Town of Surfside
Planning and Zoning Board Meeting
AGENDA
Wednesday, June 26, 2024
6:00 PM
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. **Discussion Items**

   2.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
   Appendix A2 - ARCHITECTURAL STYLE Coastal Contemporary
   Appendix A3 - ARCHITECTURAL STYLE Mediterranean
   Appendix A4 - ARCHITECTURAL STYLE Mid Century Modern
   Appendix A5 - ARCHITECTURAL STYLE MiMo
   Appendix A6 - ARCHITECTURAL STYLE Spanish
   Appendix C: Pre-Approved-Paint-Pallet-for-SFH Surfside
   Appendix D - Checklist

3. **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.townofsurfsidefl.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
June 26, 2024

DISCUSSION ITEM MEMORANDUM

Agenda #: 2.A
Date: June 26, 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. This is an opportunity for discussion and review of proposed updated design guidelines to include chapters 1 through 5. Topics to review include 1. Introduction; 2. Purpose and Intent; 3. Guiding Documents; 4. Town Patterns; and 5. Site Design.

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. A second presentation was given on February 29, 2024, including refinements in formatting and editing.

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

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

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W. D. Higginbotham, Jr.	Town Manager
Linn M. Dannheisser	Town Attorney
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Shelley Eichner, AICP	Principal-in-Charge
Sarah Sinatra, AICP	Planner
Gianno A Feoli, ASLA AIA	Urban Designer
Rubén Colón	Supporting Staff
Silvia Bolivar	Supporting Staff

surfside

design guidelines

Contents

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 though attention 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 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:

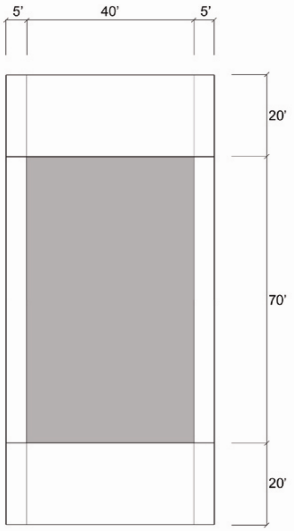
- Elements of Building Design
  Identifies and addresses design integrity which the individual building.
- Relationships to Adjacent Properties
  Identifies and addresses the interfaces between new construction and adjacent existing buildings.
- Neighborhood Patterns
  Identifies building characteristics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

Parameters

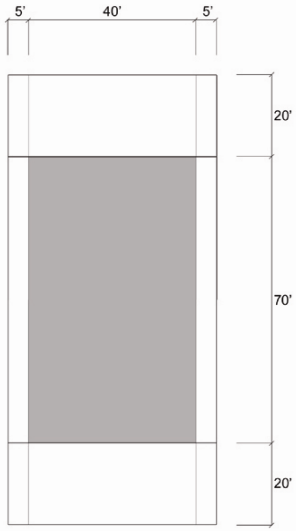
The zoning existing within the town's ordinances, with respect to use designation and maximum heights, are not recommended to change. Within the residential neighborhood, the maximum height is 30 feet and the setbacks are as reflected in the illustrations and the attached chart.

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.

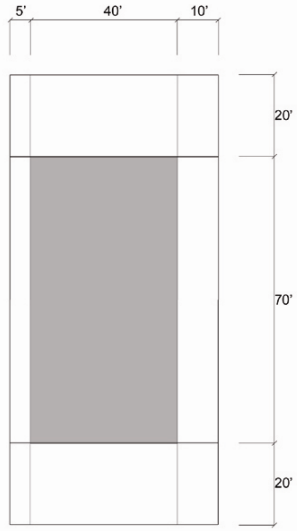
District		Minimum Lot Requirements				Maximum Height		Minimum Yard Requirements			
Zoning	Description	Lot Width	Minimum Area	Lot area per dwelling unit	Max. Lot Coverage	Stories	Feet	Front Yard	Side Yard	Corner	Rear
RS-1	Single Family	50 ft.	2,500 sf.	8,000 sf.	40%	3	30	20 ft.	5 ft.	10 ft.	20 ft.
RS-2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



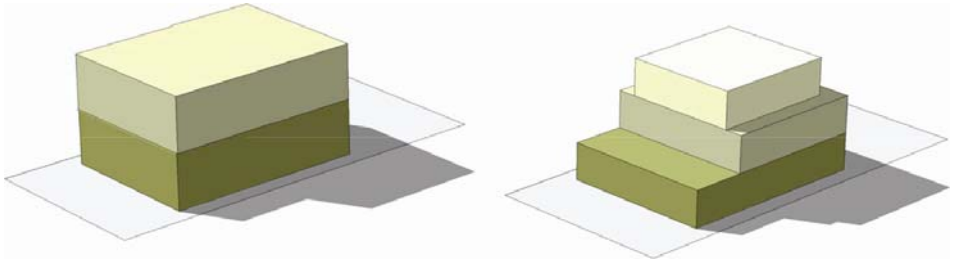
Interior Lots / RS-2



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

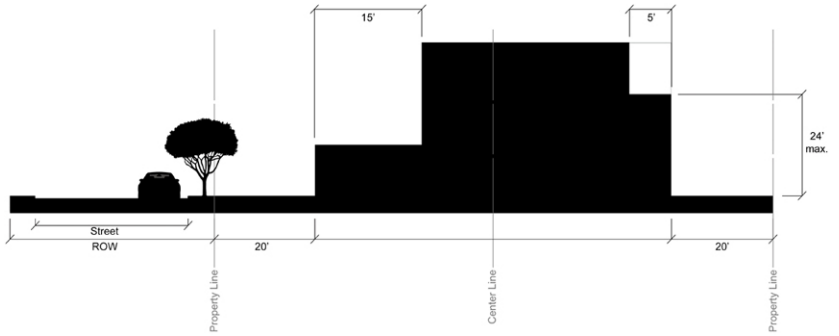
The massing of any new residential building or addition should be sensitive to the profiles of adjacent buildings and should locate second and third stories adequately to reduce the apparent overall scale of the building. This is necessary to ensure an adequate architectural and spatial relationship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

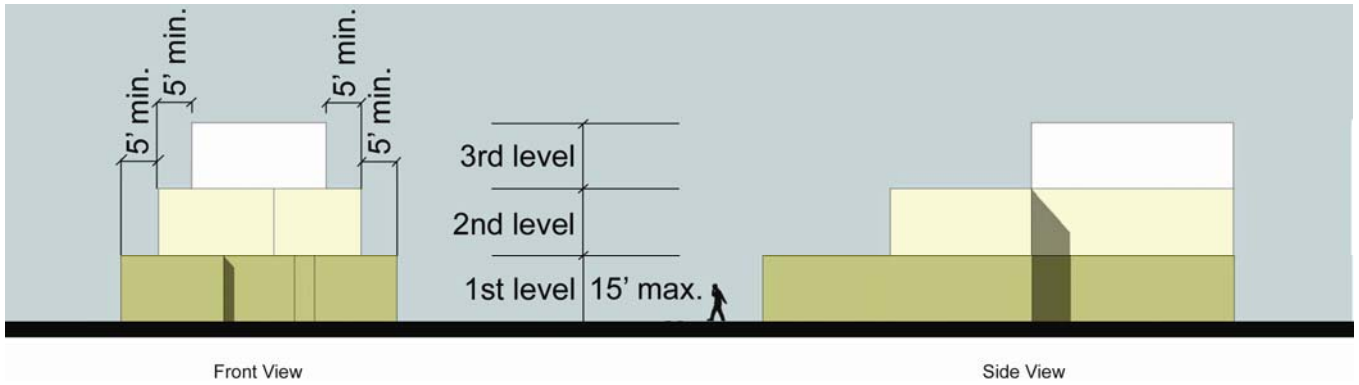
The first story should adhere to established zoning setbacks.

