on all sides of the building;
- A prominent entrance feature is encouraged;
- Highly articulated flanking elevations are required to avoid flat, blank, or uninteresting facades for at least half the depth of the side elevations, measured from the front facade;
- Roof forms should be enhanced;
- Garages should be recessed from the front entrance feature;
- Distinctive architectural elements should be employed where architecturally appropriate; and
- Special attention has been given to the exterior color package is required to compliment the use of upgraded materials, such as stone, and finishes.



Community Window Property Diagram



Massing Example



Property Designation	Use Restrictions	Allowable Height	Frontage Setbacks	
Community Window Properties	Per Existing Zoning Ordinance	30' Overall*, 3 stories	Front	20' Ground
			Rear	20' Ground
			Corner	N/A
			Interior Side*	5' Ground

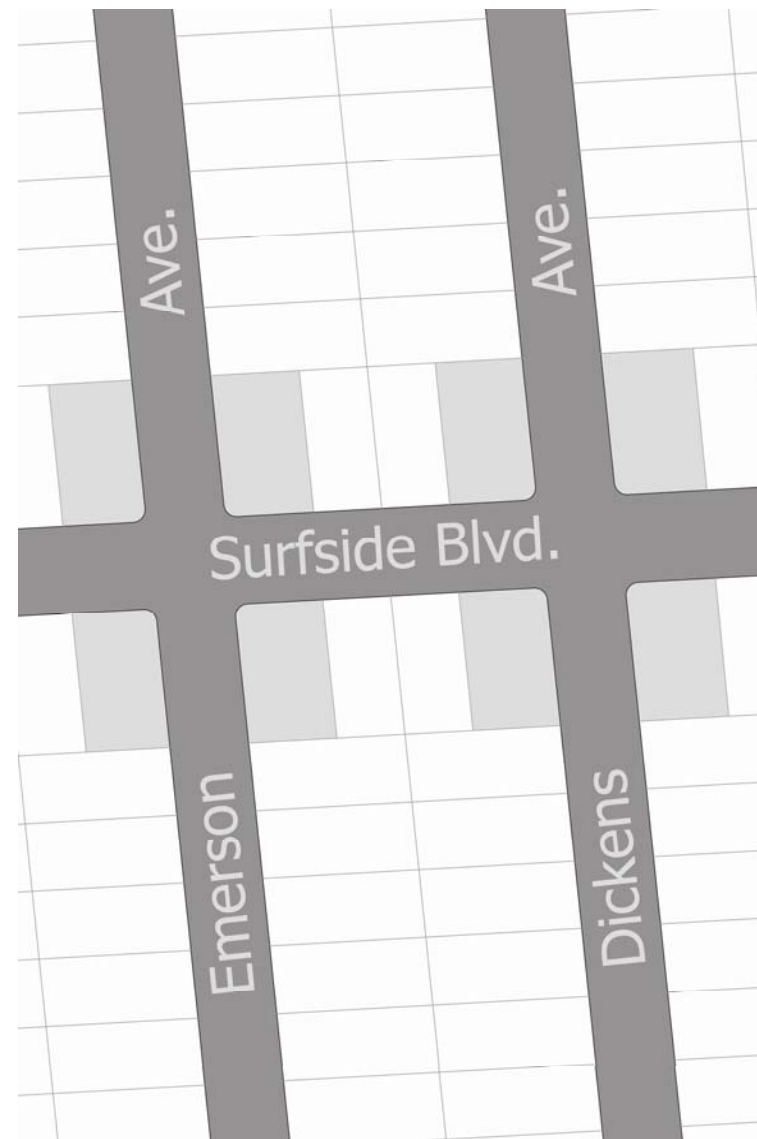
Priority Lots – Corner Lot Properties

Corner Lot Properties are located at the internal street intersections. These properties play an important role in setting the image, character and quality of the street. These properties should address both street frontages in a consistent manner and incorporate ground-level detailing which reinforces the pedestrian scale of the street. The following criteria should apply:

- The main entrance and driveways to garages or carports should face the long side of the lot;

Special attention to the massing, height, articulation, fenestrations, material finishes and detailing is required for all exposed elevations of a Corner Lot Property, ensuring that:

- Wall cladding and finish treatments are consistent on all sides of the building;
- A prominent entrance feature is encouraged;
- There is provided sufficient fenestrations on front and flanking elevations displaying balanced proportions;
- Highly articulated flanking elevations are required to avoid flat, blank, or uninteresting facades;
- Roof forms should be enhanced;
- Rear elevations should be upgraded to include detailing and window treatment consistent with the front and flanking elevations;
- Garages should be recessed with the front entrance feature;
- Distinctive architectural elements should be employed where architecturally appropriate; and
- Special attention to the exterior color package is required to compliment the use of upgraded materials, such as stone, and finishes.



Corner Lot Property Diagram



Massing Example



Property Designation	Use Restrictions	Allowable Height	Frontage Setbacks	
Corner Lot Properties	Per Existing Zoning Ordinance	30' Overall*, 3 stories	Front	20' Ground
			Rear	20' Ground
			Corner	10' Ground
			Interior Side*	5' Ground



Priority Lots – Waterfront Properties

Waterfront Properties are located at the waterfront edges of the neighborhood with at least one frontage onto Biscayne Bay. These properties play an important role in setting the image, character and quality of the neighborhood as perceived from the water. These properties should address both the street frontage and its water frontage in a consistent manner. The buildings should also incorporate ground-level detailing which reinforces a pedestrian scale at the street elevation.



Waterfront Property Diagram

Priority Lots – Waterfront Properties

The following criteria should apply:

- Wall finish treatments are consistent on all sides of the building;
- There is provided sufficient fenestrations on front and flanking elevations displaying balanced proportions;
- Highly articulated flanking elevations are required to avoid flat, blank, or uninteresting facades;
- Roof forms should be enhanced;
- Rear elevations should be upgraded to include detailing and window treatment consistent with the front and flanking elevations;
- Garages should be recessed with the front entrance feature;
- Front elevations should engage the street and should not be obstructed behind dense landscaping, carports or excessive setbacks.
- Building mass and volume distribution should be distributed so as to not create imposing structures abutting the street or abutting properties;
- Distinctive corner architectural elements should be employed where architecturally appropriate; and
- Special attention to the exterior color package is required to compliment the use of upgraded materials, such as stone, and finishes.





Massing Example



Property Designation	Use Restrictions	Allowable Height	Frontage Setbacks	
Waterfront Properties	Per Existing Zoning Ordinance	30' Overall*, 3 stories	Front	20' Ground
			Rear**	50' Ground
			Corner	10' Ground
			Interior Side*	5' Ground



Priority Lots – Upgraded Rear and Side Architecture Properties

Upgraded rear and side architectural elevations are required where these elevations are exposed to public view. This occurs in the following situations:

- Reverse frontage lots which back or flank onto a public road, or
- Lots which back or flank onto highly visible public uses such as open spaces, roads, parks, public walkways, institutional uses and commercial uses.

The exposed side and/or rear elevations of these buildings should have a level of quality and detail consistent with the front elevation. This should include, but not be limited to, features including:

- Enhanced window styles compatible with the architectural style of the overall design;
- Introduction of architectural features to evade blank, uninteresting walls;
- A balance of mass and voids achieved through the proper use of fenestrations; and
- The level of upgrade should be consistent with the level of public exposure.



Upgraded Rear & Side Architecture Property Diagram



Massing Example



Property Designation	Use Restrictions	Allowable Height	Frontage Setbacks	
Upgraded Rear and Side Architecture Properties	Per Existing Zoning Ordinance	30' Overall*, 3 stories	Front	20' Ground
			Rear	20' Ground
			Corner	N/A
			Interior Side*	5' Ground



Priority Lots – View Terminus Properties

Terminus Lot Properties occur at the top of “T” intersections, where one road terminates at a right angle to the other. These properties play an important role in the streetscape by terminating a long view corridor. Corner lots opposite these properties should frame the view from the street. Because of their prominence, View Terminus Properties should include such enhancement features as:

- Driveways should be located to the outside of a pair of View Terminus Properties to increase landscaping opportunities and reduce the prominence of the garage on the view;
- A greater setback from adjacent dwellings is encouraged where lot depth permits; and
- Architectural treatments which provide visual interest will be required for these parcels.



View Terminus Property Diagram



Massing Example

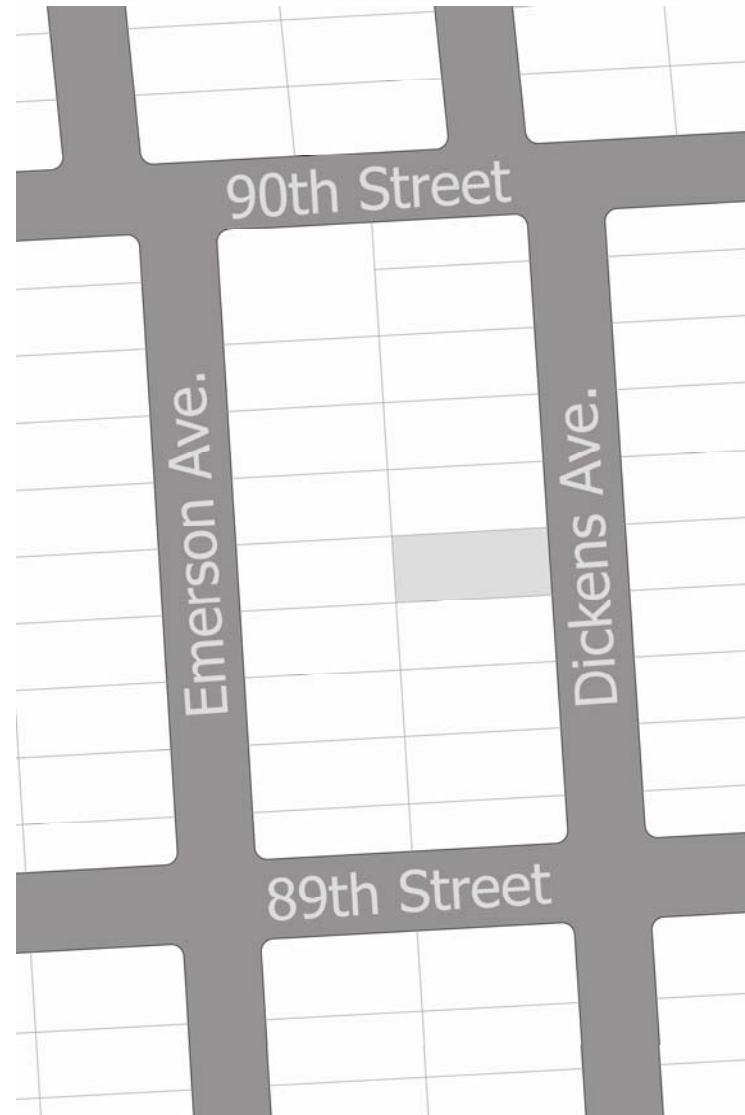


Property Designation	Use Restrictions	Allowable Height	Frontage Setbacks	
View Terminus Properties	Per Existing Zoning Ordinance	30' Overall, 3 stories	Front	20' Ground
			Rear	20' Ground
			Corner	N/A
			Interior Side*	5' Ground

Priority Lots – Interior Lot Properties

Interior lots will be applicable to the general design criteria applicable as the basis for all lots, including criteria determining:

- Massing and Volumes
- Decorative Features
- Overall Style
- Garage and Parking Driveways
- Relationships to Adjacent Properties
- Roof Materials, Types and Slopes
- Wall Material Finishes
- Windows and Trims



Interior lot Property Diagram



Massing Example



Property Designation	Use Restrictions	Allowable Height	Frontage Setbacks	
Interior Lot Property	Per Existing Zoning Ordinance	30' Overall*, 3 stories	Front	20' Ground
			Rear	20' Ground
			Corner	N/A
			Interior Side*	5' Ground



Introduction

These guidelines are intended to help secure a high quality of environment, regarding livability, visual interest, identity and sense of place, in Surfside's commercial and multifamily districts by providing guidance for the design of new buildings within the existing area. These guidelines are intended to focus on the characteristics of architectural compatibility and to leave individual property-owners the maximum flexibility to build to meet their own needs and objectives.

All new building construction must conform to the development standards of the zoning districts in which they are located. These guidelines presented herein are intended to go beyond the basic requirements of the Zoning Ordinance and, in greater detail, address issues specifically related to character compatibility without changing existing setbacks or height limitations or regulations. In addition, these guidelines are intended to encourage the design and construction of buildings which harmonize with their surroundings and which demonstrate a high standard of quality.

Lastly, in order to establish a sense of historical significance, the Town of Surfside encourages the architecturally authentic restoration of existing structures. Where restoration can become a minimum, these guidelines further encourage the preservation of the existing structure.

Applicability

The Guidelines should apply to all new construction within the Town. These Guidelines are provided for the use of property-owners, builders, contractors, architects, designers, Town Staff and Town decision makers. The Guidelines are expected to be useful for making design decisions about multifamily residential and commercial construction at a number of levels:

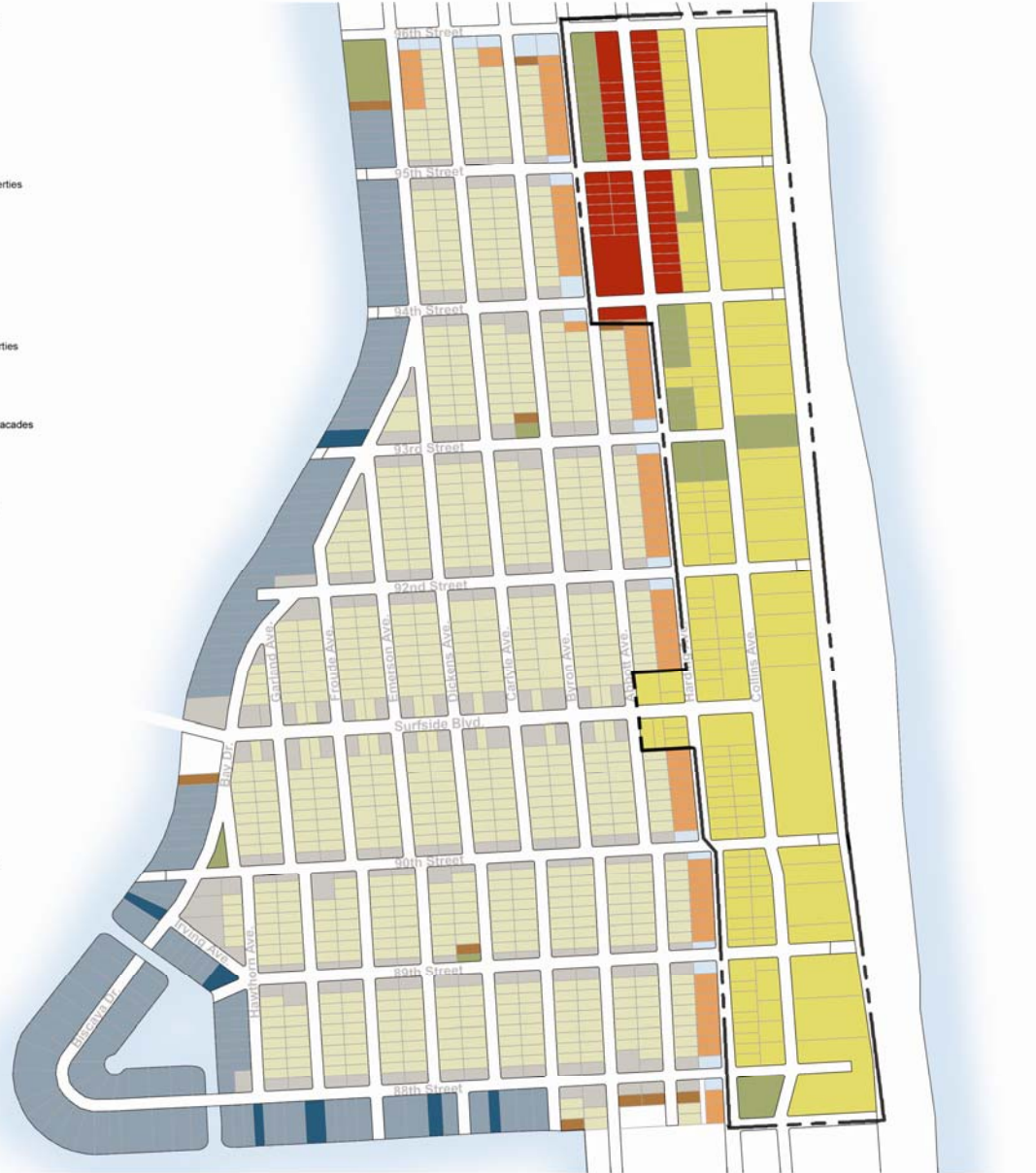
- Property-owners, builders, architects and other designers are encouraged to consult the Guidelines prior to designing new buildings, additions or remodeling projects for ideas and advice.
- The Guidelines will be used by City Staff and decision makers as the criteria for making permit decisions.
- Town residents should consult the Guidelines to understand the compatibility concepts which will apply to new construction.

