

Architect Kobi Karp spoke on the item and showed a Power Point presentation to the Board.

Ree Stoppa spoke about the project and posed some questions about the parking and how many parking spaces the Surf Club will have and if the amendment will impact the traffic study. She also raised a question about potential development to the north of the Surf Club.

Mr. Tucker Gibbs, representing the Surf House, spoke in favor of the site plan amendment.

Town Manager Roger M. Carlton stated that there are no applications from the buildings to the north, however, interest in those buildings was very high for redevelopment.

Board Member Dray stated that she was satisfied with the easement on the hard pack and comfortable with the Town Manager's explanation.

Michael Conaghan, from Fort Capital Management, answered questions from the Planning and Zoning Board members.

Board Member Castellanos stated that the project is beautiful and it will be good for the Town. His only concern is where the construction workers will park during construction. Architect Kobi Karp responded that construction workers will park on site and that the original approval by the Town Commission prohibited parking in the nearby single family neighborhood.

Board Member Castellanos made a motion to approve. The motion received a second from Board Member Dray. Motion passed 4-0.

5. PLANNING AND ZONING APPLICATIONS:

A. Request of the Tenant of Property located at 9531 Harding Avenue

The applicant is requesting to install a new sign with illuminated channel lettering.

Town Planner Shelly Eichner presented the item to the Planning and Zoning.

The applicant spoke in favor of the item.

Board member Dray made a motion to approve with staff recommendations and asked the applicant to tone down the color of the awning. The motion received a second from Board Member Koshal. The motion passed 3-1 with Madam Chair Lecour voting in opposition.

Board Member Dray made an amended motion to accept staff recommendation with the Town Manager's condition to select a more compatible color for the awning. The motion received a second from Board Member Koshal and all voted in favor.

B. Request of the Tenant of Property located at 9477 Harding Avenue

The applicant is requesting to install a new sign with illuminated channel lettering.

Town Planner Shelly Eichner presented the item to the Planning and Zoning Board.

Mr. Daniel Tarrab representing the applicant spoke in favor of the item.

Pamela Lerne spoke on the item and stated that the Town let the previous owner have the etching on the glass. This etching cannot be removed and the signs on the glass cover the etchings which have the name of the previous tenant.

Board Member Dray stated that the proposed design is not creative and that the Planning and Zoning Board is trying to make downtown a nicer place and would like to have a more appealing art work instead of the same sign on all windows.

Board Member Castellanos asked where the air conditioning will be placed. Town Planner stated that it was part of the staff recommendation that the applicant could have it as long as the unit is not visible.

Board Member Koshal made a motion to approve staff recommendations approving the wall sign, Conditions 1, 3, 4, 5 and modifying Condition 2 to reflect that the lettering should only appear on the vinyl on the doors and the applicant will resubmit and come back to the board for what they would like to put on the windows understanding that the Board would prefer some type of artistic design. The motion received a second from Board Member Dray and all voted in favor.

6. PLANNING AND ZONING ORDINANCES:

A. Outdoor Dining Ordinance [Proposed Ordinance Attached]:

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 "ZONING", ARTICLE IV "DISTRICT REGULATIONS" AND SPECIFICALLY AMENDING SECTION 90-41 "REGULATED USES" OF THE TOWN OF SURFSIDE CODE OF ORDINANCES ADDING OUTDOOR DINING AS A PERMITTED USE IN THE SD-B40 ZONING DISTRICT; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE

Town Planner Shelly Eichner presented the item to the Planning and Zoning Board.

Board Member Dray made a motion to recommend approval to the Town Commission. The motion received a second from Board Member Castellanos and all voted in favor.

7. PLANNING AND ZONING DISCUSSION ITEMS:

A. Building massing related to new construction.

Vice Mayor Karukin presented the item to the Planning and Zoning Board and stated he was not looking for an action this evening due to the complexity of some of the issues. He just wanted to introduced the issue and request the Planning and Zoning Board to begin this discussion.