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.

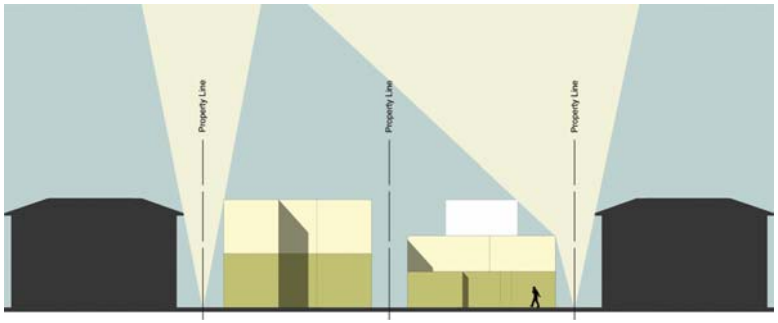
Voids should be distributed throughout all facades facing a public Right-of-Way so as to create balance in the facades mass-void proportions and relationships.

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.

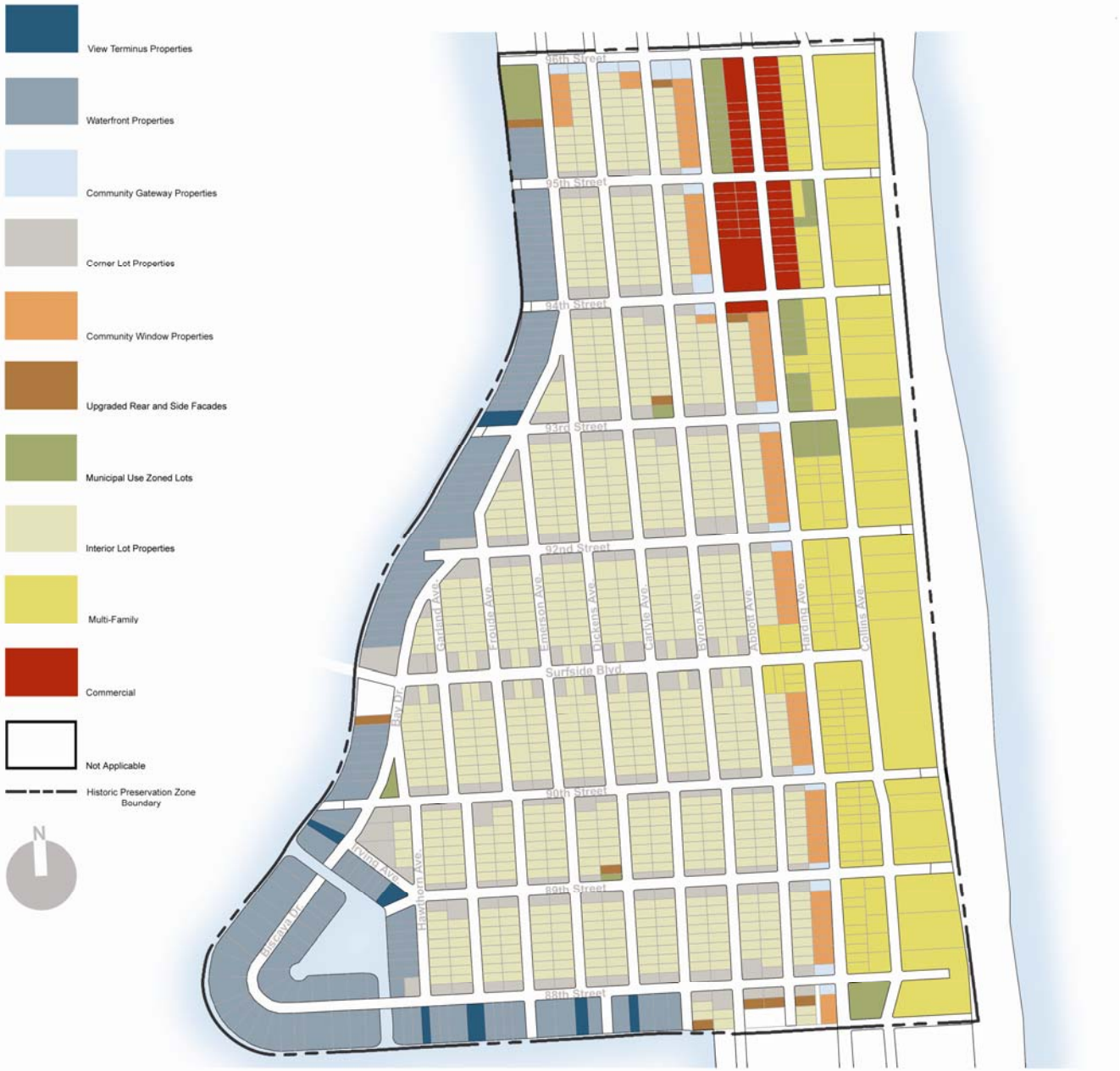
Priority Lot Properties

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