The transition of this new policy should be as follows:

Any development within the Town approved by the Planning and Zoning Design and Review Board on or before September 11, 2007 is not subject to this policy. In the event of a major revision to an existing draft approval where the developer has an approved agreement, the Town will generally apply this policy.

Any development within the Town approved by the Planning and Zoning Design and Review Board after September 11, 2007 should provide conformity to the Town's Preservation Zone Design Guidelines.

Property Designation Legend



surfside

multifamily residential & commercial
design guidelines

A. STYLE AND BUILDING FORM

New construction should recognize the historic context and should be compatible in massing, scale, proportion and articulation with the context. The predominant characteristics of these architectural articulations include:

Art Deco: Flat roofs, applied decoration, symmetrical or asymmetrical massing, openings are variable in size, shape and proportion

Mediterranean Revival: low pitched roofs, monumental massing, textured stucco, arched openings, varied ornamentation

Mid-Century Modern: horizontal emphasis, flat roofs with extended overhangs, asymmetrical, emphasized material changes, minimal to non-existent ornamentation

Streamline/Moderne: soft flowing masses, round corners, smooth surfaces, asymmetry, flat roofs with parapets, minimal to non-existent ornamentation

The Town highly discourages the literal replication of historic buildings or styles.

B. VOLUMETRICS

1. Building volumes and heights should be articulated to express different building components, features and programmatic elements. Buildings with one continuous height are prohibited.
2. Building lengths should not exceed those limitations as expressed in the zoning code.
3. Additional height articulation beyond those regulated by these requirements is encouraged to provide appropriate scale, rhythm and articulation, provided that no element exceeds the maximum height limitation.

C. ARTICULATION

1. Wall Plane

Building facades should incorporate breaks in the wall plane to provide massing and articulation compatible with the historic context. No single wall plane should exceed 60 feet in length on any exterior façade and should provide a minimum of a 6-foot separation from abutting wall planes.

2. Height Variations

Height variations among architectural elements should have an expression of no less than 5 feet in variation. Buildings with one continuous height should not be allowed.

3. Façade Articulations

All building facades, including alleyways, should be rendered consistently with the overall architectural treatment of the building.

4. Roof Articulations

The town highly encourages the promotion of roof-top gardens on the commercial district, especially for properties with rooftop visible from residential uses or for rooftops overlooking the public Right-of-Way.

D. ENTRANCES, WINDOWS & STOREFRONTS

(Requirements affecting all building façades fronting a public Right-of-Way)

1. Pedestrian entrances should be easily recognizable and oriented towards the street.
2. Divided light window mullions, where provided, should be through the pane (i.e. true divided).
3. Exterior burglar bars, fixed “shutters” or similar security devices are prohibited.
4. Security shutters, if provided, should be constructed of a see-through, non-solid grate material. Roll-up casings and attachment hardware should be obscured by architectural features or awnings and should be finished to blend with the overall architectural character of the building and its surface materials.
5. Impact resistant glass should be used in all window exposures, except ground level non residential uses.
6. Window and storefront articulations should utilize similar proportions as those within the surrounding context and should be primarily oriented towards the street.

7. Multiple storefronts within a larger building should have consistent material qualities and articulation and should relate to the detailing of the entire building.
8. The bottom edge of windows should be no less than 24 inches above the fronting finished sidewalk elevation
9. For non-residential uses, the first vertical 10 feet of building elevation should be composed of 50% minimum transparency. Required percentages of transparency should be applied to street-facing building facades and walls that provide separation between conditioned interior and un-conditioned exterior space. Requirements should be applied within the first 10 feet of height above the public sidewalk. When possible, the bottom of transparent openings should be no higher than 36 inches above the public sidewalk. Display windows used to satisfy these requirements should have a minimum vertical dimension of 4 feet and should be internally illuminated.
10. Mirrored and heavily tinted glass should not be permitted.
11. The use of exterior shading devices and insulated glass is highly encouraged.

E. AWNINGS, CANOPIES, 'EYEBROWS' AND BALCONIES

1. Balconies should not extend into the frontage setbacks and should not be less than five feet (5') in depth.
2. Awnings and canopies should be incorporated to provide pedestrian protection from the elements as well as reduce overall building heat gain. Encroachments by awnings and non-permanent canopies over the public sidewalk are permitted, but should not be greater than 6' or the width of the sidewalk, whichever is less.
3. Awnings, canopies, "eyebrows" and balconies should have consistent height and depth;
4. Awnings, canopies, "eyebrows" and balconies should remain consistent with architectural details and proportions harmonious with the overall building design and historic context;
5. Awnings, canopies, "eyebrows" and balconies should be consistent on multiple storefronts within a larger building.
6. Awnings should be fabric or metal. Plastic awnings are discouraged.
7. To reduce visual clutter, awnings should be solid colors rather than patterned.
8. Awnings should utilize down lighting. Backlighting is prohibited.

9. Awning valances should generally be straight rather than curved, except for special architectural elements to be compatible with historic building styles.
10. Awnings should be attached to the building façades and should not be supported by vertical elements within the R.O.W.
11. All new and replacement awnings should meet these requirements.

F. SERVICE AREAS AND MECHANICAL EQUIPMENT

1. Service bays, mechanical equipment, garbage and delivery areas, to the greatest extent possible, should be fully enclosed, screened or located within the interior of the building. These areas should not be visible from the Right of Way and should not be visible from properties with adjacent residential or hotel uses.
2. Central air conditioning is required for trash rooms.
3. All exterior equipment should be placed on the roofs and should be screened by an architectural feature. This feature may be allowed to exceed the maximum height limitation.
4. All exterior equipment should be architecturally screened.

G. UNDERGROUND AND ABOVE-GROUND UTILITIES

1. All utilities including telephone, cable, and electrical systems should be installed underground.
2. Large transformers should be placed on the first floor/ground and contained with pad mounts, enclosures or vaults.
3. All exterior facilities, including but not limited to electrical raceways and transformers, permitted above ground should be fully concealed and screened by landscape.

H. PARKING REQUIREMENTS

1. PARKING STRUCTURES

- a. Entrances to parking garages should not be from Collins or Harding Avenue frontages.
- b. Enclosed parking levels should have an exterior architectural treatment designed to be compatible with neighboring buildings and the area's context.
- c. All ground levels of a parking structure facing a public Right-of-Way should be lined with active liner uses or screened.

I. MATERIALS AND FINISHES

1. The predominant surface is stucco with various finish applications. Similar finishes are encouraged, as well as the use of prevalent vernacular materials, such as stone (with native characteristics), metal, glass block and accent wood. Materials vernacular or characteristic to other regions such as flagstone, adobe, etc. are highly discouraged.
2. Materials should be true and genuine, rather than simulated. Multiple storefronts within a larger building should have consistent material qualities and articulation.
3. Within high traffic areas, higher quality materials that are easily maintained (in lieu of painted stucco) should be incorporated at the building's base.
4. Asphalt shingles should be prohibited.
5. Site accessories and materials that have a demonstrated durability and lend themselves to recycling or are produced through recycling means should be preferred. Materials should be made to limit the use of non-renewable resources, retain cultural resources, reduce waste and reduce the impact of manufacturing and transport of materials.
6. Woods that are certified as being from sustainable sources as designated by the Forest Stewardship Council should be utilized.
7. CCA treated woods should be prohibited for finish surfaces.

J. MULTIFAMILY RESIDENTIAL AND HOTEL DESIGN CRITERIA

1. Separating elements, such as fences or walls should not be permitted between multifamily residential uses and fronting streets.
2. Entrances to residential and hotel uses should be kept separate from entrances to other uses in the building.

K. COMMERCIAL USES DESIGN CRITERIA

1. Frontages along Harding Avenue are encouraged to provide a minimum six foot (6') wide continuous non-removable awning.
2. External street-level entrances should be recessed and centered a minimum of 36" from the building frontage.
3. Restaurant uses should have air conditioned trash and garbage facilities.

L. EXTERIOR LIGHTING

1. All exterior lighting should avoid unnecessary, excessively strong or inefficient lighting through selection of appropriate fixtures for each application, use of high-efficiency fixtures and photocell controls to turn lights off during daylight.
2. Energy efficient fixtures and lamps such as Metal Halide cut-off lamps with efficient light distribution and up-to-date energy-efficient light bulbs are encouraged.
3. Solar power (photovoltaic panels) energy supply for outdoor lights should be provided where possible.
4. All lighting should be controlled by photocell controls.
5. Lighting provisions should be designed in a manner that reduces light pollution and are turtle-friendly with a full cut-off for 'dark skies.'

M. ENVIRONMENTAL STANDARDS

1. It is highly encouraged for all new construction to achieve LEED certification. Higher LEED certifications (silver, platinum, etc.) are also highly encouraged.
2. Rehabilitation of existing structures should achieve the following standards:
 - a. Provision of bicycle racks or storage facilities in recreational, office, commercial and multifamily residential areas;
 - b. Use of energy-efficient features in window design (exterior shading devices, low-E and insulated glass, etc);
 - c. Use of operable windows and ceiling fans to promote natural ventilation when weather permits;
 - d. Installation of energy-efficient appliances and equipment;
 - e. Reduced coverage by asphalt, concrete, rock and similar substances parking lots and other areas to improve storm-water retention and reduce heat island effects.
 - f. Installation of energy-efficient lighting in buildings, parking areas, recreation areas, and other interior and exterior public areas;
 - g. Selection, installation and maintenance of native plants, trees, and other vegetation and landscape design features that reduce requirements for water, maintenance and other needs;
 - h. Planting of native shade trees to provide a minimum of 40% shade for all recreation areas, sidewalks and parking areas in addition to east and west faces of buildings.
 - i. Passive solar orientation of structures, as possible, to reduce solar heat gain by walls and to utilize the natural cooling effects of the wind;

- j. Provision for structural shading (e.g., trellises, awnings and large roof overhangs) wherever practical when natural shading cannot be used effectively; use of the Florida Solar Energy Center Document FSECON-8-86 should be utilized for proper sizing and placement of shade devices.
- k. Inclusion of shaded porch/patio areas in residential units; and
- l. Use of recycled materials.
- m. Use of light-colored materials.
- n. Use of “cool roof” techniques (light colored roof, high reflectance EPDM membrane roof or a planted roof).
- o. Provision of natural daylighting to lower energy use for lighting and to lower cooling loads.
- p. Provision of natural ventilation strategies to induce air movement through the building such as breezeways, interior courtyards, water elements to create a cooling effect, operable windows, high ceilings, and fans.

N. POTABLE WATER STANDARDS

1. All development should make adequate provisions for water conservation in accordance with the standards established by the USGBC LEED Rating System.

O. SECURITY SHUTTERS STANDARDS

1. Security shutters should be constructed of a see-through, non-solid grate material. Roll-up casings and attachment hardware should be obscured by architectural features or awnings and should be finished to blend with surface materials.



Surfside
FLORIDA

TOWN OF SURFSIDE

Design Guidelines



PREPARED BY

MARLIN

FEBRUARY 2024

TOWN OF SURFSIDE

Design Guidelines

February 2024

PREPARED FOR:



Surfside
FLORIDA

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1. Introduction

The development of the Design Guidelines in 1970 provided assistance in the formulation and creation of existing and new residential and non-residential structures in the Town of Surfside. Unfortunately, revisions in the Zoning Code and new design concepts have necessitated a current update. An initial effort in the shaping of the update was a literature review of other design standards created both in Florida and in similar climate situations. Three examples which are discussed below indicate the importance of utilizing design standards to enhance the community development.

The Village of North Palm Beach adopted an Appearance Plan in 1970. The following text demonstrate why design standards are important. “What we see daily in our community, consciously and unconsciously, influences our lives. ... Appearance has a direct bearing on the economic value of property. When the appearance of public areas, business establishments, and the residential community is good, shoppers, businessmen, and homeowners are all attracted to the community.”

The City of Coral Gables in Article 5 Architecture, Section 5-100, Design Review Standards, Section 5-101 establishes the purpose of the Design Standards are “Provide Standards and criteria for review of applications for development approval within the City. Promote orderly and harmonious development. Enhance the desirability of living conditions upon the immediate site or in adjacent areas. Promote visual environments which are of high aesthetic quality and variety ... and are considerate of each other. Establish identity, diversity and focus to promote a pedestrian friendly environment.”

The City of Arcadia, California, Single Family Design Guidelines of October 2019 “... promotes high quality design in buildings, landscape, signage, public realm and open space areas. ... The general plan stresses the importance of quality in design and the impact that site design and building form has on enhancing the visual image of Arcadia and establishing the places people enjoy. ... Primary objectives associated with developing a quality project ... include designing within the established neighborhood context and relationship to the street, reinforcing neighborhood compatibility and identity, ... incorporating high-quality architecture consistent with the neighborhood character...”

These guidelines have been developed with the primary objective of enhancing the overall quality of life within Surfside's residential neighborhood. They are designed to promote livability, visual appeal, a distinctive identity, and a strong sense of place. These guidelines offer valuable direction for the design of new homes, additions, and remodeling projects, striking a balance between neighborhood character and individual homeowner flexibility.



It is essential to recognize the low-density character of the Town and the community's objective to enhance walkability. A critical aspect of this document is ensuring that homes maintain a close and engaging connection with the streets they face. These guidelines tackle the challenge of accommodating the demands of a car-centric lifestyle while mitigating the impact of vehicles on the overall streetscape experience.

The Planning and Zoning Board reviews applications for new homes and additions to existing homes in the residential district. The Design Guidelines aim to accomplish two goals: 1) provide a framework for Board review and 2) provide clear guidance to architects, designers, and homeowners. These goals are in addition to the requirements outlined in the Town's Zoning Code.

Surfside's built environment maintains a diversity in design typical of urban areas. The flexibility and creativity of single-family home design were memorialized in the 2007 version of the Town's Design Review Guidelines. This revised version continues with that goal while updating according to Zoning Code revisions and current trends. These guidelines focus on maintaining the unique character of Surfside while allowing residents to create or renovate according to their tastes.

All new house construction, additions, and remodeling projects must conform to the development standards of the zoning districts in which they are located. The design guidelines are intended to go beyond the basic requirements of the Zoning Code to further new designs' relationship with their surroundings.



2. Purpose & Intent

The primary objective of this document is to offer clear and practical recommendations for designing, constructing, reviewing, and obtaining approval for development projects in the Town of Surfside. These guidelines are intended to serve as a reference, establishing a shared baseline for minimum design quality expectations. They are provided as a valuable tool to help create projects that not only meet but also exceed established community standards in terms of attractiveness and functionality. Design Guidelines Objectives include:

- Promote harmonious and visually appealing neighborhood experiences by emphasizing exterior architectural quality and appearance.
- Uphold the preservation of the neighborhood's existing quality and character.
- Identify the appropriateness of the massing of the residential structure to the neighborhood.
- Create a streetscape presence which is visually pleasing through site planning, building form and orientation.
- Define the appropriate articulation of buildings while adhering to the Zoning Code; considering factors such as mass, volume, architectural detailing, finishes, and location within the community.
- Establish design requirements for Single Family development for interior, corner and waterfront locations.
- Engage in sustainable design practices.
- Meet or exceed the Town's Florida Friendly Landscape requirements.
- Achieve a harmonious equilibrium between the visual appeal and the efficient utilization of landscape areas while prioritizing water conservation in your planting design.
- Aid architects, designers, and builders in crafting designs which meet the desired standards.
- Develop a clear and defined review process for architects and developers to adhere to.
- Formulate an Architectural Style form which is required to be completed and submitted with all site plan applications.