He spoke about the maximum frontage issue that for years was a maximum of 150 feet. It then became unlimited and in his opinion is not good because then you can have a 570 foot building. It then was recommended to put a limit and the Town was able to do that.

He explained that he would like the Board to look at the various items and consider how to mitigate the construction of large “massive” structures.

Mayor Dietch asked the Vice Mayor how he defines a “massive” building. Vice Mayor Karukin responded that a massive building to him is a 700 unit building that he was told could have been built on the Chateau or Surf Club sites but luckily it was not, something with a continuous wall frontage that takes an entire town block is a massive building and anything above the Town’s maximum height.

Board Member Dray made a motion to direct staff to work with the Planning and Zoning Board members and the Town Commission to schedule a workshop to discuss Vice Mayor’s Karukin’s concerns.

B. Parking Feasibility Study

(1) Access from Abbott Lot to Harding Avenue

Town Manager Roger M. Carlton presented the item.

Architect Eddie Lamas representing C3TS presented the item with a Power Point presentation with the parking study and showed different parking solutions and ideas.

Board member Castellanos stated that something needs to be done about the parking problem in the Town. He asked how long it will take to build a parking garage. Town Manager Roger M. Carlton responded that it would take about nine (9) months to design and about fifteen (15) months to complete.

After some discussion Chair Lecour stated that after the presentation and the discussion she recommends this item to move forward to the Town Commission for determination.

Board Member Koshal made a motion to forward this item to the Town Commission. The motion received a second from Board Member Dray and all voted in favor

8. REPORT OF PERMITS ISSUED/REVENUE REPORT FOR FEBRUARY 2013.

Building Official Eddie Rojas spoke on the revenue report for February. He was requested to amend the chart to reflect the size of the columns that relates to the actual dollars.

9. ADJOURNMENT

There being no further business to come before the Planning and Zoning Board, the meeting adjourned at 10:00 pm.

Accepted this ____ day of _____, 2013

Chair Lindsay Lecour

Attest:

Sandra Novoa, CMC
Town Clerk



**TOWN OF SURFSIDE
PLANNING AND ZONING BOARD
AGENDA
APRIL 25, 2013
7:00 PM**

1. CALL TO ORDER

2. ROLL CALL

**3. APPROVAL OF MINUTES: JANUARY 31, 2013 (DEFERRED)
 MARCH 28, 2013 (ATTACHED)**

4. PLANNING AND ZONING APPLICATIONS:

A. Request of the Owner of Property located at 9341 Bay Drive

The applicant is requesting to remove the existing Australian Pines surrounding the property and replace them with a six-foot hedge to be installed in the front/side of the property.

B. Request of the Owner of Property located at 8925 Bay Drive

The applicant is requesting to add a garage on the northeast side of their single family home.

C. Request of the Owner of Property located at 8819 Byron Avenue

The applicant is requesting to replace their existing asphalt shingle roof with new asphalt shingle roof.

D. Request of the Owner of Property located at 9349 Abbott Avenue

The applicant is requesting converting their garage to a storage room and extending their existing driveway.

E. Request of the Owner of Property located at 8985 Bay Drive

The applicant is requesting to maintain an existing six-foot privacy hedge along the northeast side of the property (parallel to Bay Drive). This request is a result of a courtesy notice of violation issued by the Town's Code Compliance Department

6. PLANNING AND ZONING DISCUSSION ITEMS:

- A. Discussion of Long Range Strategies by Town Manager Roger Carlton as requested by Chair Lindsay Lecour.
- B. Discussion of Subway Building Renovation and Pass through from Abbott Lot to Harding Avenue.
- C. "Introduction to Grand Beach Surfside Sign Package".

8. REPORT OF PERMITS ISSUED/REVENUE REPORT FOR MARCH 2013.

9. ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE TOWN CLERK AT 305-893-6511 EXT. 226 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING. HEARING IMPAIRED PERSONS MAY CONTACT THE TDD LINE AT 305-893-7936.