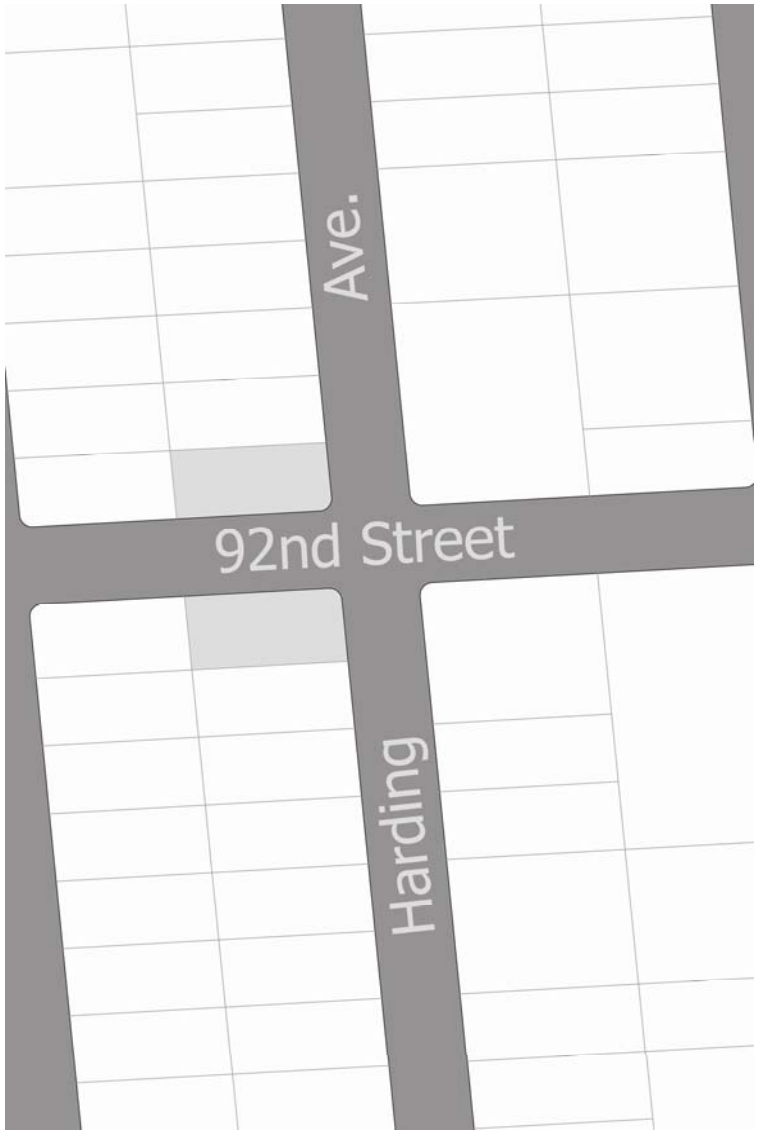


Priority Lots – Community Gateway Properties

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

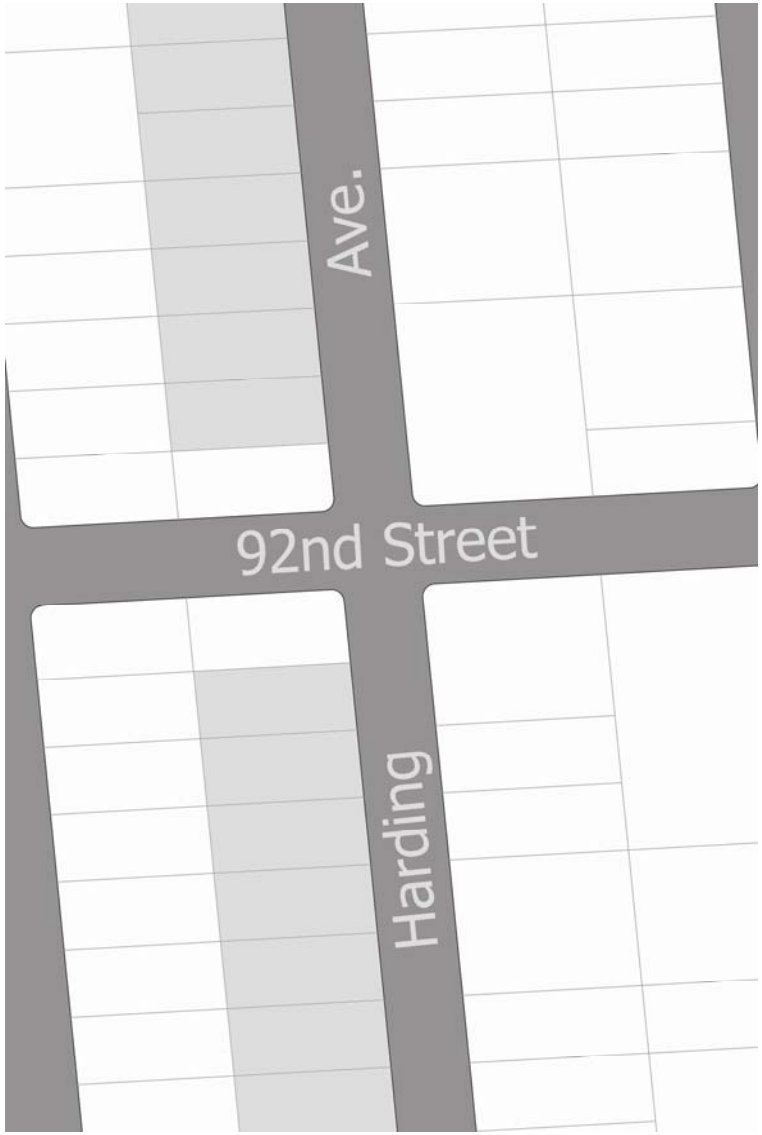
Priority Lots – Community Window Property

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

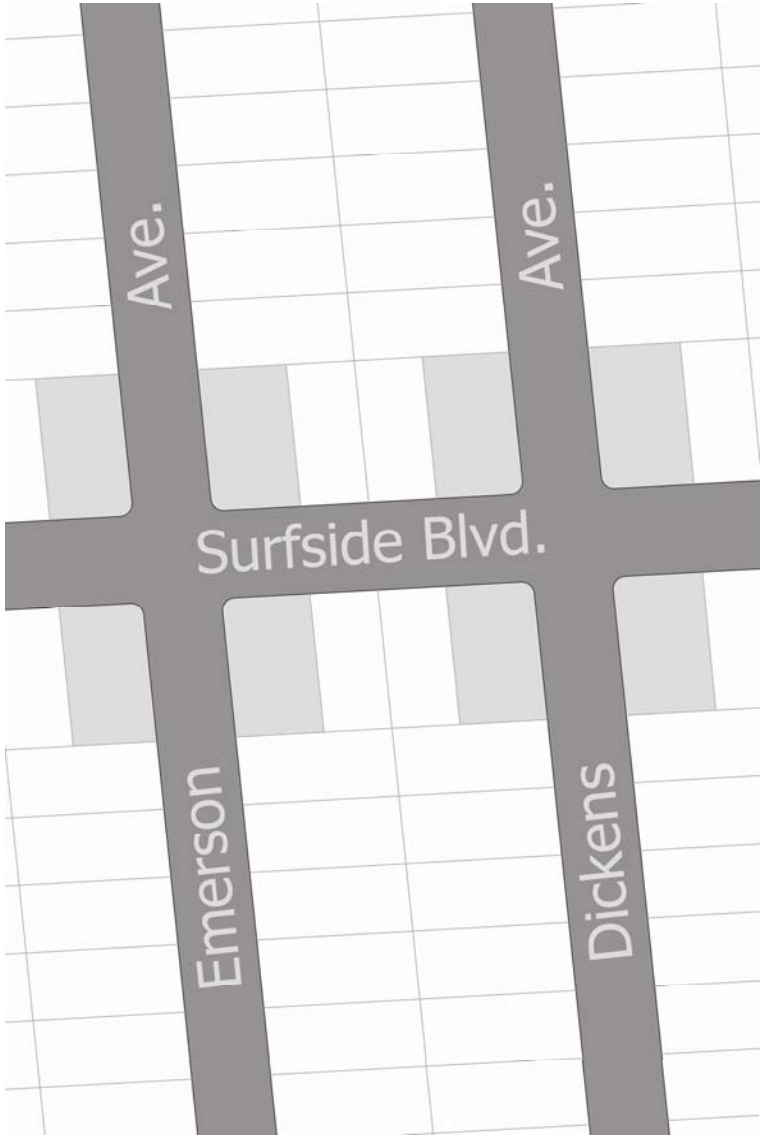
Priority Lots – Corner Lot Properties

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.