3. Guiding Documents

Comprehensive Plan

The Town's Comprehensive Plan establishes the allowable land uses on each parcel of land and the maximum residential density. The current version of the Comprehensive Plan was adopted in 2018. The Plan is being updated at present and may be completed in 2024. The Future Land Use Map provides the distribution of land uses within the Town. Policy 1.1 identifies the maximum dwelling units per acre for each of the residential land uses. Policy 1.1 also lists permitted land uses within each land use category. The Base Flood Elevation in the single-family areas of the Town is at elevation 8.00 + 2.00 feet totaling 10.00 N.G.V.D. when measured from the crown of the road. The Comprehensive Plan is maintained on the Town Website. For additional information contact the Town Planner.

Zoning Codes

The Town Zoning Code is included in the Town's Code of Ordinances as Chapter 90 and was last codified on January 27, 2023. Since that time, several Ordinances have been adopted which have changed portions of the codified code. The Zoning Code is consistent with the Town's Comprehensive Plan but can be more restrictive. The Zoning Code includes information on definitions, development review requirements, conditional uses, variances, Zoning Districts, setbacks, maximum building height, nonhabitable understory, fences and walls, signs, off-street parking, landscaping, religious land use relief procedures and other development-related requirements. Check on the Town website for the latest adoption of ordinances and the Code of Ordinances. For assistance and or questions contact the Town Planner.

The Town of Surfside has several Zoning Districts, as shown in the Table on the following page.



Zoning Districts

The Town of Surfside has several districts' designations, as shown below:

District		Minimum Lot Requirements				Maximum Height	
Zoning	Description	Lot Width	Minimum Area	Lot area per dwelling unit	Max. Lot Coverage	Stories	Feet
H-30A	Single-Family	50 ft.	2,500 sf.	8,000 sf.	50%	1	30
					40%	2	
H-30B	Single-Family	50 ft.	1,800 sf.	5,600 sf.	40%	2	30
H-30C	Multifamily	50 ft.					30
H-40	Multifamily	50 ft.				4	40
H-120	Multifamily	50 ft.				12	120
SD-B40	Special District	-					40
MU	Municipal Use	-					
CF	Community Facility	-					



Town Map





4. Town Patterns

Single Family Homes



These guidelines identify important properties that aid in defining the edges of the existing residential neighborhood. The strategic approach to identifying each and their importance acknowledges that dwellings in prominent locations have a higher degree of visibility within the public realm. Special design consideration is required for the publicly exposed elevations of these dwellings. These lots are categorized as follows:

- Interior Lot Properties – properties which are located at lots within the neighborhood;
- Corner Lot Properties – properties that are located between street intersections within the neighborhood;
- Waterfront Lot Properties – properties that have waterfront exposure.



Lots - Interior Lot Properties

These properties constitute the majority of the residential lots in Town; therefore, they are important in shaping the community's image, character, and overall quality. Carefully consider the impacts of the massing, height, articulation, fenestration, material finishes, and detailing on all exposed elevations of Interior Lot Properties. Assessing these impacts requires the following:

- Rigorously follow a specific architectural style.
- Include consistent wall finish treatments on all sides of the building.
- Maintain the neighborhood's character and scale.
- Include ample fenestration on the front and side elevations with balanced proportions.
- Employ highly articulated flanking elevations to avoid plain, featureless facades.
- Enhance roof forms.
- Upgrade rear elevations with detailing and window treatment consistent with the front and side elevations.
- Recessing garages while emphasizing the front entrance feature.
- Provide special attention to the exterior color scheme to complement upgraded materials, such as stone and finishes.

Lots - Corner Lot Properties

Corner Lot Properties are situated at the intersections of internal streets, playing a vital role in shaping the image, character, and overall quality of the neighborhood's streetscape. These properties should maintain a consistent approach in addressing both street frontages and include ground-level detailing that enhances the pedestrian-friendly feel of the street. The following criteria should be considered:

- The primary entrance and driveways to garages or carports should be oriented towards the longer side of the lot.



- Special attention is required to evaluate the massing, height, articulation, fenestration, material finishes, and detailing on all visible sides of a Corner Lot Property to ensure the following:
 - Uniform wall cladding with finish treatments on all sides of the building.
 - Provide a prominent entrance feature.
 - Adequate fenestration on front and side elevations, maintaining balanced proportions.
 - Implement highly articulated side elevations to prevent plain, uninspiring facades.
- Enhancement of roof the forms.
- Upgrade the rear elevations to include detailing and window treatments in harmony with the front and side elevations.
- Recessing of garages while emphasizing the front entrance feature.
- Utilization of distinctive architectural elements where appropriate.
- Include special attention to the exterior color scheme to complement upgraded materials such as stone and finishes.

Lots - Waterfront Properties

Waterfront Properties are situated along the neighborhood's waterfront, with at least one side facing Biscayne Bay. These properties are key elements in defining the neighborhood's visual identity, character, and overall quality when viewed from the water. These properties must be uniform in addressing their street-facing and waterfront sides. Additionally, the buildings should incorporate ground-level detailing which enhances a pedestrian-friendly atmosphere at the street level. The following criteria should be considered:

- Wall finish treatments that are consistent on all sides of the building;
- Provide sufficient fenestrations on the front and flanking elevations in balanced proportions;
- Create highly articulated flanking elevations to avoid flat, blank, or uninteresting facades;



- Roof forms should be enhanced;
- Rear elevations should be upgraded to include detailing and window treatment consistent with the front and flanking elevations;
- Garages should be recessed with the front entrance feature;
- Front elevations should engage the street and should not be obstructed behind dense landscaping, carports or excessive setbacks.
- Mass and volume distribution should be distributed so as not to create imposing structures abutting the street or adjacent properties;
- Distinctive corner architectural elements should be employed where architecturally appropriate; and
- Special attention to the exterior color package is required to compliment the use of upgraded materials, such as stone, and finishes.

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Multifamily

The Design Guideline Objectives outline Surfside's priorities and standards for future development, derived from the Comprehensive Plan's land use policies. Development must follow these objectives and their supporting guidelines:

- Neighborhood Sensitivity: Ensure new construction harmonizes with the neighborhood in scale, massing, and character.
- Streetscape Appeal: Enhance the "street scene" and create an open atmosphere within the development.
- Quality Design: Use high-quality design and details to enrich the visual character and uniqueness of Arcadia's neighborhoods.
- Durable Construction: Build projects with enduring materials to provide a positive long-term living environment.
- Diverse Open Spaces: Create varied open spaces for different purposes, including both active and passive recreation.
- Water-Efficient Landscaping: Develop landscaping in line with the Town's water-efficient landscape ordinance.
- Residential Community Amenities: Provide amenities that transform multifamily developments into fully functional residential communities.
- Integrated Service Areas: Design equipment and service areas as integral parts of projects, buffered or screened from public view and neighboring properties.

Downtown / Commercial

The downtown commercial area was developed post World War II with a majority of the buildings Mid-Century Modern in style per a June 2023 study by the Southeast Florida/Caribbean ULI Leadership Institute. Any façade improvements should preserve the Mid-Century Modern Architecture designs in order to maintain a sense of place. The Town is recently adopted a new sidewalk standard known as "Surfside Sand" which is similar to "Coral Gables Beige" (see Florida Department of Transportation (FDOT) Standard Section 347). This colored concrete additive will be utilized for all sidewalks in the public right of way. The Town is also expanding the sidewalk at several locations in the downtown by removal of



some of the existing parking spaces providing additional public spaces for public use, sidewalk cafes and landscape improvements. Additional information on the downtown sidewalk improvements is forthcoming. In the interim it is suggested the following guidelines be utilized.

- Maintain asymmetrical, angled, and recessed glass storefronts. New storefronts to maintain floor to ceiling glass on the sidewalk level.
- Fixed awnings should match the shape of the storefront and or the opening.
- Create a storefront visibility zone enabling pedestrians to see into the storefront.

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5. Site Design

Ensure that the location, layout, size, and design of new buildings, as well as modifications to existing structures, blend seamlessly with their respective surroundings and maintain visual harmony. Preserve natural assets like scenic views, trees, and other unique site features whenever possible in development proposals.

In neighborhoods with established architectural styles or patterns, new construction or remodeling should enhance the neighborhood's existing character. The more robust the prevailing neighborhood style, the greater the emphasis on applicants reinforcing and respecting these established patterns. When constructing new homes or adding to existing ones, be mindful of potential impacts on neighbors' privacy. Position structures on the site to reduce the blocking of sunlight to neighboring outdoor areas in active use.

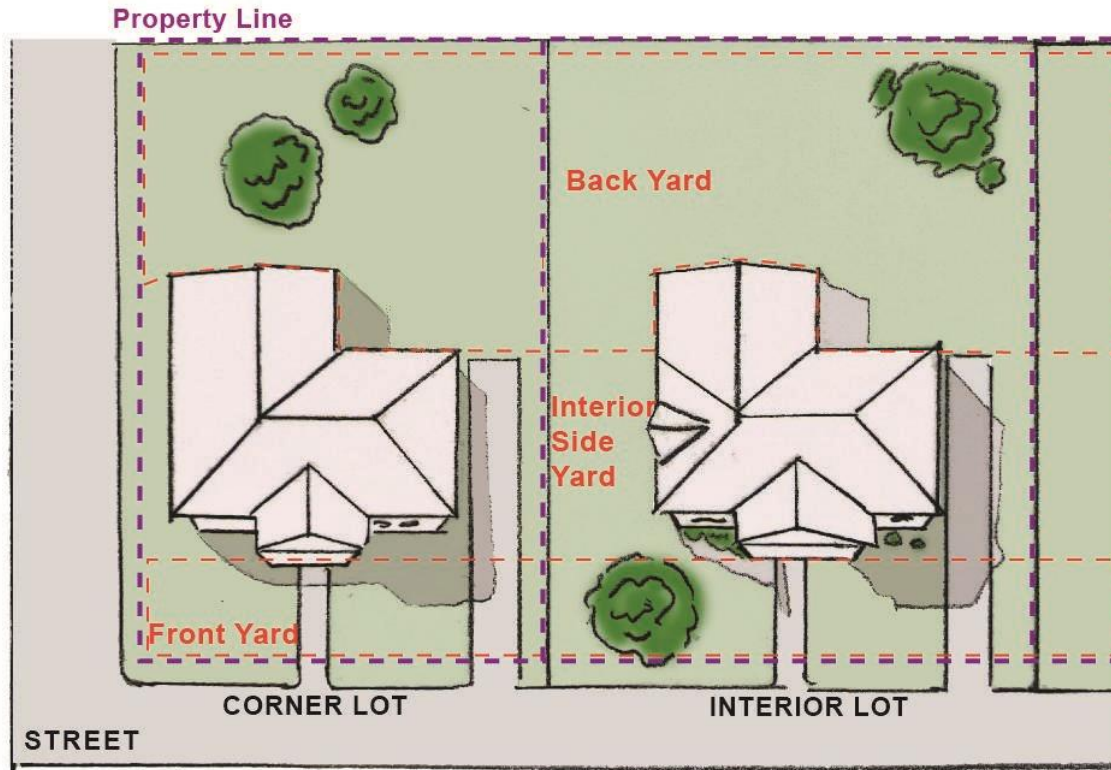
In neighborhoods with smaller existing homes, new homes should prioritize a larger first-floor area while providing additional setbacks at the second story. For two-story homes adjacent to one-story structures, encourage side yard setbacks beyond the minimum requirements. Vary the building footprints within setbacks to ensure sufficient open space on the property. The street-facing sides of a corner lot should match the detailing and design features of the main building façade to create a strong street presence.

Orientation and Access

New constructions should align with building orientations and architectural styles concerning setbacks, heights, proportions, rooflines, and architectural elements. Corner Lots should feature street-facing facades that maintain detailing and articulation from the primary building facade.



Structure orientation on a site to minimize obstructing sun access to actively used outdoor areas on adjacent properties.



Open Space

Vary the building footprints within mandated setbacks to ensure ample open space on the property. New construction and home additions should consider their potential impact on the privacy of neighboring properties. The available open space of a property should combine a variety of surfaces that complement the main structure. The use of permeable surfaces is encouraged. Consider the following recommendations:

- Incorporate trees, shrubs, and grass to create a visually appealing and environmentally friendly open space.



- Plan for functional outdoor spaces, like patios, decks, or gardens, to accommodate various activities and provide areas for relaxation.
- Provide a balance between openness and privacy, considering factors such as fencing, landscaping, and the arrangement of structures.
- Ensure open spaces are accessible from different areas of the house. Connect indoor and outdoor areas for a fluid living experience.
- The building footprint should contribute to a cohesive neighborhood.

Public Realm



The predominant treatment of street and sidewalk edges, landscaping, or other design techniques within an existing neighborhood should be continued in designing new homes.

Homes should be located in a manner compatible with the existing on-site relationship to the street of the surrounding neighborhood.

Homes should not have significantly greater height and bulk at the front of a property than that of neighboring homes.

A pleasant and safe environment for pedestrians and vehicles should be maintained at street and sidewalk edges. The use of trees and vegetative fences is encouraged to provide shade and privacy.



Understory

A non-habitable understory was added to the allowable uses to minimize some of the impacts of the increased first habitable floor elevation to meet flood requirements. The understory is not counted as a floor but enables parking of vehicles, enclosed storage, and access (via stairs and elevators) to the raised first floor. Note, that there are restrictions on the amount of enclosed understory space and impervious area underneath the building’s first floor and it must conform to subsection 42-11(c)(3) of the Florida Building Code.

For the H30A and H30B Districts, the enclosed space shall not exceed 10 percent of the lot area and 20 percent of the understory needs to be pervious.

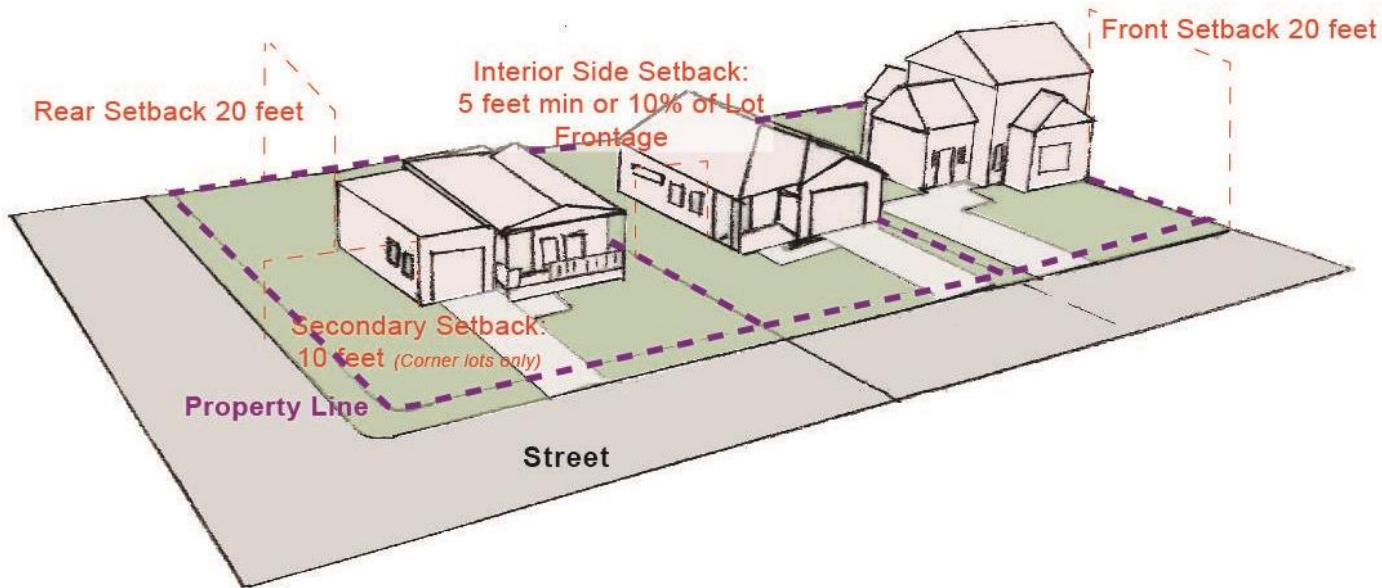
For the H30C and H40 Districts, the cumulative enclosed area shall not exceed 90 percent of the footprint of the first habitable floor.