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

AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE TOWN CLERK, TOWN OF SURFSIDE TOWN HALL, 9293 HARDING AVENUE. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE TOWN CLERK AT 305-861-4863.

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



MEMORANDUM

To: Planning and Zoning Board
Thru: Roger M. Carlton, Town Manager
From: Richard Cannone, Planning Administrator
CC: Linda Miller, Interim Town Attorney
Date: April 25, 2013
Re: 8819 Byron Avenue Shingle Roof Replacement

The property located at 8819 Byron Avenue is within the H30B zoning district. The applicant is requesting replacing their existing asphalt shingle roof with new asphalt shingles. The applicant stated on their application that they cannot afford to replace the roof with tile.

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

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





Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.50 Architecture and roof decks

	Required	Proposed
Roof Material	(a) Clay tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is granted approval by the Design Review Board; (d) Architecturally embellished metal if granted approval by the Design Review Board; or (e) Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.	Asphalt shingle

Town of Surfside Design Guidelines, Applicable Requirements

Roof Materials, Types, and Slopes

Required	Proposed
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.	Asphalt shingle

Recommendation

Staff recommends denial as the roofing material is not consistent with those materials enumerated in Section 90.50. However, 90.50(e) allows the Planning and Zoning Board the ability to approve alternative materials provided they are approved by the Florida Building Code; the asphalt shingles proposed meet that requirement (Miami Dade NOA included as part of the application).



MEMORANDUM

To: Planning and Zoning Board
Thru: Roger M. Carlton, Town Manager
From: Richard Cannone, Planning Administrator
CC: Linda Miller, Interim Town Attorney
Date: April 25, 2013
Re: 9349 Abbott Avenue Garage Conversion

The property located at 9349 Abbott Avenue is within the H30B zoning district. The applicant is requesting converting their garage to a storage room and extending their existing driveway.

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

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





Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.50.1(6) Converting Single-Family Attached Garages

Requirement	Proposed
Garage door or doors may be replaced by a solid exterior wall.	Solid exterior wall.
At least one (1) window shall be provided.	Window provided (existing).
If the garage entrance is located at the front or primary corner of the property, landscaping shall be provided along the base of the new exterior wall. When the installation of landscaping results in insufficient off-street parking, a landscaped planter shall be permitted in lieu of the required landscaping.	Landscaped area provided.

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

Paving Yards	Required	Proposed
Front setback permeability	50% minimum	70%
Front yard landscaped	30% minimum	30%
Number of Curb Cuts	2 maximum	1 curb cut
Curb Cut side set back	5 feet minimum	5.15 feet
Curb cut width	18 feet width maximum	16 feet.
Driveway Materials	Limited to the following 1. Pavers. 2. Color and texture treated concrete, including stamped concrete. 3. Painted concrete shall not be permitted. 4. Asphalt shall not be permitted.	Not provided.

Sec. 90-81.1 Off-Street Parking – Minimum Area

Minimum Area	Required	Proposed
Parking Area	9'x18'	8'x20'; Does not meet Standard



Town of Surfside Design Guidelines, Applicable Requirements

Transparency and Void Requirements

Required	Proposed
All elevations should provide for a minimum of ten percent wall openings. Wall openings should be defined as either windows, doors or transitional spaces defined by porches, porticoes or colonnades.	The proposed application meets these requirements.
9-50.1(3) All elevations for single story additions to existing structures shall result in a zero percent net loss of wall openings including windows, doors or transitional spaces defined by porches, porticoes or colonnades.	No loss of wall openings.

Driveway Treatments

Required	Proposed
Town encourages the use of pavers	Not Provided.

Wall Materials and Finishes

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

Recommendation

Site Plan as shown provides for a 16-foot wide driveway in order to satisfy the requirement of two parking spaces whereas Section 90-81.1 requires a minimum of 18 feet for two parking spaces. Staff recommends approval with the following conditions:

- 1) Driveway should be widened to eighteen (18) feet to meet zoning code requirements.
- 2) Provide updated site data table at time of permit for pervious area and lot coverage as a result of the additional two-feet of driveway.
- 3) Driveway must be constructed of pavers subject to approval by the Town Manager and Town Planner.