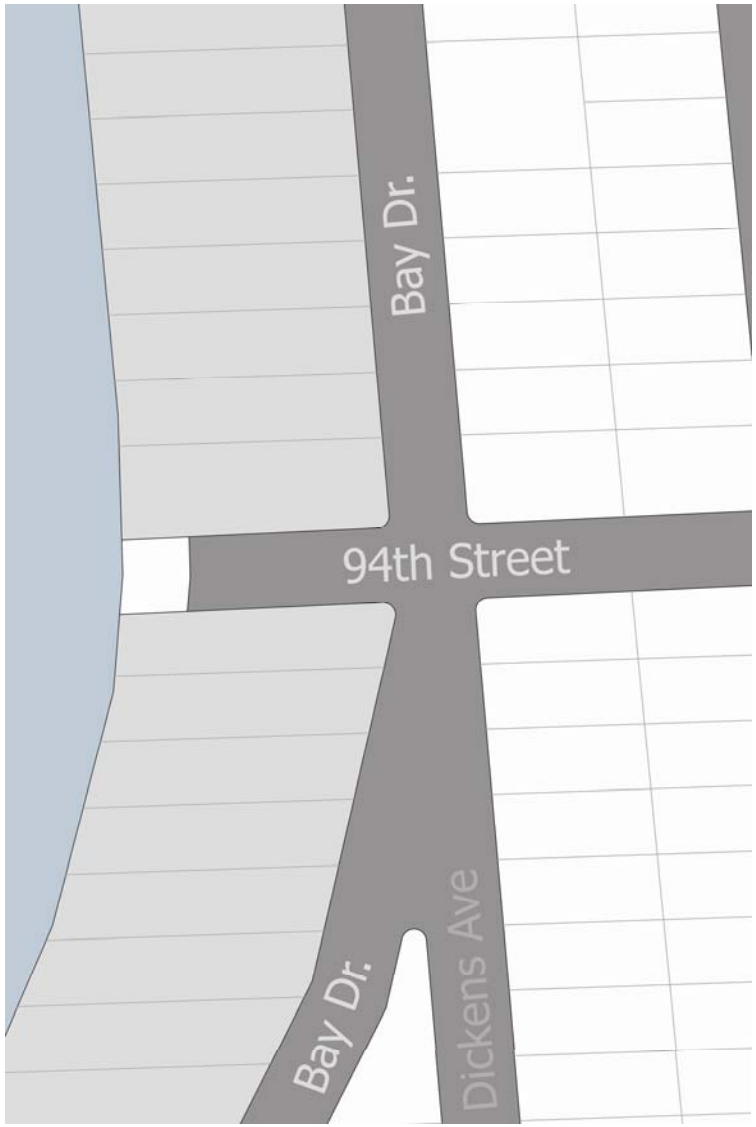
Corner Lot Property Diagram

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:

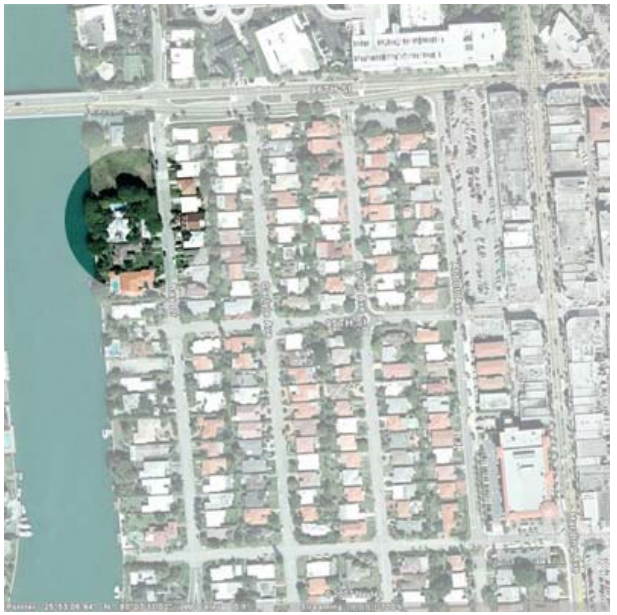
- Reverse frontage lots which back or flank onto a public road, or
- Lots which back or flank onto highly visible public uses such as open spaces, roads, parks, public walkways, institutional uses and commercial uses.

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

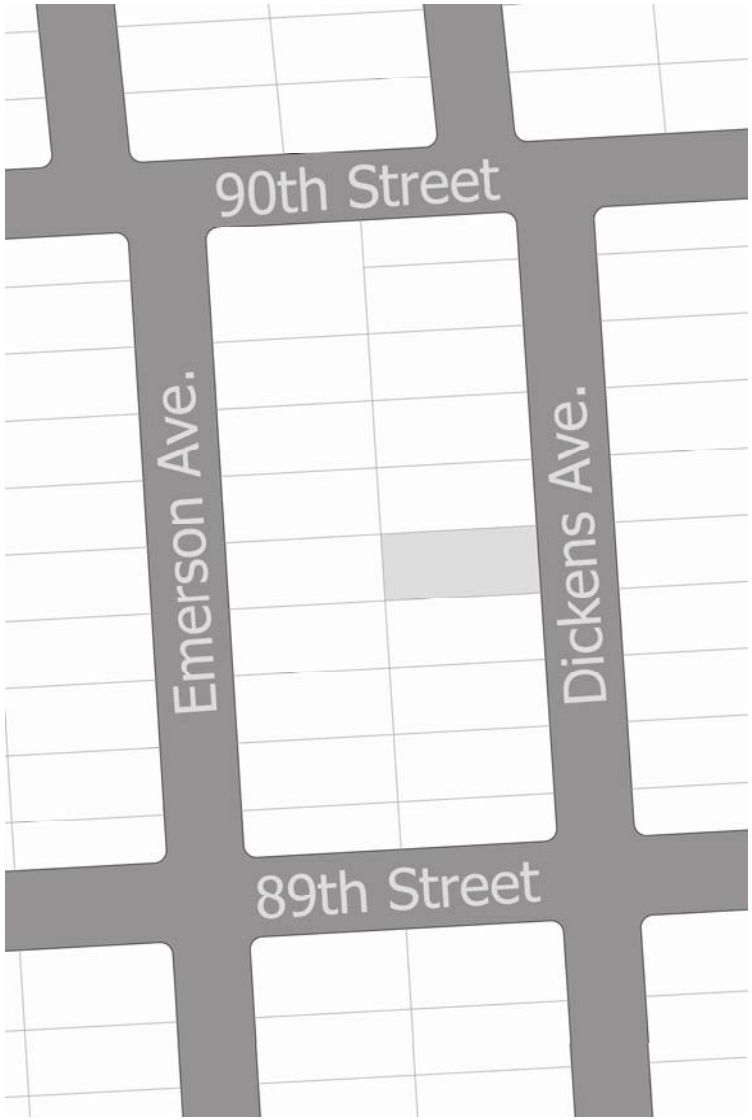
Massing Example

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:

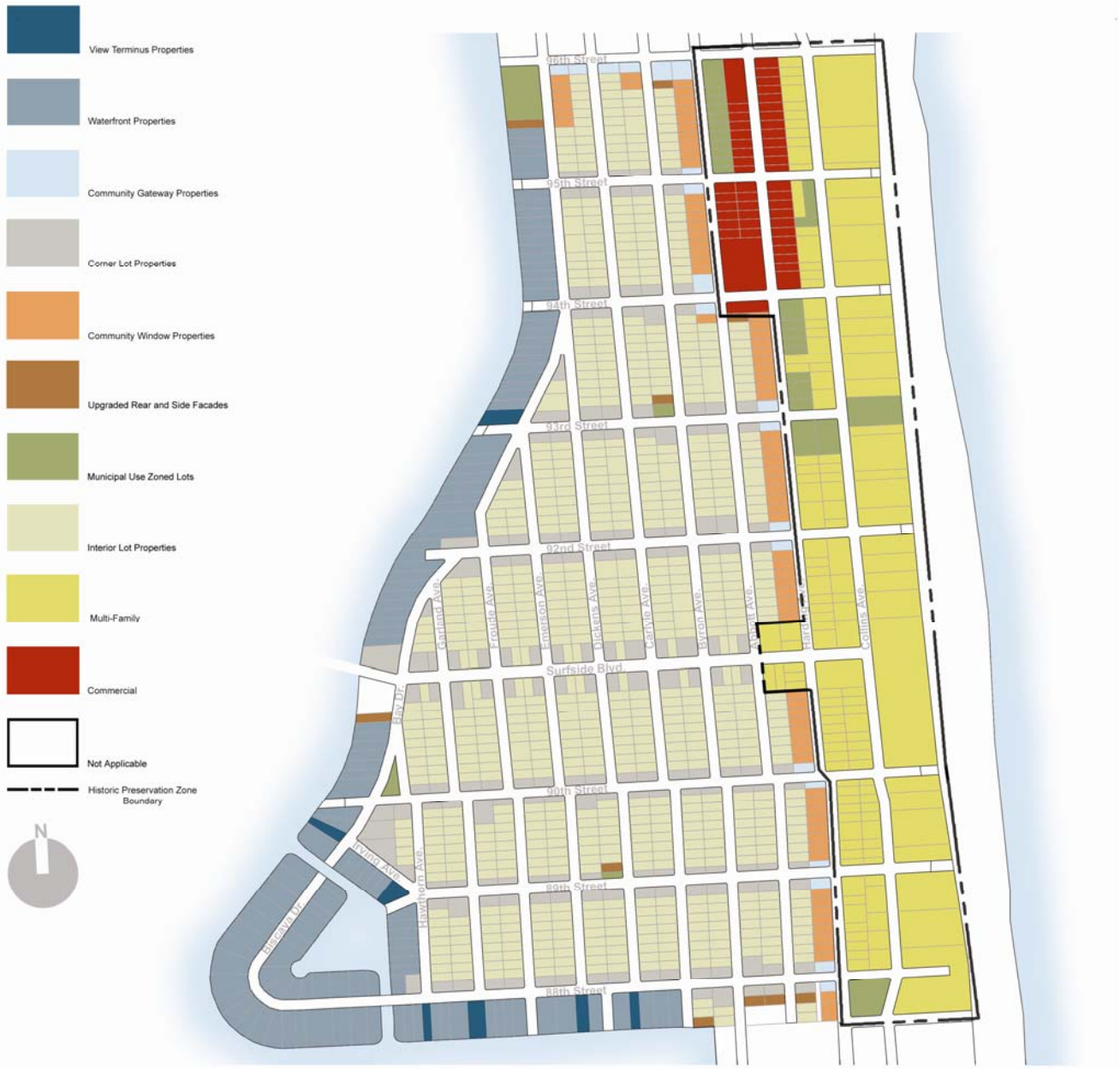
- Property-owners, builders, architects and other designers are encouraged to consult the Guidelines prior to designing new buildings, additions or remodeling projects for ideas and advice.
- The Guidelines will be used by City Staff and decision makers as the criteria for making permit decisions.
-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



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 a 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.

TOWN OF SURFSIDE

Design Guidelines

FEBRUARY 2024

PREPARED BY

MARLIN

TOWN OF SURFSIDE

Design Guidelines

February 2024

PREPARED FOR:

Town of Surfside
9293 Harding Avenue
Surfside, FL 33154

PREPARED BY:

MARLIN Engineering, Inc.
3363 W Commercial Blvd, Suite 115
Fort Lauderdale, FL 33309

Table of Contents

Appendices

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


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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.

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.

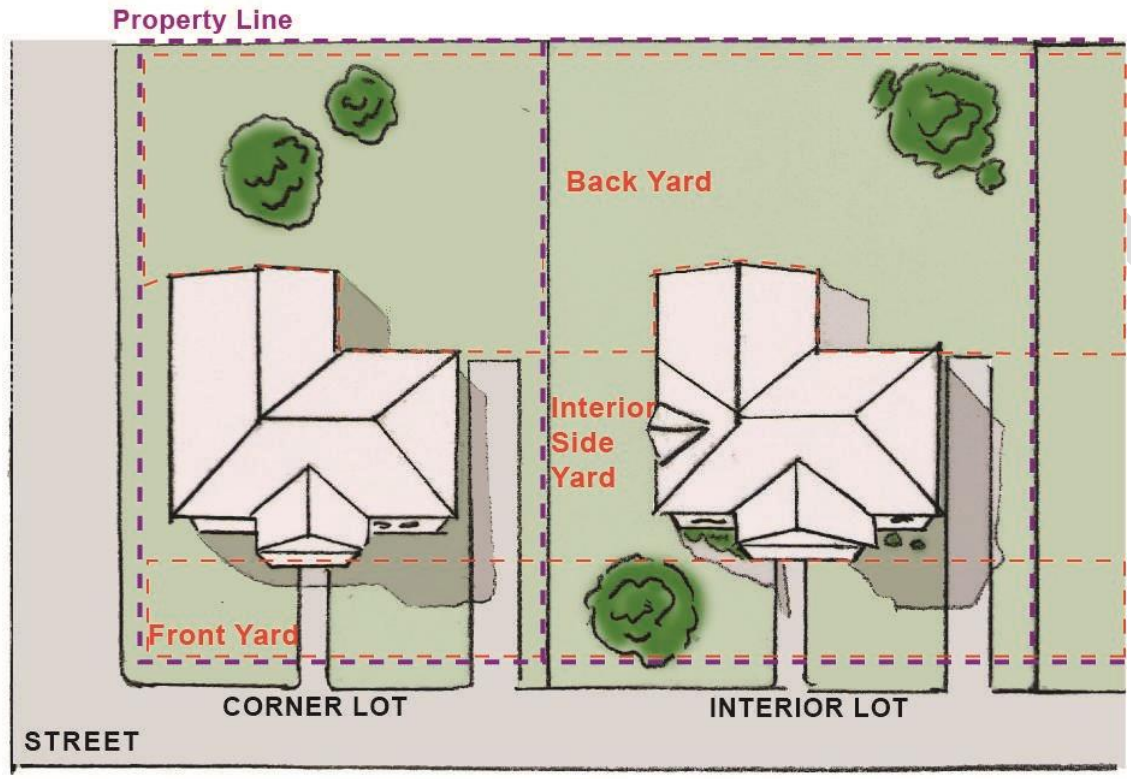
In neighborhoods with established architectural styles or patterns, new construction or remodeling should enhance the neighborhood's existing character. The more robust the prevailing neighborhood style, the greater the emphasis on applicants reinforcing and respecting these established patterns. When 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.