For additional information, review Section 90-49.5 of the Zoning Code.

Average Setbacks Single Family Homes

The existing zoning within the Town’s Ordinances (Ordinance No. 2023-1752 governs these setbacks and amends Sections 90-2 and 90-45 in the Town Code of Ordinances) which allows a maximum of 30-feet high for single-family homes and buildings within the H30 District recommend the following setbacks, as illustrated below:

H30A & H30B	Minimum Setback (feet)
Primary Frontage	20
Interior Side	5
Rear	20
Secondary Frontage (Corner only)	10
Interior side setbacks for lots over 50 feet in width	10% of the frontage



Additional Average Setbacks:

The Additional Average setbacks intend to allow great design flexibility while reducing the home's overall mass. The additional void space may be on either the first or second floors, which allows the designer creativity with the volumes of the space. Below are the additional space required within the minimum setback envelope.

Floor Area Ratio (FAR)	Additional Average Side Setback Required for each side (including secondary frontage)	Additional Average Front Setback
0.5 or less	No additional setback	No additional setback
From 0.5 to 0.64	1.25-feet or 2.5% of frontage, whichever is greater	2.5-feet
From 0.64 to 0.72	2.5-feet or 5% of frontage whichever is greater	5-feet



It is important to note that area used to satisfy the average front yard setback area cannot be counted to satisfy the average side setback. Any space counted towards the average setback must be open on at least two sides. Covered exterior areas may not be used to meet average setback requirements.

Average Setbacks Multifamily Residential

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H30C	Minimum Setback (feet)
Primary Frontage	20
Interior Side	5
Rear	10
Secondary Frontage (Corner only)	10
Interior side setbacks for lots over 50 feet in width	10% of the frontage

Floor Area and Massing

Guidelines for mass and volume distribution in single-family homes are crucial to achieving a well-balanced and aesthetically pleasing design.

The massing of any new residential building or addition should be sensitive to the profiles of adjacent buildings and should locate second stories adequately to reduce the overall scale of the building. This is necessary to ensure an adequate architectural and spatial relationship between new and existing buildings. Here are some general principles to consider:

Facade Articulation:

- Avoid large, uninterrupted expanses of walls by breaking up the facade with architectural details, windows, and textures.
- Use elements like bay windows, balconies, or decorative trim to add visual interest and depth.



Rhythm and Symmetry:

- Create a rhythm by repeating architectural elements such as windows, columns, or roof dormers.
- Balance symmetry in the home's design by ensuring that one side complements the other, which can enhance the overall appeal.

Focal Points:

- Identify and highlight focal points on the front facade, such as a prominent entrance or a unique architectural feature.
- Use design elements, such as a well-designed front door or distinctive window treatments, to draw attention to these focal points.
- The main part of a home should be clearly visible from the street, set back from the front property line, and aligned with neighboring houses on both sides.

Site Integration:

- Integrate the home into the surrounding landscape by considering the natural features of the site.
- Adapt the massing and volume distribution to the topography, trees, and other site elements.
- Homes on corner lots should distribute their mass on both the main and side street frontages to address both sides.

Materials and Texture:

- Select appropriate materials and textures that enhance the mass and volume distribution.
- Use contrasting materials or textures to accentuate elements, such as the foundation, siding, or trim.

Scale with Neighbors:

- Ensure that the home's mass and volume align with the scale of neighboring houses, maintaining consistency in the streetscape.
- Be mindful of setbacks and how the home relates to the properties next door.

Daylight and Views:

- Maximize natural light and consider views from within the home when determining mass and volume distribution.
- Position windows strategically to capture favorable views while maintaining privacy.



Articulation:

- Side wings or extensions should be shorter and narrower than the main part of the home, with a distinct roof shape. They should not just be a setback of a single, large structure; instead, they should be sized, shaped, and arranged based on the functions of the rooms inside.
- Avoid overusing additional building forms attached to the main part of a home.
- The lower part of the building should visually ground it by appearing more substantial than the upper stories.
- Generally, try to avoid extending structures without visible support, especially without a good reason.

The first story should adhere to established zoning setbacks. If adding a second story to a predominantly one-story neighborhood, place the second-story mass towards the rear or side to minimize its appearance

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

Reference to [Ordinance 2023 -1752](#)

Building Height

- Ensure that the proposed height aligns with or complements the surrounding homes and landscape.
- Avoid excessive height that may dominate the streetscape or overshadow adjacent properties.
- Consider the potential impact of the building height on sunlight and shadows cast on neighboring properties.
- Minimize overshadowing of adjacent homes and outdoor spaces.
- Incorporate transitional elements in height between different sections of the house to create a visually appealing and cohesive design.
- Utilize setbacks effectively to mitigate the visual impact of height.
- Distribute the mass of the building to avoid a monolithic appearance and create visual interest.

Landscaping

Landscape design is an integral element of the project design. Although **Appendix A** specifies the different architectural styles found in the Town of Surfside, detailing the recommended planting pattern and species that align with the chosen architectural style for the project; this section further delineates the recommended landscape program for the project. This section includes recommendations, and guidelines outlined in the



Florida-Friendly Landscaping™ Guide to Plant Selection & Landscape Design developed by the University of Florida/IFAS Extension Service and the Florida Department of Environmental Protection.

A complete Landscape Plan that demonstrates compliance is required for all new homes. Below is a table showing the minimum requirements. Please refer to section 90-95 and section 90-89 of the Town code for greater detail on landscape requirements. In the case of palms, the town requires that planting a palm is equivalent to planting 0.3 trees, therefore three palms need to be planted to amount to one (1) tree. All palms with the exception of *Roystonea elata/regia*, *Phoenix canariensis*, *Phoenix dactylifera*, *Phoenix sylvestris*, *Phoenix reclinata*, *Wodyetia bifurcata*, and *Bismarckia nobilis*, are counted at three for one ratio.

Lot size	Trees	Shrubs
Less than 8,000 SF Lot	5 trees of at least 2 species	25
Less than 8,000 SF Corner Lot	6 trees of at least 2 species	35
Greater than 8,000 SF Lot	Same as above, plus 1 tree per additional 2,000 SF	Same as above, plus 10 shrubs per additional 2,000 SF

The table above refers to minimum quantities required in addition to street trees that are required along the street frontage, which shall be at a rate of 1 tree per 20 linear feet. Increasing the vegetation is highly encouraged, as it provides ecological, cooling and shade benefits to the property.

The following considerations aim to guide landscaping practices that include climate, local vegetation, water conservation and aesthetics:

Native Plant Selection:

- Encourage the use of native plants in landscaping to reduce water usage and maintenance requirements.
- Promote the planting of drought-resistant and low-maintenance native species that thrive in the Florida climate. The Town of Surfside code requires that 40% of the planted species are Florida Friendly Species in single family homes; for multifamily projects the requirement is 50%.

Water Conservation:



- Implement water-efficient irrigation systems, such as drip irrigation, and the use of rain sensors to prevent overwatering.
- Group plants with similar water needs and use mulch to retain soil moisture.

Turfgrass Limitations:

- Limit the size of turfgrass areas to reduce water and chemical inputs.
- Use drought-tolerant turfgrass varieties, St. Augustine "Floritam", "Palmetto", or Bermuda are the only approved grass types. Zoysia grass is not permitted.
- Synthetic turf is permitted provided that it complies with the requirements set forth in the Code (Review Ordinance No. 1558).

Tree Canopy Preservation:

- Promote the preservation of existing mature trees, as they provide shade, reduce cooling costs, aid in stormwater management, and enhance the neighborhood's aesthetics.
- Plant shade trees, such as oaks or maples, which can help cool homes naturally.

Screening and Privacy:

- Implement evergreen shrubs, hedges, or ornamental grasses to create privacy screens between properties.

Sustainable Landscaping:

- Use permeable paving materials for driveways and pathways to reduce runoff and improve water absorption.
- Utilize compost and organic fertilizers to enhance soil quality and promote healthier plant growth.
- Use Xeriscaping¹ techniques.

Maintenance:

¹ [Xeriscaping](#) is landscaping with slow-growing, drought-tolerant plants to conserve water and establish a waste-efficient landscape (University of Florida).



- Regular maintenance is essential to keep landscapes attractive and functional.
- Trim trees and shrubs away from structures, keep lawns mowed, and manage weeds to prevent overgrowth.

Lighting:

- Use energy-efficient landscape lighting that minimizes light pollution and complies with local regulations.
- Implementation of solar-powered lights to reduce energy consumption is encouraged.

Wildlife and Pollinator-Friendly Landscapes:

- Planting native flowering plants that attract pollinators and support local wildlife is encouraged.
- Creation of small wildlife habitats, such as birdhouses and butterfly gardens, are encouraged

Design Aesthetics:

- The landscape design should complement the architectural style of the home and maintain a cohesive neighborhood appearance.
- Individuality and creativity are encouraged while maintaining a harmonious streetscape.

Impervious Coverage





Design of front yard areas should provide a balance between landscape and hardscape, while also balancing both impervious and permeable surfaces. Permeable hardscape materials are encouraged. The use of decorative hardscape materials, such as brick, flagstone, interlocking pavers, tile, stamped or colored concrete, and decomposed granite, are encouraged. Some solutions are defined below:

Grass Pavement





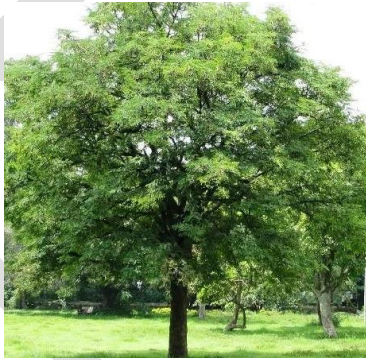

Techo-Bloc







Sample Planting Palette

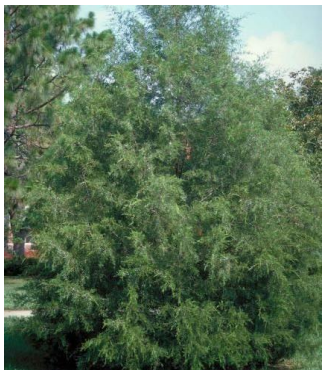



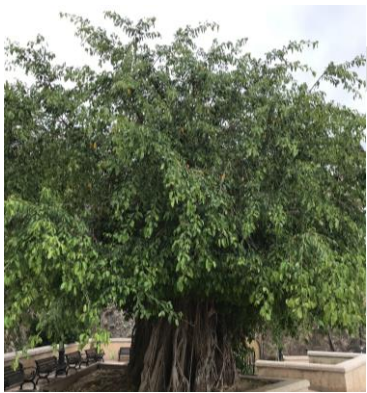

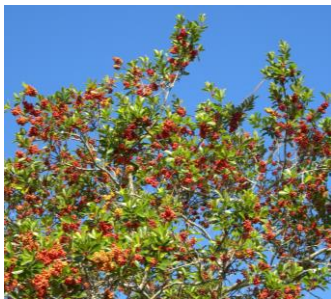

The following sample palette aims to provide homeowners, designers and landscape architects a guide on the recommended species for the Town of Surfside as addressed in the *Florida-Friendly Landscaping™ Guide to Plant Selection & Landscape Design*. It is encouraged to retain existing plants and/or trees that are in good condition in the property. The following recommended plantings include Native Florida Friendly species that need to equate to 40% of the total planting material in the project.







LARGE TREES	<i>Swietenia mahagoni</i> West Indian Mahogany	<i>Gymnanthes lucida</i> Crabwood	<i>Lysiloma latisiliquum</i> Wild Tamarind	<i>Conocarpus erectus</i> Buttonwood, Silver Buttonwood
				





LARGE TREES	<i>Simarouba glauca</i> Paradise Tree	<i>Pinus elliottii</i> var. <i>densa</i> Southern Slash Pine	<i>Piscidia piscipula</i> Jamaican Dogwood	<i>Quercus virginiana</i> Live Oak
				







MEDIUM TREES	<p><i>Juniperus silicicola</i> Southern Red Cedar</p>	<p><i>Bursera simaruba</i> Gumbo Limbo</p>	<p><i>Chrysophyllum oliviforme</i> Satinleaf</p>	<p><i>Coccoloba diversifolia</i> Pigeonplum</p>
				
MEDIUM TREES	<p><i>Ficus citrifolia</i> Shortleaf Fig, Wild Banyan Tree</p>	<p><i>Ilex X attenuata</i> and cvs. East Palatka Holly</p>	<p><i>Ilex cassine</i> and cvs. Dahoon Holly</p>	<p><i>Ilex rotunda</i> Round Holly</p>
				




SMALL TREES	<i>Acacia farnesiana</i> Sweet Acacia	<i>Ardisia escallonioides</i> Marlberry	<i>Baccharis halimifolia</i> Groundsel Bush	<i>Canella winterana</i> Wild Cinnamon
				

SMALL TREES	<i>Capparis cynophallophora</i> Jamaica Caper Tree	<i>Citharexylum spinosum</i> Fiddlewood	<i>Coccoloba uvifera</i> Seagrape	<i>Ilex vomitoria</i> and cvs. Yaupon Holly
				




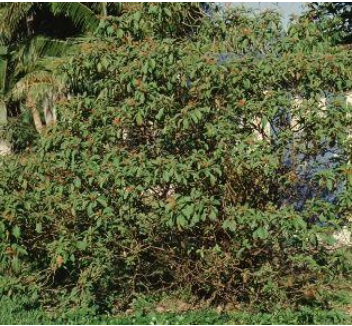


SMALL TREES	<p><i>Cornus foemina</i> Swamp Dogwood</p> 	<p><i>Crossopetalum rhacoma</i> Maidenberry</p> 	<p><i>Dodonaea viscosa</i> Hopbush</p> 	<p><i>Eugenia spp. (natives only)</i> Stoppersy</p> 
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SMALL TREES	<p><i>Forestiera segregata</i> Florida Privet</p>
	

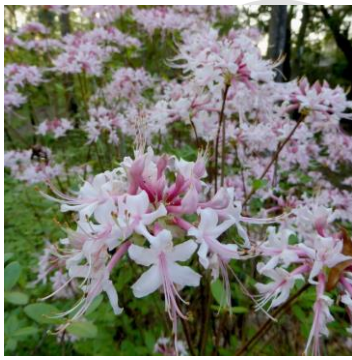

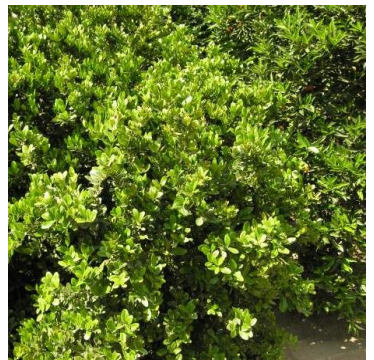



SHRUBS	<i>Acacia farnesiana</i> Sweet Acacia	<i>Acalypha wilkesiana</i> Copper Leaf	<i>Acrostichum danaeifolium</i> Leather Fern	<i>Ardisia escallonioides</i> Marbleberry
				



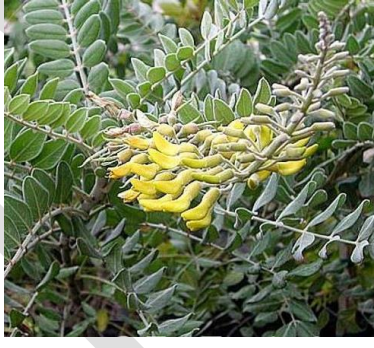

SHRUBS	<i>Byrsonima lucida</i> Long Key Locustberry	<i>Chrysobalanus icaco</i> Cocoplum	<i>Citharexylum spinosum</i> Fiddlewood	<i>Hamelia patens</i> Firebush, Scarlet Bush
				







SHRUBS	<i>Hibiscus spp.</i> Hibiscus	<i>Lyonia ferruginea</i> Rusty Lyonia	<i>Myrcianthes fragrans</i> Twinberry	<i>Psychotria nervosa</i> Wild Coffee
				

SHRUBS	<i>Rhododendron canescens</i> Pinxter Azalea	<i>Sabal minor</i> Dwarf Palmetto	<i>Severinia buxifolia</i> Boxthorn	<i>Suriana maritima</i> Bay Cedar
				



SHRUBS	<i>Viburnum obovatum</i> and cvs. Walter's Viburnum	<i>Lantana depressa</i> Weeping Lantana	<i>Sophora tomentosa</i> Necklace Pod	<i>Ilex glabra</i> Gallberry
				

PALM TREES	<i>Acoelorrhaphe wrightii</i> Paurotis Palm	<i>Coccothrinax argentata</i> Silver Palm	<i>Pseudophoenix sargentii</i> Buccaneer Palm	<i>Roystonea regia</i> Royal Palm
				







<p>FLOWERING TREES / SHRUBS (Non-native)</p>	<p><i>Tabebuia heterophylla</i> Pink trumpet tree</p>	<p><i>Nerium oleander</i> Oleander</p>	<p><i>Lagerstroemia</i> Crapemyrtle</p>	<p><i>Delonix regia</i> Royal Poinciana</p>
				

Image Resources: Florida Native Plant Society / South Florida Plant Guide / University of Florida/ Florida wildflower Foundation

Renovations, Expansions and Additions

Renovating and expanding a single-family home involves a nuanced approach to seamlessly integrate new elements with the existing structure. Accessory buildings/structures should be smaller in mass and height to the main structure. Below are key design considerations for such projects:

Respect Existing Architecture and Scale

- Respect the existing architectural style of the home.
- Harmonize new design elements with the original structure to create a cohesive and visually appealing result.
- Maintain a balanced scale and proportion throughout the renovation and expansion. The new elements should complement the scale of the existing home, avoiding a disproportionate or overwhelming appearance.
- Landscaped setbacks should be provided between any accessory buildings and neighboring properties.