MEMORANDUM

To: Planning and Zoning Board
Thru: Roger M. Carlton, Town Manager
From: Richard Cannone, Planning Administrator
CC: Linda Miller, Interim Town Attorney
Date: April 25, 2013
Re: 8925 Bay Drive Garage Addition

The property located at 8925 Bay Drive is within the H30A zoning district. The applicant is requesting to add a garage on the northeast side of their single family home.

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

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



STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.43 Maximum building heights

Height	Required Maximum	Proposed
H30A	30 feet	New garage - 9 feet, 11 inches. There is an existing second story on the southwest side of the home that is 18 feet, 5 inches.

Sec. 90.45 Setback

Setbacks	Required	Proposed
Primary frontage	Minimum 20 feet	20 feet
Secondary frontage (Corner only)	Minimum 10 feet	13 feet 5 inches
Interior side (lots over 50 feet in width)	Minimum 10% of the frontage	15 feet
Rear	Minimum 20 feet	20 feet

Sec. 90.49 Lot standards

Lot Standards H30A	Required	Proposed
Pervious area	35% (minimum)	52%
Maximum lot coverage	40%	35.24%

Sec. 90.50.1 Architecture and roof decks

	Required	Proposed
Unique Elevation	A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3) of the following architectural features: (a) Length, width and massing of the structure; (b) Number of stories; (c) Façade materials; (d) Porches and other similar articulation of the front façade; (e) Number and location of doors and windows; and (f) Roof style and pitch.	Unique as to the following features: (a) Length, width and massing of the structure; (b) Number of stories; (d) Porches and other similar articulation of the front façade; and (e) Number and location of doors and windows.
Wall openings	10% for all elevations	All elevations have 10% wall openings.
Roof Material	(a) Clay tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the	Cement roof tile

	<p>same color intensity throughout, provided said color is granted approval by the Design Review Board;</p> <p>(d) Architecturally embellished metal if granted approval by the Design Review Board; or</p> <p>(e) Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.</p>	
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Town of Surfside Adopted Residential Design Guidelines

Transparency and Void Requirements

Required	Proposed
All elevations should provide for a minimum of 10% wall openings.	Minimum 10% wall openings provided.
New windows should be placed to avoid direct views into existing neighboring windows.	Applicant shall state if windows avoid views into existing neighboring properties.

Wall Materials and Finishes

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

Roof Materials, Types, and Slopes

Required	Proposed
Roof types and slopes should be generally the same over all parts of a single building.	Slope is similar.
<p>Restricted materials for roofs are pre-determined in the Town's Building Code, which restricts roofing materials to:</p> <ol style="list-style-type: none"> 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. 	White cement tile

Windows and Trims

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

Recommendation

Staff recommends approval with the following conditions:

1. Cement tiles shall be a solid color.
2. Driveway must be constructed of pavers subject to approval by the Town Manager and Town Planner.
3. New garage doors must have architectural design and color consistent with the house.



MEMORANDUM

To: Planning and Zoning Board
Thru: Roger M. Carlton, Town Manager
From: Richard Cannone, Planning Administrator
CC: Linda Miller, Interim Town Attorney
Date: April 25, 2013
Re: 8985 Bay Drive - Hedges

The property located at 8985 Bay Drive has submitted a request to maintain an existing six-foot privacy hedge along northeast side of the property (parallel to Bay Drive). This request is a result of a courtesy notice of violation issued by the Town's Code Compliance Department.

The property is triangular lot located at the intersection Bay Drive and 90th Street (pictures attached). Section 90-59.9 of the Town's Zoning Code prohibits hedges above four-feet without the approval of the Planning and Zoning Board (see below):

Sec. 90-56 Fences, walls and hedges.