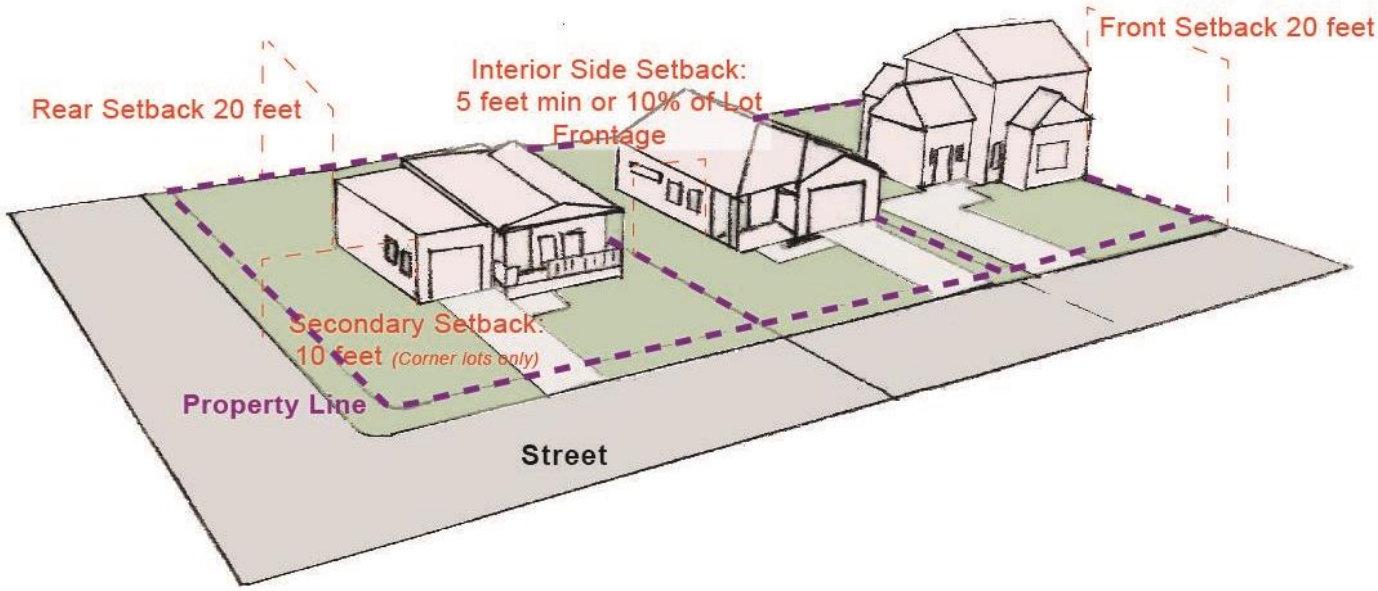
For the H30C and H40 Districts, the cumulative enclosed area shall not exceed 90 percent of the footprint of the first habitable floor.

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 nott 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 "Floratam", "Palmetto", or Bermuda are the only approved grass types. Zoysia grass is not permitted.
- Syntheticl 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 Xeriscaping[1] 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

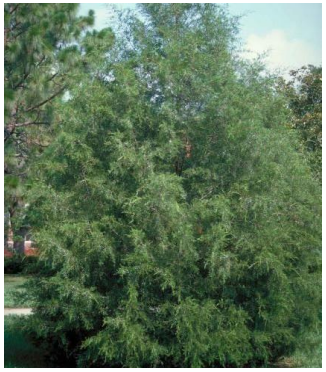
Techo-Bloc

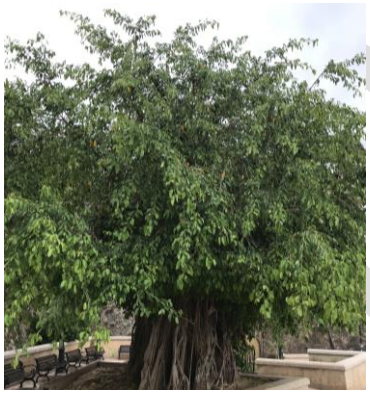
Sample Planting Palette

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 plans 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	***Swietenia mahagoni*** **West Indian Mahogany**	***Gymnanthes lucida*** **Crabwood**	***Lysiloma latisiliquum*** **Wild Tamarind**	***Conocarpus erectus*** **Buttonwood, Silver Buttonwood**
				

LARGE REES	***Simarouba glauca*** **Paradise Tree**	***Pinus elliottii var. densa*** **Southern Slash Pine**	***Piscidia piscipula*** **Jamaican Dogwood**	***Quercus virginiana*** **Live Oak**
				

MEDIUM TREES	***Juniperus silicicola*** **Southern Red Cedar**	***Bursera simaruba*** **Gumbo Limbo**	***Chrysophyllum oliviforme*** **Satinleaf**	***Coccoloba diversifolia*** **Pigeonplum**
				

MEDIUM TREES	***Ficus citrifolia*** **Shortleaf Fig, Wild Banyan Tree**	***Ilex X attenuata and cvs.*** **East Palatka Holly**	***Ilex cassine and cvs.*** **Dahoon Holly**	***Ilex rotunda*** **Round Holly**
				

SMALL TREES	***Acacia farnesiana*** **Sweet Acacia**	***Ardisia escallonioides*** **Marlberry**	***Baccharis halimifolia*** **Groundsel Bush**	***Canella winterana*** **Wild Cinnamon**
				

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

SMALL TREES	***Cornus foemina*** **Swamp Dogwood**	***Crossopetalum rhacoma*** **Maidenberry**	***Dodonaea viscosa*** **Hopbush**	***Eugenia spp. (natives only)*** **Stoppersy**
				

SMALL TES	***Forestiera segregata*** **Florida Privet**
	

SHRUBS	***Acacia farnesiana*** **Sweet Acacia**	***Acalypha wilkesiana*** **Copper Leaf**	***Acrostichum danaeifolium*** **Leather Fern**	***Ardisia escallonioides*** **Marbleberry**
				