Create a Unified Design Concept

- Develop a unified design concept that ties together all aspects of the renovation, including exterior and interior elements.
- Consistency in design creates a sense of continuity throughout the project.
- Engage with design professionals such as architects, engineers, or interior designers to ensure a well-executed and cohesive design and building process.

Enhance Curb Appeal

- Consider enhancing the home's curb appeal by updating the front facade, entryway, and landscaping. These elements contribute to the overall visual impact of the property.

Adaptive Reuse

- Embrace adaptive reuse principles by repurposing existing structures or materials when feasible.

Material Selection and Cohesion

- Select materials that complement each other and maintain a cohesive aesthetic throughout the home.
- Consistent color palettes, flooring, and finishes contribute to a unified design.
- Select local, sustainably sourced, and/or reused materials.

Functional Layouts

- Optimize the layout for functionality.
- Ensure that the expanded spaces meet the occupants' needs, incorporating modern conveniences while preserving the practicality of the original design.

Preserve Original Features

- Preserve and highlight original features that contribute to the home's character.
- This may include hardwood floors, moldings, or unique architectural details.



- Restoration can enhance the charm of the property.

Universal Design Principles

- Integrate Universal Design principles to ensure accessibility and inclusivity. This is especially important for features such as ramps, wider doorways, and accessible bathroom and kitchen designs.

Energy-Efficient Windows and Insulation

- Upgrade windows and insulation for improved energy efficiency. This not only contributes to sustainability but also enhances the comfort and livability of the home.

Sustainable Design Practices

Integrate sustainable design practices to improve energy efficiency and reduce the home's environmental impact. This may include using environmentally responsible materials, incorporating energy-efficient appliances, and maximizing natural lighting.

- Use of energy-efficient features in window design (exterior shading devices, low-E and insulated glass, etc);
- Use of operable windows and ceiling fans to promote natural ventilation when weather permits;
- Installation of energy-efficient appliances and equipment;
- Reduced coverage by asphalt, concrete, rock and similar substances parking and other areas to improve storm-water retention and reduce heat island effects.
- Installation of energy-efficient lighting in buildings, parking areas, recreation areas, and other interior and exterior areas;
- Selection, installation, and maintenance of native plants, trees, and other vegetation and landscape design features that reduce requirements for water, maintenance, and other needs;
- Planting of native shade trees to provide a minimum of 40% shade for all recreation areas, sidewalks and parking areas in addition to east and west faces of buildings.
- Passive solar orientation of structures, as possible, to reduce solar heat gain by walls and to utilize the natural cooling effects of the wind;
- Use materials, paints, sealants, adhesives and other products that have low or non-emitting sources of Volatile Organic Compounds (VOCs) to improve indoor air quality.



6. Building Form

This section provides guidance for the general treatment of the building, beginning with the selection of an architectural style which will guide the definition and design of the building elements and relationship with the space.

Overall Architectural Style

The Town of Surfside has a variety of architectural styles. The Town does not require a strict adherence to one specific style, but it does recommend following a single style since the design process, which shall be compatible with the neighboring properties. Refer to **Appendix A** for details on typical characteristics of various styles found in the Town of Surfside.

Facade

- Facade treatment should adhere to the chosen architectural style character and should be carried out throughout the entire property. Avoid architectural elements that may disrupt the harmony of the design.
- Maintain proper proportions and scale of architectural elements on the facade. Avoid oversized features that may dominate or look out of place. Balance the use and placement of windows and entries.
- Choose high-quality, durable materials that suit the architectural style and climate. Ensure a harmonious palette of colors and textures.
- Use detailing and ornamentation thoughtfully to enhance visual interest, avoid excessive ornamentation that creates a chaotic visual appearance.
- Ensure balanced massing of different parts of the facade. Avoid overly dominant or recessive elements.
- Integrate accessibility features into the facade design, ensuring universal design principles are followed.

Entries

- If entry porches are common in the neighborhood, incorporate similar types (like projecting or under eaves) into the front design of new homes.
- Avoid large, formal entries that do not match the scale and proportion of the rest of the home.
- Ensure porches complement the eave heights of neighboring homes.
- Match the pitch of entry roofs with adjacent roofs; generally avoid flat roof porches.



- Ensure the recessed depth of entry alcoves and projecting depth of entry roofs are large enough, relative to the house, to provide a sheltered appearance.
- Avoid placing vertical or architectural elements above entries that emphasize the structure's scale and massing.
- Make front entry doors and decorative elements like roofs, moldings, columns, posts, lighting, benches, and planters architecturally compatible with the house's style.
- Ensure the main entry, or front door, is visible from and oriented toward the street.
- Keep primary entries similar in orientation and scale to those in the immediate neighborhood.

Walls / Fences

The use of walls / fences in the property act as property boundaries and safety features but should as well enhance it and add visual interest from the street.

- Design backyard and perimeter walls and fences to match the residence and overall project design in terms of style, material, and color.
- Use high-quality materials like wood, brick, stone, wrought iron, vinyl, or textured concrete block for fences and walls. Wrought iron fences should have iron posts or brick/stone piers. Chain-link fencing, plastic, and PCV fencing are prohibited throughout the Town.
- Both sides of the fence should be finished.
- All support posts and the unfinished side must be within the subject property, so the fence may not sit directly on the property line but be contained within it.
- Use of natural elements, such as shrubs and/ or vines, to provide privacy is highly encouraged.
- Generally discourage bare precision block walls; consider plain concrete blocks with a stucco finish that matches the residence's architectural style if needed.
- Preserve the natural character of stone or brick walls when proposed.
- Ensure that fences and walls connected to a building complement each other in material, color, and detailing. If not connected, integrate them into the landscape as a cohesive design element.
- Match or ensure compatibility with existing fences/walls on lots with previous installations when proposing new ones.



Front Yard



The front yard and secondary frontage fences and gates should be utilized as a boundary marker and design element, without blocking the view of the home to maintain an open and friendly community feel. Front yard fences may not be substantial or imposing in appearance. Implementing front yard fencing and walls in neighborhoods without existing fencing/walls is discouraged.

Below is a table showing the height maximums depending on the width of the lot frontage.

The lot front is always the shortest side of the property facing the street. Corner lots with a secondary frontage may only have the same height permitted at the primary front.



Lot Frontage Width	Maximum Height in Feet	Maximum Opacity
50 feet wide or less	4 feet	All wall and fence surfaces above 2 feet must have a maximum opacity of 50%
50 to 100 feet wide	4 ft + ½ ft per 10 feet of lot width exceeding 50 feet, maximum 5 feet	
Greater than 100 feet wide	4 ft + ½ ft per 10 feet of lot width exceeding 50 feet, maximum 6 ft>	
Secondary Frontage (corner Lots)	Same as the lot frontage	

All front yard walls and fence heights are measured from the existing grade at the front property line.



Image from 9260 Carlyle Design produced by Architect Laurie Swedroe



Side and Rear Yard

All rear and side yard fences may be up to 6 feet in height. These fences may be 100% opaque and located just inside the property boundary.

Retention Walls

The Town of Surfside establishes that for new constructions, retaining walls shall be a maximum of six (6) feet measured from existing grade of the adjoining property and may be installed only on interior side and rear property lines, and in no event in the front yard. If the ground level of the site is raised to meet government regulations, a railing system is allowed. This railing can go up to 48 inches above the retaining wall, but it should not be more than 50% opaque.

All retaining walls shall be in concrete, stuccoed and finished on all sides. Railing systems installed above the maximum six-foot (6') wall height shall not include concrete elements.

Windows and Doors

The choice of window and doors styles and frame materials play a significant role in expressing and balancing the architectural style of a building. To maintain a cohesive look, it is crucial to ensure these elements are consistent across all structure elevations.

- Frame materials should remain uniform on a building.
- Window size and proportions are key in preserving and complementing the architectural style. While their size may vary, depending on the room, consistent window height across the building is encouraged.
- Security shutters, if provided, should be constructed of a see-through, non-solid grate material. Roll-up casings and attachment hardware should be obscured by architectural features or awnings and finished to blend with the overall architectural character of the building and its surface materials.
- Impact-resistant glass should be used in all window exposures except ground-level non-residential uses.
- Window and storefront articulations should utilize similar proportions as those within the surrounding context; building facades must exhibit clear articulation, incorporating window and door types that align with the chosen architectural style regarding materials, shape, and proportion.
- Avoid using two-story-high windows, as they tend to accentuate the bulk and verticality of a structure, particularly in the case of two-story window bays.



- When in line with the architectural style, windows should be set back a minimum of two (2) inches from the building wall to create shadow and depth on the facade.
- Any shutters employed with windows should be proportionate to the windows they accompany, enhancing their functionality and aesthetics.
- Maintain alignment in window placement, horizontally or vertically, for a visually cohesive appearance.





Balconies and Decks



- Balconies and decks are highly encouraged as long as the scale and architectural style are coherent with the entire property.
- Second-floor balconies/decks should be located to minimize direct views into neighboring residences and actively-used outdoor spaces of neighboring properties. It is preferred to incorporate balconies into the massing of a building to minimize intrusion into neighboring buildings.

Wall Materials and Finishes

- The primary surface material is stucco, and it's encouraged to use similar finishes and locally characteristic materials like native stone, metal, glass block, and accent wood. Materials not characteristic of the region, such as flagstone or adobe, are strongly discouraged.
- Materials should be authentic, not imitations. When there are multiple storefronts in a larger building, they should have consistent material qualities and detail.

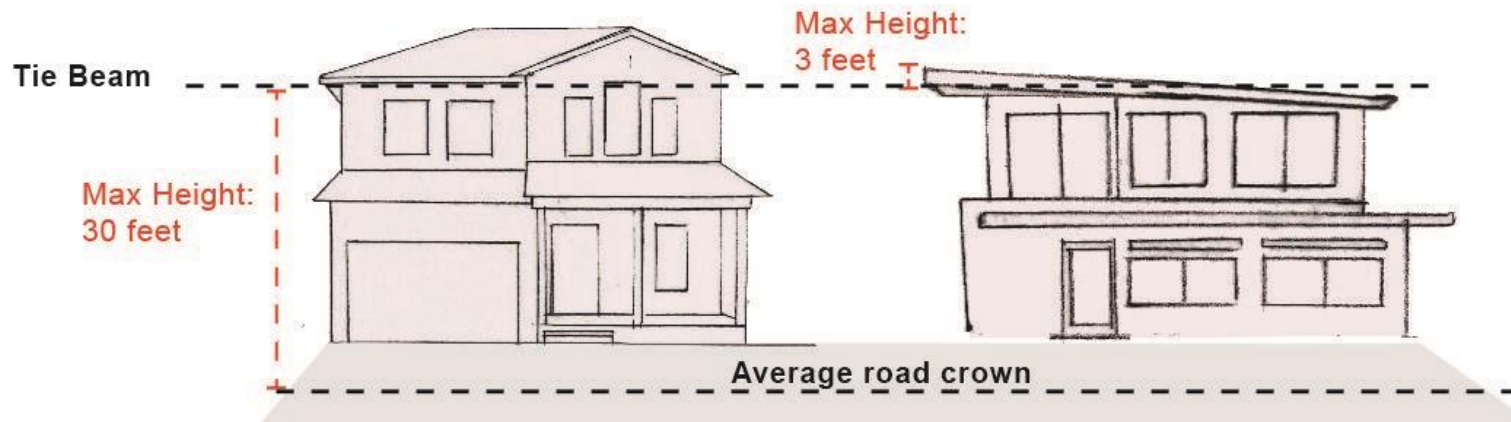


- In areas with heavy foot traffic, it's advisable to incorporate high-quality, easily maintainable materials (instead of painted stucco) at the base of the building.
- The use of asphalt shingles should not be allowed.
- Choose site accessories and materials that are known for their durability and can be recycled or are made from recycled materials. The selection of materials should aim to conserve non-renewable resources, preserve cultural resources, reduce waste, and minimize the environmental impact of manufacturing and transportation.
- Utilize wood from sustainable sources certified by the Forest Stewardship Council (FSC).

Rooflines

- Keep roof plans, overhangs, colors, and materials consistent with the chosen architectural style.
- Design new home roofs with forms and pitches similar to surrounding homes.
- Avoid combining two different roof pitches.
- Prefer traditional roof forms like gables, hips, and dormers; discourage more severe forms like domes and steep chalet gables.
- All roofs shall be constructed of or replaced with Clay tile, white concrete tile, solid color cement tile, and metal.
- Avoid roof types like built-up and torch down roofs, corrugated metal, and gravel roofs.
- Encourage dormers and other decorative features that integrate with the overall roof design and architectural style.
- Limit gable dormers to no more than half of the total roof width; shed dormers may be wider.
- Express detail and rhythm through exposed rafter tails and/or other roof elements.
- Avoid excessive use of corbels or brackets; if used, carefully consider their placement and design.
- Match roof forms and pitches found in the immediate neighborhood.

The graph below shows the building maximum heights for single family homes:



Exterior Features

- Ensure that decorative elements such as porch or balcony rails, columns, window sills, and other ornamental features maintain a consistent style throughout the entire building.
- Some elements, like decorative window trims, should be uniform across all house parts, while others, such as porch and balcony rails, may only apply to specific sections, typically those situated at the front of the house.
- For decorative features, consistency implies using the same materials, dimensions, and design elements.
- Consistency in decorative elements is particularly crucial when adding houses with architectural styles that heavily rely on decorative features. Adding decoration to an addition that differs from the original structure's style or has none should generally be avoided.