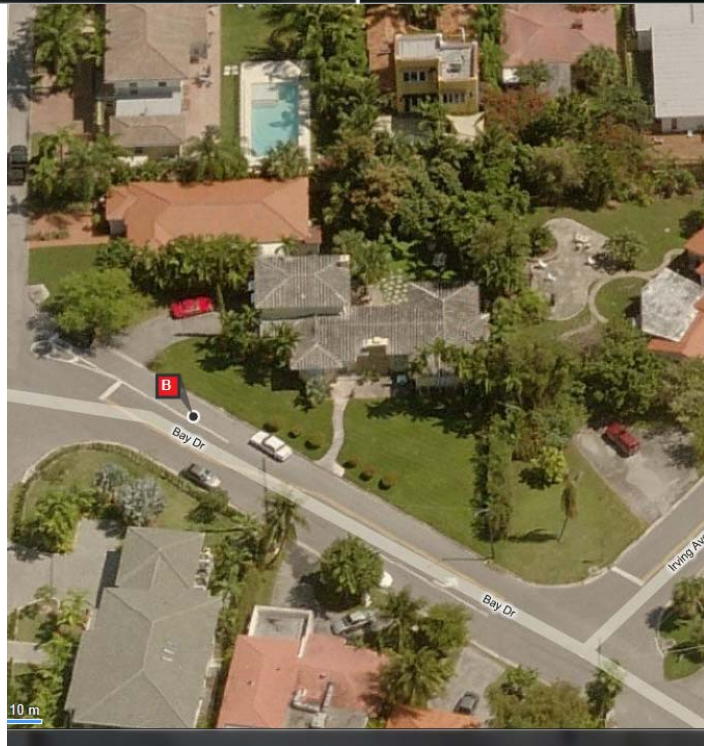
90-56.9 Hedges shall be no more than four feet in height in the front yard and side corner yards and ten feet in height in the rear and interior side yards. Hedges may be higher if granted approval by the design review board, on a case-by-case basis.

The height of the hedge does not conflict with the Town's Corner Clearance requirements of Section 90-52., therefore, staff recommends approval subject to the conditions below.

RECOMMENDATION

Staff recommends approval with the following conditions:

1. Hedges shall be maintained at 6 feet (or less) in height.





MEMORANDUM

To: Planning and Zoning Board
Thru: Roger M. Carlton, Town Manager
From: Richard Cannone, Planning Administrator
CC: Linda Miller, Interim Town Attorney
Date: April 25, 2013
Re: 9341 Bay Drive - Hedges

The property located at 9341 Bay Drive has submitted a request to remove the existing Australian Pines surrounding the property and replace them with a six-foot hedge to be installed in the front/side corner yard of the property.

The property is a triangular lot located at the intersection of Bay Drive and Dickens Avenue (pictures attached). During a recent storm event the pine needles washed into the right of way and into a storm drain causing flooding in the immediate area. Staff from Public Works and Code Compliance visited the property owner and discussed the option of removing the Australian Pines to avoid future issues with the storm drain system. The property owner agreed to remove the Australian Pines provided a privacy hedge (six-foot Clusia requested) be planted as a replacement in order to provide privacy. Section 90-59.9 of the Town's Zoning Code prohibits hedges above four-feet without the approval of the Planning and Zoning Board (see below):

Sec. 90-56 Fences, walls and hedges.

90-56.9 Hedges shall be no more than four feet in height in the front yard and side corner yards and ten feet in height in the rear and interior side yards. Hedges may be higher if granted approval by the design review board, on a case-by-case basis.

The increased height of the hedge would not conflict with the Town's Corner Clearance requirements of Section 90-52., therefore, staff recommends approval subject to the conditions below.

RECOMMENDATION

Staff recommends approval with the following conditions:

1. Applicant shall remove the existing chain link and wire fence and install a new fence on the property consistent with the requirements of 90-56.
2. Hedges shall be planted in front of the new fence and maintained at 6 feet in height (or less).