SHRUBS	***Byrsonima lucida*** **Long Key Locustberry**	***Chrysobalanus icaco*** **Cocoplum**	***Citharexylum spinosum*** **Fiddlewood**	***Hamelia patens*** **Firebush, Scarlet Bush**
				

SHRUBS	***Hibiscus spp.*** **Hibiscus**	***Lyonia ferruginea*** **Rusty Lyonia**	***Myrcianthes fragrans*** **Twinberry**	***Psychotria nervosa*** **Wild Coffee**
				

SHRUBS	***Rhododendron canescens*** **Pinxter Azalea**	***Sabal minor*** **Dwarf Palmetto**	***Severinia buxifolia*** **Boxthorn**	***Suriana maritima*** **Bay Cedar**
				

SHRUBS	***Viburnum obovatum and cvs.*** **Walter's Viburnum**	***Lantana depressa*** **Weeping Lantana**	***Sophora tomentosa*** **Necklace Pod**	***Ilex glabra*** **Gallberry**
				
PALM TREES	***Acoelorrhaphe wrightii*** **Paurotis Palm**	***Coccothrinax argentata*** **Silver Palm**	***Pseudophoenix sargentii*** **Buccaneer Palm**	***Roystonea regia*** **Royal Palm**
				

FLOWERING TREES / SHRUBS (Non-native)	***Tabebuia heterophylla*** **Pink trumpet tree**	***Nerium oleander*** **Oleander**	***Lagerstroemia*** **Crapemyrtle**	***Delonix regia*** **Royal Ponciana**
				

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, bu 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 attributing 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 masing of a building to minimize intrusion into neighboring buildings.

Wall Materials and Finishes

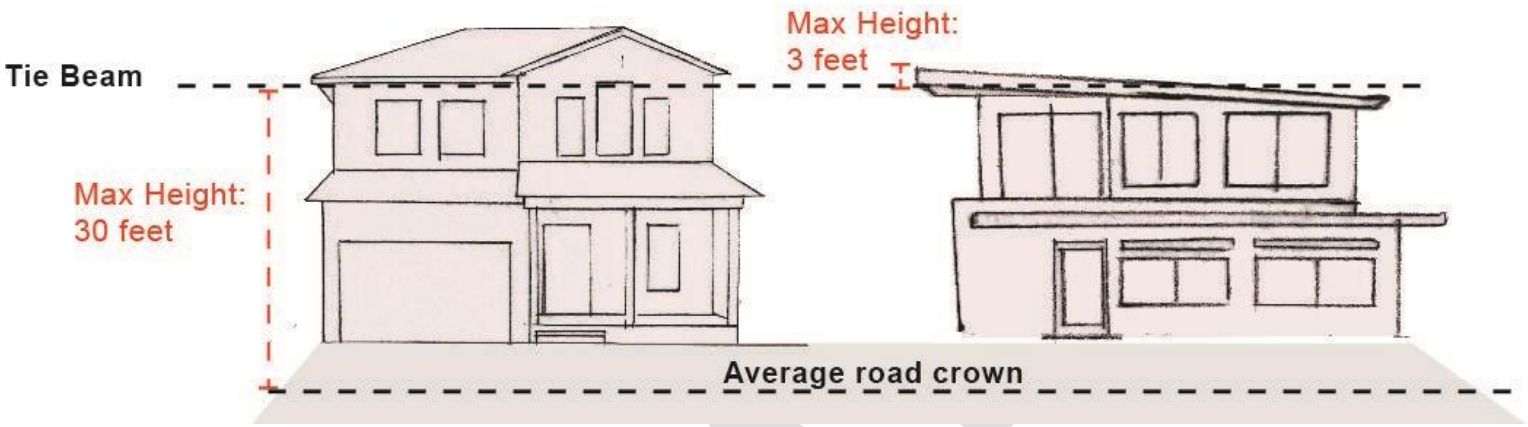
- The primary surface material is stucco, and it's encouraged to use similar finishes and locally characteristic materials like native stone, metal, glass block, and accent wood. Materials not characteristic of the region, such as flagstone or adobe, are strongly discouraged.
- Materials should be authentic, 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

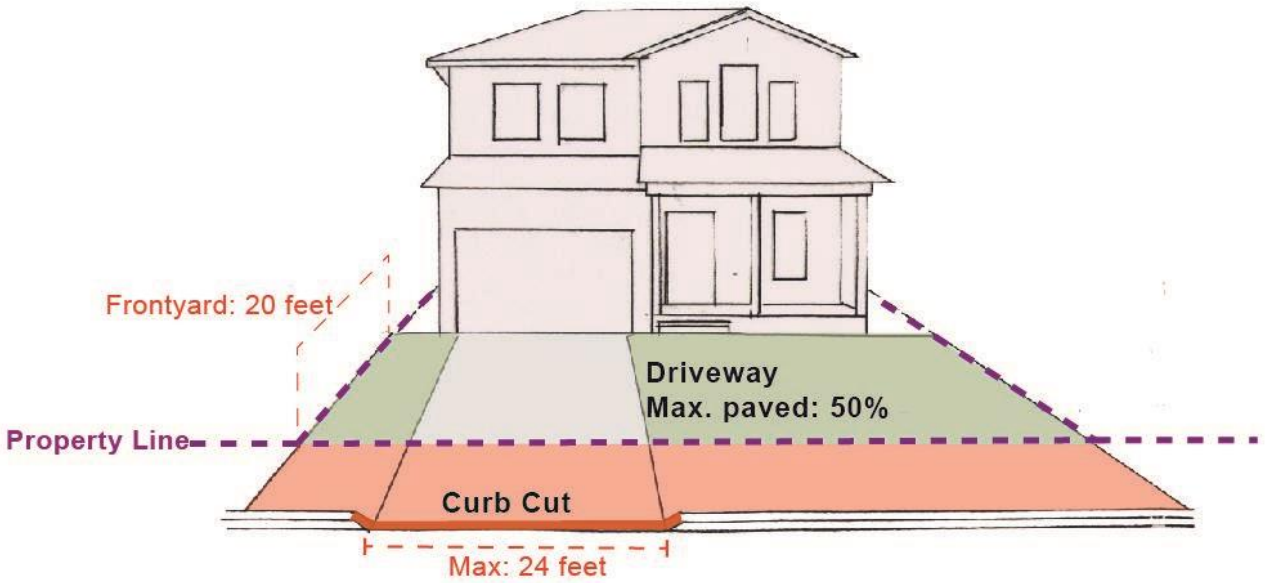
- Ensure that decorative elements such as porch or balcony rails, columns, window sills, and other ornamental features maintain a consistent style throughout the entire building.
- Some elements, like decorative window trims, should be uniform across all house parts, while others, such as porch and balcony 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