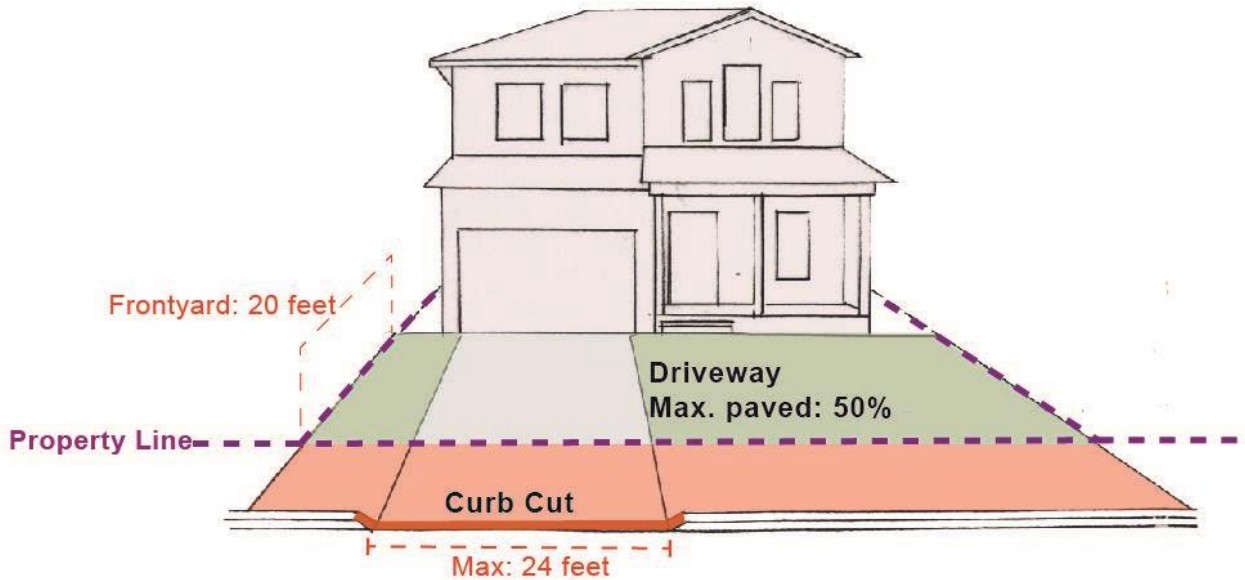
Parking, Garages and Driveways

The location and scale of the garage are important to the overall pattern of the property and the neighborhood. Driveways should be consistent with the entire architectural style of the building and they should have a two percent cross slope or appropriate to promote containment of drainage onsite.

- Set back the garage façade from the front of the house to emphasize the house over the garage. For detached garages, consider placing new ones at the rear of the lot to reduce the mass and scale of the house along the street.



- Paving accessible for parking in the front setback area should be limited to the width required to access a garage or other required parking spaces. Keep driveways no wider than necessary for safe and efficient vehicular access to minimize excessive paving needs.
- Attached garages located at the front or side of the house should be no wider than one necessary to accommodate the width of one car and should never exceed 50% of the overall length of the facade. If a garage is provided to accommodate 2 cars, the garage entrances must have an exterior expression of two separate entrances, each a maximum of 10' wide and separated by a minimum 18" wide vertical element consistent with the facade.
- Recess garage doors from the garage façade, when possible, to add shadow and visual interest.
- Enhance driveways using various textures like stamped concrete, pavers, or grass-crete. Create landscape pockets next to buildings, walls, or fencing along driveways.
- If proposing circular driveways, integrate them into the property design, connecting to the street at two locations to define a front yard area.
- Curb Cuts: The maximum curb cut is 24 feet. If two curb cuts are required for the project, each curb cut must be a maximum of 12 feet. Waterfront lots may include one extra curb cut.



Service and Mechanical and Utility Areas

- Service bays, mechanical equipment, garbage, and delivery areas should be concealed, enclosed, or positioned within the building's interior whenever feasible. These spaces should remain hidden from the Right of Way and neighboring properties with residential or hotel uses.
- Trash rooms must be equipped with central air conditioning.
- Architectural screening is required for all outdoor equipment.
- All utilities, including telephone, cable, and electrical systems, must be installed underground.
- Large transformers should be located on the first floor or ground level and enclosed within pad mounts, enclosures, or vaults.
- Any above-ground facilities, such as electrical raceways and transformers, must be fully concealed and screened with landscaping.



Awnings and Canopies

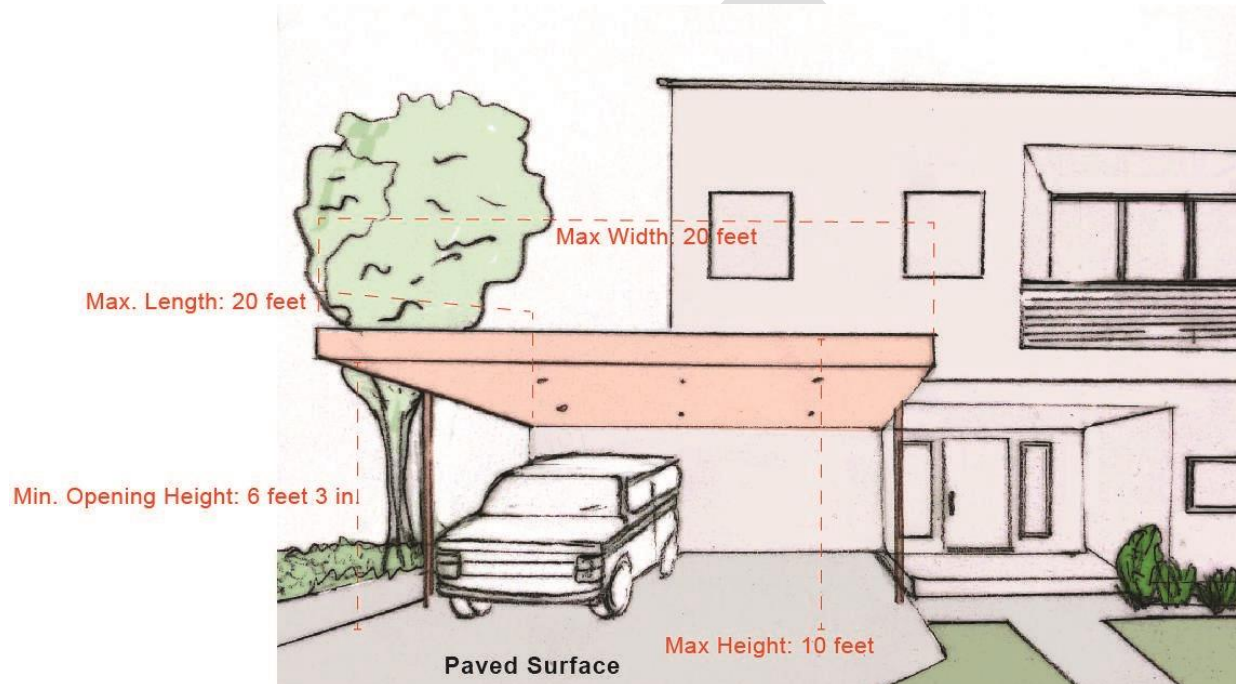


Awnings, shelter canopies, entrance canopies, and carport canopies affixed to or integrated into any building must adhere to the conditions and restrictions outlined below. All such structures must comply with the following regulations:

- The Awnings and canopies must be coherent with the building's architectural style.
- All awnings and canopies must be adequately maintained and in good repair. Awnings and canopies in disrepair may be subject to removal or replacement.
- The covering materials of awnings or canopies placed upon, attached to, or forming any part of any building in any residential district shall be made of canvas, cloth, natural materials, or other similar materials, and the supporting structure of the awning or canopy may be made of fiberglass, aluminum, plastic, metal or other man-made materials.
- No shelter canopy or carport canopy shall be erected which has a minimum slope of less than two (2) inches in twelve (12) inches or a maximum slope of more than five (5) inches in twelve (12) inches.



- Carport canopies shall be attached to the building and may be located on the front, secondary side or the rear of the building. Attached canopies must be open on three sides.
- The area under a canopy must be entirely paved by an approved paving material.



- All shelter canopies shall be located on the sides, or rear of the building. Awnings erected over garage openings or porte-cochere vehicle openings shall not extend out from the outside wall of the building more than six (6) feet.
- Free standing canopies must be open on all four sides.



Lighting

An outdoor lighting plan is required for new single-family homes. This plan should include landscape lighting as well as fixtures affixed to the home. The location and design characteristics of the fixtures must be compatible with the overall style of the home and unintrusive to neighboring properties. Lighting typically falls into two main categories: Functional and Decorative. Here are some general lighting recommendations:

Functional light fixtures serve a utilitarian purpose and are strategically placed to illuminate areas for nighttime use. Examples include driveways, wall-mounted luminaires, and downlights in covered walkways. These fixtures are evaluated based on the following key criteria:

Appearance: Functional fixtures should not only be compatible with their surroundings but also suit their intended use.

Safety: Fixtures must provide sufficient illumination to address safety concerns effectively.

Dark Sky Compliance: Prefer fixtures that are 'Dark Sky' compliant, as they minimize light pollution by preventing excessive upward light emission.

Light Control: Ensure light does not overflow to neighboring properties.

Consistency: Maintain consistent light intensity over the intended illuminated area.

Design / Color: Prioritize lamps with a natural color rendering index, avoiding monochromatic color rendering. Encourage using metal halide or similar lamps while discouraging high-pressure sodium lamps. In specific situations, fluorescent lamps may be acceptable. Fixtures should be consistent with the architectural style.

Energy Efficiency: Emphasize energy efficiency while considering installation costs. Weight the choice of fixtures with an eye toward energy conservation.



Decorative light fixtures

Front and Rear Entries: Ensure front and rear entries are adequately illuminated without excessive brightness.

Concealment: The outdoor lighting fixtures must be concealed so that the light is directed downward and does not spill beyond the property line. This is especially necessary when installing lighting elements in the eaves of two-story homes as unshielded lights may have a greater spill distance. New fixtures to be installed at existing homes must also be concealed in this manner. In cases where concealment is impractical, light fixtures should be chosen to blend with the facade design and conform to the Town's standard lighting.

Neon Lighting: Neon lighting is not permitted in residential areas.

Exterior Uplighting: The use of exterior uplighting is allowed to highlight specific architectural details.

Landscape Lighting: Accent lighting may be used to illuminate trees or accentuate other natural features.



Signage

Signage guidelines vary significantly depending on the building use and location. General guidelines are defined as follows:

SIGNAGE			
GUIDELINES	RESIDENTIAL		COMMERCIAL
	SINGLE - FAMILY HOMES	MULTIFAMILY	
Architectural Cohesion			Mid-century Modern fonts and styles are encouraged in keeping with the architectural style of the district
Neighborhood Characteristics			
Size and Placement	<ul style="list-style-type: none"> - Signage should be appropriate in scale to the property and its neighbors 		<ul style="list-style-type: none"> - Signage should be appropriate in scale to the storefront and its neighbors - Window signs may not occupy more than 20% of the transparent window and/or door space on a storefront. - One window/door adhered open/closed sign is permitted per storefront.
Materials and Quality			
Regulatory compliance			



Directional Signage			
Illumination			Signs may not have intermittent or moving lights

Commercial - Storefront

Surfside’s business district was developed mainly in the 1950s during an era that popularized the Mid-Century Modern architecture and design style. Many of the Harding Avenue buildings feature elements of Mid-Century Modern design, such as asymmetry, vertical fins, horizontal eyebrows, streamlined curves on corner buildings, and minimalistic design. These guidelines are intended to encourage the retention of Mid-Century Modern Architecture to maintain the existing character and sense of place.

In addition to architecture, interaction between the sidewalk and the storefront is important for the identity and vibrancy of the business district. Businesses should endeavor to maintain an open and welcoming relationship between the interior of their business and pedestrians. This can be accomplished with windows and doors, lighting, and signs that allow pedestrians to see into the business.

Ensuring a distinctive and welcoming entrance is vital for any business, as the storefront serves as its primary gateway. We encourage designs that not only reflect the unique identity of the tenant but also enhance the overall pedestrian experience. Ensure that the entrance is easily distinguishable from the rest of the façade. Avoid the excessive use of continuous storefront glazing, as it may hinder the identification of the entrance. To achieve this, consider the following guidelines:

Facades

- Maintain asymmetrical, angled, and recessed glass storefronts. New storefronts should maintain floor-to-ceiling glass on the ground floor for maximum interaction between the public and private realms.
- Storefront glazing should be clear 4 to 8 feet above grade and 4 feet in depth to ensure pedestrians can see into the storefronts.
- Hurricane-rated windows are highly encouraged for existing buildings.
- Transparency should be maintained from the sidewalk into a store or restaurant.



Lightings

Install proper exterior lighting to ensure visibility and a welcoming atmosphere during evenings. Well-lit storefronts not only improve safety but also contribute to the overall appeal of the business.

- Intense, glaring light emanating from storefronts that distract drivers is not permitted
- Lighting on the exterior of the building must be white
- Discreet lighting of architectural elements is allowed

Awnings

- Awning shapes must relate to the window or door opening. Rectangular awnings should be used on rectangular windows. Most windows, doors, and structural features in the business district are linear or rectilinear.
- Awning improvements shall preserve distinguishing architectural features, character, and qualities of the building.
- The primary material shall be metal and canvas. Vinyl, plastic, and internally illuminated awnings are not allowed.

By adhering to these considerations, we aim to create storefronts that not only captivate attention but also contribute positively to the overall experience of pedestrians and customers alike.

7. Sustainable Design

Sustainable design reduces negative impacts to the environment, health and well-being of building occupants, while also improving building performance, and/or provides ecosystem services. Sustainable design can be emphasized by incorporating it into architectural aesthetics, landscaping, functionality, material sourcing, reuse, and interpretation methods. Sustainable landscape design can be implemented by integrating native plants, stormwater management features, and urban agriculture in a way that requires minimal resources to upkeep.



Utilizing a green rating system, such as LEED, may prove expensive for single-family homeowners, however, several sustainability techniques can be integrated into any project that can be cost-effective and can result in major long-term positive impacts on the environment.

Homebuilders should adopt an integrated approach when thinking of sustainable practices. These practices need to be incorporated from the project planning stage and shall be followed throughout every stage of the project, construction, operation, and maintenance. The project below lists the main categories that shall be addressed when addressing sustainability in a project, these categories are referential and further detail must be addressed with Design Professionals.

PROJECT STAGE	MATTERS TO CONSIDER
SITE	<ul style="list-style-type: none"> ● Selecting the right site <ul style="list-style-type: none"> - Outside of floodplan - Access to transit - Walkability ● Preserve natural resources
PLANNING	<ul style="list-style-type: none"> ● Building orientation for passive solar exposure ● Grading and site water management ● Reduced site paving ● Landscape design and shade ● Reduce parking footprint ● Open space management
DESIGN	<ul style="list-style-type: none"> ● Innovation ● Inclusive Design ● Insulation ● Utilizing natural ventilation ● Incorporate natural lighting wherever possible ● Acoustical considerations ● Glazing and solar access ● Clean energy systems



CONSTRUCTION PROCESS PLANNING	<ul style="list-style-type: none">● Storage and reuse of on-site excavation and soils● Waste management and recycling
PROCUREMENT	<ul style="list-style-type: none">● Purchasing energy-efficient appliances and fixtures● Mechanical equipment● Air-sealing materials and systems● Sourcing of low-emitting materials● Circular products
CONSTRUCTION	<ul style="list-style-type: none">● Managing construction waste● Education for vendors, contractors● Materials reuse
OPERATION	<ul style="list-style-type: none">● Composting & solid waste management● Rainwater management● Outdoor & Indoor water use reduction● Wildlife attractors● Green cleaning products
MAINTENANCE	<ul style="list-style-type: none">● Non-toxic pest control● Low landscape maintenance● Securing quality products reduces the overall maintenance impact of the property

All projects should consider and address these categories at each step of the planning, design, and development process. Please refer to the US Green Building Council, the Florida Green Building Coalition, and the Sustainable Development Policy for guidance on each topic listed here.

ARCHITECTURAL STYLE – Art Deco



Description	
<p>Art Deco is an architectural style that emerged in the early 20th century, reaching its peak in popularity during the 1920s and 1930s. It is characterized by a distinctive blend of modernist and decorative elements, often incorporating bold geometric shapes, sleek lines, and ornate detailing.</p>	
Main Characteristics	
<p>1. Massing and Volume</p>	<ul style="list-style-type: none"> - Art Deco homes feature strong geometric shapes, including zigzags, chevrons, and stepped forms. Rectangular, trapezoidal, and circular patterns are commonly employed. - Curved forms, such as rounded windows, balconies, and corner details, are common art deco elements.
<p>2. Rooflines</p>	<ul style="list-style-type: none"> - Flat roofs are a common feature of Art Deco homes. These roofs may be adorned with terraces, parapets, or decorative railings.
<p>3. Walls</p>	<ul style="list-style-type: none"> - Art Deco buildings frequently incorporate stepped or tiered facades, creating a sense of verticality. - Common materials include stucco, concrete, and smooth-faced stone. The use of contrasting materials, such as chrome, glass, and lacquered wood, contributes to the luxurious and modern aesthetic.
<p>4. Windows and Openings</p>	<ul style="list-style-type: none"> - Stained glass, etched glass, and geometric patterns in glass blocks are often used for windows and other architectural features - Entrances are frequently highlighted with elaborate doorways, often featuring intricate carvings or ornamental detailing.
<p>5. Color</p>	<ul style="list-style-type: none"> - Vibrant and bold color schemes characterize Art Deco homes. Rich jewel tones like ruby red, emerald green, and sapphire blue are often used, along with contrasting black and white.
<p>6. Landscaping</p>	<ul style="list-style-type: none"> - Incorporate water features with streamlined designs, such as rectangular or circular fountains. Geometric pools or reflecting pools can enhance the Art Deco look. - Use of ornamental grasses and hedges in symmetrical arrangements to create defined and structure edges.

<p>7. Details</p>	<ul style="list-style-type: none">- Art Deco is known for its intricate decorative detailing, often featuring stylized motifs such as sunbursts, chevrons, and floral patterns. These details may be expressed in relief, inlay, or through contrasting materials.
<p>Assessment Criteria:</p> <p>Contextual Sensitivity: Evaluate how well the design integrates, respects, and enhances the cultural, historical, or natural context of the site.</p> <p>Innovation and Sustainability: Examine innovative design solutions and sustainable practices that contribute to the project's architectural quality and long-term viability.</p> <p>Visual Harmony: Examine the project's aesthetics and coherence concerning the architectural style and the Town's design guidelines.</p> <p>Materials and Craftsmanship: Examine the choice of materials, construction techniques, and long-term maintenance considerations, ensuring that they align with the project's goals and the architect's vision.</p>	

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ARCHITECTURAL STYLE – COASTAL CONTEMPORARY



Description	
<p>Coastal contemporary architecture is a design style that combines elements of modern and contemporary design with a focus on coastal and beachside living. This architectural style is characterized by its clean lines, open spaces, and neutral colors.</p>	
Main Characteristics	
<p>1. Massing and Volume</p>	<ul style="list-style-type: none"> - Open Floor Plans: Coastal contemporary homes often feature open and spacious floor plans that promote a sense of flow and connectivity between indoor and outdoor spaces. Large windows and sliding glass doors are used to maximize natural light and offer unobstructed views of the surrounding landscape. - Minimalist Aesthetic: While coastal contemporary design embraces modern elements, it tends to be more restrained and less cluttered than purely contemporary styles. Minimalist furnishings and decor contribute to a clean and uncluttered look.
<p>2. Rooflines</p>	<ul style="list-style-type: none"> - Flat Roofs: Flat or nearly flat roofs are a common feature in contemporary coastal homes. These roofs provide a modern, streamlined look and can help maximize outdoor rooftop spaces, such as rooftop gardens or terraces. Flat roofs are often seen in beachfront properties with minimalist designs. - Shed Roofs: Shed roofs have a single, sloping plane that typically slopes away from the water view. This roof style is effective at shedding rainwater and directing it away from the building. It's a practical choice for coastal homes in areas prone to heavy rain or strong winds. - Butterfly Roofs: Butterfly roofs are a distinctive feature of contemporary coastal architecture. They consist of two upward-sloping roof planes that meet at a central valley, resembling the shape of a butterfly's wings. This design not only adds a unique architectural element but also allows for the collection of rainwater, making it an environmentally friendly choice
<p>3. Walls</p>	<ul style="list-style-type: none"> - Stone Walls

	<ul style="list-style-type: none"> - Plaster
4. Windows and Openings	<ul style="list-style-type: none"> - Emphasis on Views: Coastal contemporary homes are often designed to take full advantage of their surroundings. Large windows and outdoor living spaces, such as decks, patios, and balconies, allow residents to enjoy panoramic views of the ocean, coastline, or surrounding landscape. - Glass Doors
5. Color	<ul style="list-style-type: none"> - Neutral Color Palette: Coastal contemporary interiors typically feature a neutral color palette, with shades of white, beige, gray, and soft blues. These colors evoke a sense of serenity and mimic the colors found in the sand, sky, and sea.
6. Landscaping	<ul style="list-style-type: none"> - Salt-Tolerant Trees and Shrubs: Incorporate salt-tolerant trees and shrubs to provide shade and greenery. Coastal-friendly species like olive trees, sea grapes, or palm varieties can thrive in the salt-laden air. - Integrate Natural Stones: Use natural stones like pebbles, beach rocks, or flagstones strategically in landscaping design. These elements add texture and contribute to the coastal vibe while maintaining a contemporary aesthetic. - Native Coastal Plants: Include native coastal plants that thrive in the specific climate of the region. Dune grasses, succulents, and salt-tolerant plants not only survive in coastal conditions but also contribute to the natural coastal aesthetic.
7. Details	<ul style="list-style-type: none"> - Minimalist Aesthetic: While coastal contemporary design embraces modern elements, it tends to be more restrained and less cluttered than purely contemporary styles. Minimalist furnishings and decor contribute to a clean and uncluttered look. - Sustainable Design: Many coastal contemporary homes incorporate sustainable design elements, such as energy-efficient windows, solar panels, and eco-friendly building materials. This aligns with the desire to minimize the environmental impact on the coastal areas.
<p>Assessment Criteria:</p> <p>Contextual Sensitivity: Evaluate how well the design integrates, respects, and enhances the cultural, historical, or natural context of the site.</p> <p>Innovation and Sustainability: Examine innovative design solutions and sustainable practices that contribute to the project's architectural quality and long-term viability.</p> <p>Visual Harmony: Examine the project's aesthetics and coherence concerning the architectural style and the Town's design guidelines.</p> <p>Materials and Craftsmanship: Examine the choice of materials, construction techniques, and long-term maintenance considerations, ensuring that they align with the project's goals and the architect's vision.</p>	

ARCHITECTURAL STYLE – MEDITERRANEAN



Description	
<p>Mediterranean architecture is a style that reflects the design traditions of the Mediterranean region, which includes countries such as Italy, Spain, Greece, and southern France. This architectural style is known for its warmth, elegance, relaxed and timeless appeal. Mediterranean architecture is particularly popular in regions with warm summers and mild winters.</p>	
Main Characteristics	
<p>1. Massing and Volume</p>	<ul style="list-style-type: none"> - Courtyards and Patios: Mediterranean homes often feature interior courtyards and outdoor patios that allow for indoor-outdoor living. These spaces are typically surrounded by the home, creating a private and inviting atmosphere. - Terraces and Balconies: Mediterranean architecture often includes terraces and balconies with wrought iron railings that provide elevated outdoor spaces for enjoying the views and the climate.
<p>2. Rooflines</p>	<ul style="list-style-type: none"> - Red-Tiled Roofs: One of the most distinctive features of Mediterranean architecture is the use of red, terracotta, or clay-tiled roofs. These tiles not only add a vibrant color but also help reflect the sun's heat. - Exposed Beams: High, exposed wooden beams in ceilings are a common feature in Mediterranean homes. They add a rustic, old-world charm to the interior.
<p>3. Walls</p>	<ul style="list-style-type: none"> - White-washed walls for a clean and bright appearance that contrasts with the blue sky. - Stucco Exteriors: Mediterranean homes typically feature stucco exteriors, which provide a textured and weather-resistant surface. The stucco is often painted in earthy, warm tones like terracotta, beige, or creamy whites.
<p>4. Windows and Openings</p>	<ul style="list-style-type: none"> - Arched Doorways and Windows: Arches are a prominent architectural element in Mediterranean design. Arched doorways and windows are common and add a sense of grandeur to the design.

	<ul style="list-style-type: none"> - Wooden Shutters: Wooden shutters on windows are used for practical purposes and can be both functional and decorative. They provide shade, privacy, and protection from the elements.
5. Color	<ul style="list-style-type: none"> - Neutral Color Palette: Coastal contemporary interiors typically feature a neutral color palette, with shades of white, beige, gray, and soft blues. These colors evoke a sense of serenity and mimic the colors found in the sand, sky, and sea.
6. Details	<ul style="list-style-type: none"> - Mosaic Tile Accents: Mosaic tiles are used as accents in various parts of the home, such as in the kitchen, bathrooms, or as decorative elements on staircases and fountains. These tiles often feature vibrant colors and intricate patterns. - Wrought Iron Details: Wrought iron railings, gates, and decorative elements are often used, providing both functionality and aesthetic appeal. These details can feature intricate patterns and designs. - Lush Landscaping: Mediterranean homes are often surrounded by lush, colorful landscaping with an abundance of plants such as bougainvillea, palm trees, and olive trees. Courtyards and outdoor spaces are often adorned with potted plants and garden features.
<p>Assessment Criteria:</p> <p>Contextual Sensitivity: Evaluate how well the design integrates, respects, and enhances the cultural, historical, or natural context of the site.</p> <p>Innovation and Sustainability: Examine innovative design solutions and sustainable practices that contribute to the project's architectural quality and long-term viability.</p> <p>Visual Harmony: Examine the project's aesthetics and coherence in relation to the architectural style and the Town's design guidelines.</p> <p>Durability and Longevity: Consider the project's ability to withstand the test of time in terms of materials and design features, as well as long-term maintenance considerations.</p> <p>Materials and Craftsmanship: Examine the choice of materials and the quality of craftsmanship, ensuring that they align with the project's goals and the architect's vision.</p>	

ARCHITECTURAL STYLE – MID-CENTURY MODERN



Description	
<p>Mid-Century Modern architecture is a design style that uses straight, clean lines. The style embraces simplicity, avoiding excessive ornamentation and decorative elements. They are implemented for their timeless appeal, functional design, and the integration of indoor and outdoor spaces.</p>	
Main Characteristics	
<p>1. Massing and Volume</p>	<ul style="list-style-type: none"> - Open Floor Plans: interiors typically have fewer walls, creating a sense of flow and connectivity between different living areas. - Incorporates flat planes and angular forms
<p>2. Rooflines</p>	<ul style="list-style-type: none"> - Mid-century modern homes often feature flat or low-pitched roofs, emphasizing horizontal lines. Rooflines may also include large overhangs and geometric shapes.
<p>3. Walls</p>	<ul style="list-style-type: none"> - Use of natural materials such as wood, stone, and brick. Exposed beams and posts, as well as natural wood finishes.
<p>4. Windows and Openings</p>	<ul style="list-style-type: none"> - Extensive use of large windows, often in floor-to-ceiling configurations, allows for ample natural light and a strong connection between indoor and outdoor spaces. - Use of sliding glass doors and expansive windows that open onto patios, decks, or courtyards.
<p>5. Color</p>	<ul style="list-style-type: none"> - While the color palette can vary, mid-century modern design sometimes includes bold and contrasting colors, including shades of orange, teal, avocado green, and mustard yellow.
<p>6. Landscaping</p>	<ul style="list-style-type: none"> - Clean Lines and Minimalism: Emphasize clean lines and minimalistic design in the landscape design. Avoid overly intricate or cluttered arrangements, opting for simplicity that aligns with the architectural style. - Native and Drought-Tolerant Plants: Select native and drought-tolerant plants for a low-maintenance and eco-friendly landscape. Succulents, ornamental grasses, and native shrubs contribute to the modern aesthetic while requiring less water.

	<ul style="list-style-type: none"> - Concrete Walkways and Patios: Use concrete for walkways and patios to enhance the modern, industrial feel. Consider incorporating patterns or scoring for added visual interest.
<p>7. Details</p>	<ul style="list-style-type: none"> - Custom-built and integrated furniture, such as bookshelves, cabinets, and seating, is a characteristic of mid-century modern interiors. This approach contributes to the clean and uncluttered look.
<p>Assessment Criteria:</p> <p>Contextual Sensitivity: Evaluate how well the design integrates, respects, and enhances the cultural, historical, or natural context of the site.</p> <p>Innovation and Sustainability: Examine innovative design solutions and sustainable practices that contribute to the project's architectural quality and long-term viability.</p> <p>Visual Harmony: Examine the project's aesthetics and coherence concerning the architectural style and the Town's design guidelines.</p> <p>Materials and Craftsmanship: Examine the choice of materials, construction techniques, and long-term maintenance considerations, ensuring that they align with the project's goals and the architect's vision.</p>	

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ARCHITECTURAL STYLE – Miami Modern (MiMo)



Description

Miami Modern (MiMo), is an architectural style that emerged in the post-World War II era, spanning from 1945 to the mid-1960s. Originating in Miami, MiMo represents a local adaptation of various modernist architectural movements that thrived globally during that period. These buildings were a response to the subtropical climate and the flourishing resort economy, injecting glamour, enjoyment, and a touch of extravagance into what was otherwise a landscape dominated by stark, minimalist, and efficient styles.

Main Characteristics

1. Massing and Volume	<ul style="list-style-type: none"> - Exterior Corridors - Incorporates flat planes and angular forms
2. Rooflines	<ul style="list-style-type: none"> - MiMo homes often feature exceptional rooflines and diverse roof styles, the range encompasses dramatic prosceniums, understated gables, soaring shed roofs, and refined overhangs. Each element plays a vital role in defining the distinctive character of the building.
3. Walls	<ul style="list-style-type: none"> - Employment of contrasting materials to accentuate their bold geometric shapes. The seamless, single-hued stucco cleverly contrasts with the rugged, uneven tones of stone or brick. This deliberate difference in materials serves to emphasize specific details, such as window bands and catwalks.
4. Windows and Openings	<ul style="list-style-type: none"> - Use of casement or horizontal slider windows, composed of multiple horizontal panels of glass
5. Color	<ul style="list-style-type: none"> - The color palette includes neutral colors, mostly whites and greys.
6. Landscaping	<ul style="list-style-type: none"> - Tropical Plant Selection: Incorporation a variety of lush, vibrant and exotic plants. Palm trees, cycads, colorful flowers, and large-leaved foliage. - Geometric Planting Beds: planting beds with clean lines and defined shapes. Consider using low-maintenance shrubs or grasses to maintain a modern appearance.

	<ul style="list-style-type: none"> - Clean Hardscape Materials: clean and modern hardscape materials for pathways, patios, and other paved areas. Concrete, terrazzo, or modern tiles can complement the MiMo aesthetic, providing a cohesive look.
<p>7. Details</p>	<ul style="list-style-type: none"> - Raised Planters: - Metal and concrete railings - Features include playful elements, such as acute angles, delta wings, sweeping curved walls, and towering pylons.
<p>Assessment Criteria:</p> <p>Contextual Sensitivity: Evaluate how well the design integrates, respects, and enhances the cultural, historical, or natural context of the site.</p> <p>Innovation and Sustainability: Examine innovative design solutions and sustainable practices that contribute to the project's architectural quality and long-term viability.</p> <p>Visual Harmony: Examine the project's aesthetics and coherence concerning the architectural style and the Town's design guidelines.</p> <p>Materials and Craftsmanship: Examine the choice of materials, construction techniques, and long-term maintenance considerations, ensuring that they align with the project's goals and the architect's vision.</p>	

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ARCHITECTURAL STYLE – SPANISH



Description

Various Spanish architectural styles, including Colonial and Mission Revival, have made enduring contributions to public buildings, commercial structures, and private residences throughout the state of Florida. They also exerted a significant influence on the modernist architectural trends that Florida architects embraced throughout the 20th century. Spanish architecture's adaptability to different building types has consistently made it a preferred choice, and this adaptability stems from deliberate design features:

- The incorporation of large, uncomplicated building components to achieve simplicity.
- The discrete utilization of well-placed, well-designed, and well-executed details. When combined with the straightforward building components that might otherwise appear uninteresting, these details contribute to a cohesive and expressive design. Additionally, pergolas and other garden structures are employed to complement and mitigate the overall mass of the building.