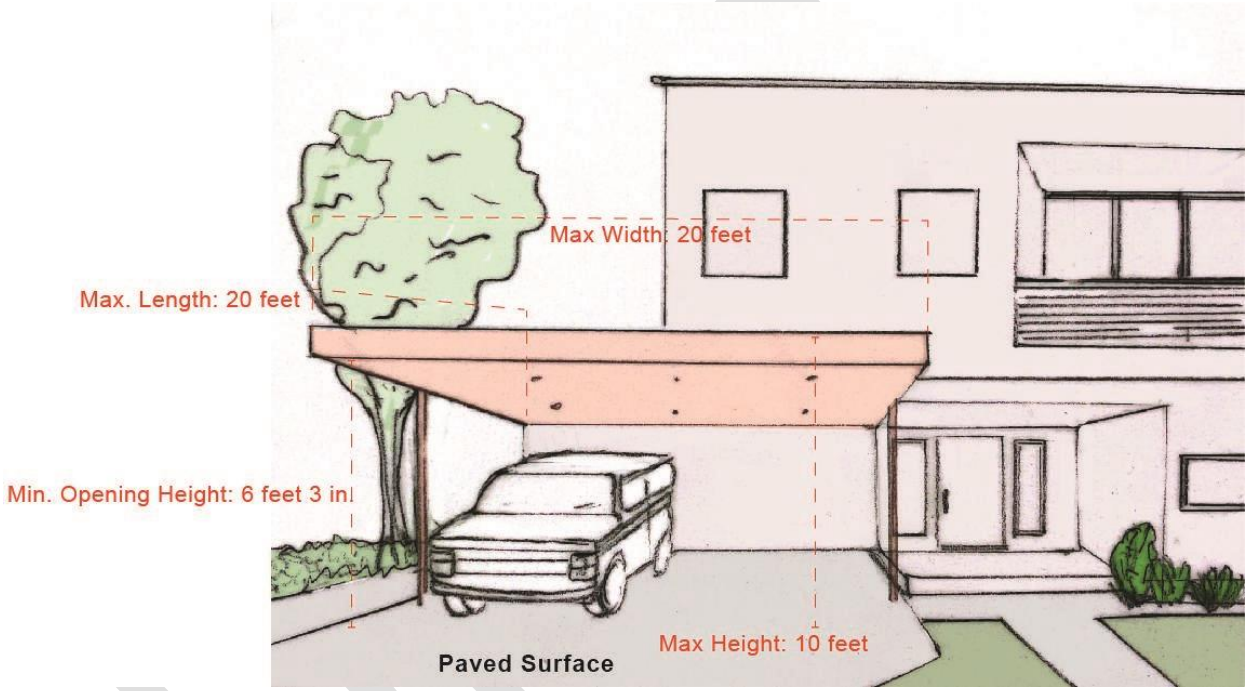
- Service bays, mechanical equipment, garbage, and delivery areas should be concealed, enclosed, or positioned within the building's interior whenever feasible. These spaces should remain hidden from the Right of Way and neighboring properties with residential or hotel uses.
- Trash rooms must be equipped 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	- Signage should be appropriate in scale to the property and its neighbors		- 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	• Selecting the right site
	  - Outside of floodplan
	  - Access to transit
	  - Walkability
	• Preserve natural resources

PLANNING	• 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	• Innovation • Inclusive Design • Insulation • Utilizing natural ventilation • Incorporate natural lighting wherever possible • Acoustical considerations • Glazing and solar access • Clean energy systems

CONSTRUCTION PROCESS PLANNING	• Storage and reuse of on-site excavation and soils • Waste management and recycling
PROCUREMENT	• Purchasing energy-efficient appliances and fixtures • Mechanical equipment • Air-sealing materials and systems • Sourcing of low-emitting materials • Circular products
CONSTRUCTION	• Managing construction waste • Education for vendors, contractors • Materials reuse
OPERATION	• Composting & solid waste management • Rainwater management • Outdoor & Indoor water use reduction • Wildlife attractors • Green cleaning products
MAINTENANCE	• 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
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.

Main Characteristics	
1. Massing and Volume	- 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.
2. Rooflines	- Flat roofs are a common feature of Art Deco homes. These roofs may be adorned with terraces, parapets, or decorative railings.
3. Walls	- 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.
4. Windows and Openings	- 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.
5. Color	- 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.
6. Landscaping	- 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.

7. Details	- 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.

Assessment Criteria:

Contextual Sensitivity: Evaluate how well the design integrates, respects, and enhances the cultural, historical, or natural context of the site.

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 concerning the architectural style and the Town's design guidelines.

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.

ARCHITECTURAL STYLE – COASTAL CONTEMPORARY

Description
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.

Main Characteristics	
1. Massing and Volume	- 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.
2. Rooflines	- 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
3. Walls	- Stone Walls

	- Plaster
4. Windows and Openings	- 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	- 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	- 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	- 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.
Assessment Criteria: **Contextual Sensitivity:** Evaluate how well the design integrates, respects, and enhances the cultural, historical, or natural context of the site. **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 concerning the architectural style and the Town's design guidelines. **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.	

ARCHITECTURAL STYLE – MEDITERRANEAN

Description
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.

Main Characteristics	
1. Massing and Volume	- 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.
2. Rooflines	- 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.
3. Walls	- 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.
4. Windows and Openings	- 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.

	- 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	- 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	- 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.

Assessment Criteria:

Contextual Sensitivity: Evaluate how well the design integrates, respects, and enhances the cultural, historical, or natural context of the site.

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.

ARCHITECTURAL STYLE – MID-CENTURY MODERN

Description
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.

Main Characteristics	
1. Massing and Volume	- 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
2. Rooflines	- Mid-century modern homes often feature flat or low-pitched roofs, emphasizing horizontal lines. Rooflines may also include large overhangs and geometric shapes.
3. Walls	- Use of natural materials such as wood, stone, and brick. Exposed beams and posts, as well as natural wood finishes.
4. Windows and Openings	- 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.
5. Color	- 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.
6. Landscaping	- 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.

	- 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.
7. Details	- 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.
Assessment Criteria: **Contextual Sensitivity:** Evaluate how well the design integrates, respects, and enhances the cultural, historical, or natural context of the site. **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 concerning the architectural style and the Town's design guidelines. **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.	

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	- Exterior Corridors - Incorporates flat planes and angular forms
2. Rooflines	- 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	- 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	- Use of casement or horizontal slider windows, composed of multiple horizontal panels of glass
5. Color	- The color palette includes neutral colors, mostly whites and greys.
6. Landscaping	- 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.

	- 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.
7. Details	- Raised Planters: - Metal and concrete railings - Features include playful elements, such as acute angles, delta wings, sweeping curved walls, and towering pylons.
Assessment Criteria: **Contextual Sensitivity:** Evaluate how well the design integrates, respects, and enhances the cultural, historical, or natural context of the site. **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 concerning the architectural style and the Town's design guidelines. **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.	

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	
1. Massing and Volume	- 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.
2. Rooflines	- 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.

	- 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	- Stucco Walls
4. Windows and Openings	- 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	- 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	- 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	- 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.

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: _____

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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: _____

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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

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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

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