Main Characteristics

<p>1. Massing and Volume</p>	<ul style="list-style-type: none"> - Low Massing: Spanish-style homes typically have low, horizontal massing with a focus on one or two-story structures. This low profile helps the building blend with the landscape and provides shade in warm climates. - Symmetrical Massing: Many Spanish-style homes feature a symmetrical layout with a central core, often containing the main living spaces, flanked by wings or courtyard areas. This symmetry contributes to a balanced and harmonious appearance. - Courtyards: Courtyards are a common feature in Spanish-style architecture, and they play a significant role in defining the massing and volume. Courtyards are often surrounded by a series of buildings or wings, creating a central focal point that enhances the overall volume of the property.
<p>2. Rooflines</p>	<ul style="list-style-type: none"> - Clay Tile Roof: Perhaps the most iconic feature, Spanish-style buildings often have roofs covered in terra cotta or clay tiles. These tiles can be curved or flat and provide a warm and rustic appearance.

	<ul style="list-style-type: none"> - Low-Pitched Roofs: Spanish-style roofs typically have low slopes. This design helps with climate control, as it provides shade and ventilation while also being well-suited for the Mediterranean and Southwestern climates. - Overhanging Eaves: The eaves of Spanish-style roofs are often extended and provide additional shade to the building. - Exposed Wooden Beams: In some cases, exposed wooden beams or vigas can be seen on the underside of the roof. This adds a rustic and authentic touch to the architecture. - Gabled Roofs: While flat roofs are more common in Spanish-style architecture, gabled roofs can also be used, particularly in variations like the Spanish Colonial Revival style.
3. Walls	<ul style="list-style-type: none"> - Stucco Walls
4. Windows and Openings	<ul style="list-style-type: none"> - Recessed windows with minimal frames - Arched Doorways and Openings: Arches are a common architectural feature in Spanish-style homes. Entryways, windows, and door openings frequently have rounded or segmented arches, adding elegance and character.
5. Color	<ul style="list-style-type: none"> - The colors of the roof tiles and stucco exteriors in Spanish-style architecture often harmonize, typically using warm and earthy tones like red, terracotta, or beige. - Pale walls customary - Roof may be light, medium, or dark - Brown or other rich trim color
6. Landscaping	<ul style="list-style-type: none"> - Mediterranean Plants: use of plants that are typical of Mediterranean climates, such as olive trees, citrus trees, lavender, rosemary, and bougainvillea. These plants not only thrive in a similar environment but also contribute to the authentic Mediterranean look. - Terra Cotta Pots and Planters: Use of terracotta pots and planters for container gardening. The earthy tones of terra cotta complement the warm color palette of Spanish-style architecture. - Courtyard Gardens: Include courtyard gardens with paved surfaces, such as terracotta tiles or gravel, surrounded by lush greenery. Consider a central fountain or water feature as a focal point for a tranquil and traditional Spanish courtyard.
7. Details	<ul style="list-style-type: none"> - Stained Glass Windows: Some Spanish-style homes incorporate stained glass windows with colorful patterns and designs, typically found in or near entryways. - Decorative Tilework: Intricate ceramic and talavera tiles are often used for accents on stair risers, and countertops, and as decorative elements in kitchens and bathrooms. - Courtyard Fountains: Courtyards in Spanish-style homes may include fountains as a central feature, contributing to the atmosphere and aesthetics of the space. - Wooden Doors: Solid wood doors with ornate carvings and hardware are common in Spanish-style homes. These doors are often quite substantial and serve as focal points.

Assessment Criteria:

Contextual Sensitivity: Evaluate how well the design integrates, respects, and enhances the cultural, historical, or natural context of the site. **(Include info on the relationship with the neighborhood)**

Innovation and Sustainability: Examine innovative design solutions and sustainable practices that contribute to the project's architectural quality and long-term viability.

Visual Harmony: Examine the project's aesthetics and coherence in relation to the architectural style and the Town's design guidelines.

Durability and Longevity: Consider the project's ability to withstand the test of time in terms of materials and design features, as well as long-term maintenance considerations.

Materials and Craftsmanship: Examine the choice of materials and the quality of craftsmanship, ensuring that they align with the project's goals and the architect's vision.

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SHERWIN WILLIAMS**Main Color**

6000 – Snowfall
 6001 – Grayish

6007 – Smart White
 6008 – Individual White
 6009 – Imagine
 6014 – Quartz White
 6015 – Vaguely Mauve
 6016 – Chaise Mauve
 6028 – Cultured Pearl
 6029 – White Truffle
 6035 – Gauzy White
 6036 – Angora

6042 – Hush White
 6043 – Unfussy Beige
 6049 – Gorgeous White
 6056 – Polite White
 6057 – Malted Milk
 6063 – Nice White
 6064 – Reticence
 6070 – Heron Plume
 6071 – Popular Gray
 6072 – Versailles Gray
 6077 – Everyday White
 6078 – Realist Beige
 6079 – Diverse Beige
 6084 – Modest White
 6085 – Simplify Beige
 6091 – Reliable White
 6098 – Pacer White
 6099 – Sand Dollar
 6105 – Divine White
 6119 – Antique White
 6126 – Navajo White
 6133 – Muslin
 6140 – Moderate White
 6141 – Softer Tan
 6147 – Panda White
 6148 – Wool Skein
 6154 – Nacre
 6155 – Rice Grain
 6161 – Nonchalant White
 6162 – Ancient Marble
 6168 – Moderne White
 6169 – Sedate Gray

6175 – Sagey
 6176 – Livable Green
 6182 – Ethereal White
 6183 – Conservative Gray

6189 – Opaline
 6190 – Filmy Green
 6191 – Contented
 6196 – Frosty White
 6197 – Aloaf Gray

6203 – Spare White
 6204 – Sea Salt
 6205 – Comfort Gray
 6210 – Window Pane
 6211 – Rainwashed
 6217 – Topsail
 6218 – Traderwind
 6224 – Mountain Air

6225 – Sleepy Blue
 6231 – Rock Candy
 6232 – Misty

6238 – Icicle
 6239 – Upward
 6245 – Quicksilver
 6246 – North Star

6252 – Ice Cube
 6253 – Olympus White

6259 – Spatial White
 6260 – Unique Gray
 6266 – Discrete White
 6267 – Sensitive Tint
 6273 – Nouvelle White
 6274 – Destiny

6385 – Dover White
 6413 – Restoration Ivory
 6414 – Rice Paddy
 6420 – Queen Anne’s Lace
 6421 – Celery
 6427 – Sprout
 6428 – Honeydew
 6429 – Baize Green
 6434 – Spinach White
 6436 – Bonsai Tint
 6441 – White Mint
 6455 – Fleeting Green
 6462 – Green Trance
 6469 – Dewy
 6470 – Waterscape
 6476 – Glimmer
 6477 – Tidewater
 6478 – Watery
 6490 – Timid Blue
 6497 – Blue Horizon
 6498 – Byte Blue
 6499 – Stream
 6504 – Sky High
 6511 – Snowdrop
 6512 – Balmy
 6513 – Take Five
 6518 – Ski Slope
 6519 – Hinting Blue
 6520 – Honest Blue
 6525 – Rarefied Air
 6526 – Icelandic
 6532 – Aura White
 6533 – Mild Blue

6672 – Morning Sun
 6679 – Full Moon
 6680 – Friendly Yellow
 6686 – Lemon Chiffon
 6687 – Lantern Light
 6693 – Lily
 6694 – Glad Yellow
 6700 – Daybreak
 6707 – Narcissus
 6714 – Citrine
 6721 – Enlightened Lime
 6728 – White Willow
 6742 – Lighter Mint
 6763 – Retiring Blue
 6777 – Carefree
 6778 – Aviary Blue

6784 – Bravo Blue
 6791 – Lauren’s Surprise
 6798 – Iceberg
 6799 – Soar
 6805 – Glass Bead
 6806 – Rhythmic Blue
 6807 – Wondrous Blue
 6812 – White Iris
 6813 – Wishful Blue
 7000 – Ibis White
 7001 – Marshmallow
 7002 – Downy
 7003 – Toque White
 7004 – Snowbound
 7005 – Pure White
 7006 – Extra White
 7007 – Ceiling Bright White
 7008 – Alabaster
 7009 – Pearly White
 7010 – White Duck
 7011 – Natural Choice
 7012 – Creamy
 7013 – Ivory Lace
 7014 – Eider White
 7015 – Repose Gray
 7016 – Mindful Gray
 7021 – Simple White
 7022 – Alpaca
 7023 – Requisite Gray
 7028 – Incredible White
 7029 – Agreeable Gray

7035 – Aesthetic White
 7036 – Accessible Beige
 7042 – Shoji White
 7043 – Worldly Gray

7056 – Reserved White
 7057 – Silver Strand

7063 – Nebulous White
 7064 – Passive
 7065 – Argos
 7070 – Site White
 7071 – Gray Screen
 7077 – Original White
 7078 – Minute Mauve
 7100 – Arcade White
 7101 – Futon
 7102 – White Flour
 7103 – Whitetail
 7104 – Cotton White
 7105 – Paperwhite
 7106 – Honied White
 7121 – Corona
 7122 – Lemon Drop
 7123 – Yellow Beam
 7124 – Crescent Moon
 7125 – Glittery Yellow
 7126 – Pearl Onion
 7127 – Apple Slice
 7128 – Green Glaze
 7131 – Brooklet
 7133 – Faraway Blue
 7134 – Tibetan Sky
 7135 – Twinkle
 7136 – Chapeau Violet
 7138 – Lavender Wisp
 7140 – Snowberry

Trim Colors

Grays

7072 – Online

7065 – Argos

7017 – Dorian Gray

7030 – Anew Gray

Whites

7005 – Pure White

7004 – Snowbound

7102 – White flour

Off-Whites

6119 – Antique White

6126 – Navajo White

6371 - Vanillin

Please note that any brand of paint can be used as long as the color is matched to the Sherwin Williams pallet shades identified herein. If the desired color for either body or trim do not appear on this list, please contact the Planning Department at (305) 861-4863 ext. 497 for further direction. Alternate colors may need Planning and Zoning Board approval if it is determined that the selection cannot be approved administratively.



Appendix D

SINGLE FAMILY HOMES REVIEW – Guidelines Checklist

Use this checklist to ensure your project aligns with the Town of Surfside Single-Family Review Guidelines. These guidelines, detailed in the document, offer techniques to meet all guidelines. Some points may not apply to new two-story homes or second-floor additions. Applicants should use this checklist to communicate how their project aligns with the guidelines for Zoning Code approval. It's the applicant's responsibility to complete and submit the checklist with other required materials during the application. The Board may note additional details during the review process, and if a key point is not relevant, mark "N/A" on the checklist.

Project Address: _____ **Date:** _____

Checklist completed by: _____

Comments: _____



Guideline 1: Site Planning

Approval Criterion: The driveway, garage, and house shall be placed and configured to reinforce the neighborhood’s existing site patterns (i.e. building footprint configuration and location, setbacks, and yard areas) and the garage and driveway shall be subordinate to the house, landscape, and pedestrian entry as seen from the street.

Technique Used (yes, no, n/a)	Guideline 1
	1. Locate driveways and minimize paving to diminish the driveway’s presence and highlight yards and pedestrian entryways.
	2. Locate garages to be minimally visible or significantly less prominent than the house. The attached garages could be a one-car garage, narrower relative to the house, setback from the house’s front façade, or otherwise subordinated to the house.
	3. Configure the site plan and footprint of the house so it follows the neighborhood patterns. Avoid imposing a compact rectangular building footprint on the site if adjacent homes have sprawling, elongated, or irregularly shaped footprints.
	4. Create landscaped open space between homes to respond to the neighborhood context.
	5. Locate an upper floor well back from the front façade and/or away from side lot lines if the home is adjacent to small or one-story homes.
	6. Avoid placing a second story such that it would emphasize the garage.

Explain how the project meets Guideline 1:





Guideline 2: Height, Mass, and Scale

Approval Criterion: The scale (perceived size), mass (bulk or volume), and height (vertical profile) of a new house or upper story addition shall be consistent with the existing neighborhood pattern with special attention to adapting to the height and massing of adjacent homes.

Technique Used (yes, no, n/a)	Guideline 2
	1. Avoid overwhelming adjacent one-story homes with large masses, monumental forms, and sharp contrasts in height. Incorporate a lower height and profile and place more floor area on the first level than the second level whenever possible.
	2. Avoid first-floor levels placed high above ground level, tall wall planes, boxy forms, and strong vertical elements, which accentuate mass and scale.
	3. Avoid a significant height contrast between adjacent roof edges including single-story roof edges.
	4. Place floor area within the roof volume to mitigate height, mass, and scale.
	5. Locate smaller volumes in front of large volumes or choose appropriate roof pitches and forms to manage perceived height.
	6. Avoid large unused attics and tall ceiling heights at perimeter walls. Instead, use the underside of the roof form to define ceilings to provide interior volume.

Explain how the project meets Guideline 2: _____

Guideline 3: Form and Rooflines

Approval Criterion: The architectural form and massing shall be carefully crafted to reduce visual mass, and distinguish the house's architectural lines or style. Roof profiles shall enhance the form, scale, and proportion of primary and secondary house volumes while rendering garage and entry forms subordinate in mass and scale to principal building forms. Upper-floor additions shall also be balanced and integrated with the existing building.

Technique Used (yes, no, n/a)	Guideline 3
	1. Avoid forcing building mass and rooflines to fit a detailed or interior design-driven floor plan. Test roof layouts and massing profiles early in the design process and adjust floor plans to create the best three-dimensional design.
	2. Consider using the vocabulary of a particular architectural style to define a home's visual form, compose its massing, and determine roof pitches, eave lines, and details.
	3. Avoid awkwardly placed second-floor additions, poorly combined roof forms, and inconsistent roof slopes when planning an addition. Primary and secondary volumes should be carefully proportioned and spaced for a unified design.
	4. A good basic massing strategy is to use a few simple, well-proportioned masses accented with a few smaller elements, such as bay windows or dormers. Using too many elements can create clutter.
	5. Adjust roof layout, ridge orientation, and roof pitch; vary eave lines, and lower eave height facing the street or adjacent homes, where beneficial to reduce mass and enhance form.

Explain how project meets Guideline 3: _____



Guideline 4: Facades and Entries

Approval Criterion: Publicly viewed facades shall be composed with a clear and cohesive architectural expression (i.e. the composition and articulation of walls, fenestration, and eave lines), and include visual focal point(s) and the supportive use of materials and detailing. Entries shall be consistent with the existing neighborhood pattern and integrated with the home in composition, scale, and design character. The carport or garage and garage door design shall be consistent with the selected architectural style of the home.

Technique Used (yes, no, n/a)	Guideline 4
	1. New facades and additions should have a unified visual character, not a collection of fragmented forms and elements. Give special attention to elevations on the side of the house and corners that may be highly visible from the street.
	2. When composing facades, employ a clear use of line, order, hierarchy, and stylistically consistent windows, and give attention to proportion and adequate spacing between visual focal points.
	3. To add visual interest and character to the design, incorporate architecturally distinctive eaves, window patterns, shapes or groupings, and use of materials.
	4. Avoid using over-scaled or monumental entries that aggressively stand out on the house or in relationship to other houses in the neighborhood due to size, height, or vertical proportion.
	5. Design garages, garage door openings, and door panels to be modest in scale and architecturally integrated with the home when garages are visible from the street.

Explain how the project meets the Guideline

Guideline 5: Windows and Decks

Approval Criterion: The size, placement, and orientation of second-story windows and decks shall limit direct sight lines into windows and patios located at the rear and sides of adjacent properties nearby.

Technique Used (yes, no, n/a)	Guideline 5
	1. Gather information on neighboring homes and yards and locate potential privacy-sensitive areas on your site plan before you design.
	2. Design the house to mitigate possible privacy impacts by providing non-transparent glazing, significant landscaping, permanent architectural screens, or sufficient distance between houses. When necessary to achieve greater privacy, re-orient the direction of windows or decks or adjust window size or sill height.
	3. Avoid windowless building walls, especially walls visible from the street. Use smaller upper-floor windows and/or selective glazing at privacy-sensitive locations. Windows may remain operable, particularly for ventilation for bathrooms and egress for bedrooms.
	4. Second-story decks are permitted only to the extent that they result in minimal loss of privacy to side or rear-facing properties. Deck size and potential use may be considered in determining potential loss of privacy.

Explain how the project meets the Guideline
