



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

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

**SEPTEMBER 24, 2015
7:00 PM**

AGENDA

DESIGN REVIEW BOARD

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES: **AUGUST 27, 2015**
4. DESIGN REVIEW BOARD APPLICATIONS:
 - A. Request of the Owner of Property located at 901 89th Street
The applicant has modified their garage and is requesting an after the fact approval.
 - B. Request of the Owner of Property located at 9549 Carlyle Avenue
The applicant is requesting to build a new two story single residence.
5. ADJOURNMENT.

PLANNING AND ZONING BOARD

**AGENDA
SEPTEMBER 24, 2015
7:00 PM**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES: **AUGUST 27, 2015**
4. ORDINANCES:

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 "ZONING", AND SPECIFICALLY AMENDING SECTION 90-50 "ARCHITECTURE AND ROOF DECKS" TO MODIFY THE CODE TO REQUIRE FRONT AND STREET SIDE FAÇADES TO HAVE A WINDOW LOCATED ON EACH WALL PLANE AND A TOTAL OF 10% WALL OPENINGS PER ELEVATION FOR SINGLE FAMILY HOMES; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING CHAPTER 90 ZONING; SPECIFICALLY AMENDING SECTION 90-43 MAXIMUM BUILDING HEIGHTS; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

5. DISCUSSION ITEMS:
 - A. Corridor Analysis update
 - B. Single Family Home discussion
 - C. Future Agenda Items

6. ADJOURNMENT.

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



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

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

**AUGUST 27, 2015
7:00 PM**

MINUTES

DESIGN REVIEW BOARD

1. CALL TO ORDER

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

2. ROLL CALL

Town Clerk Sandra Novoa called the roll with the following members present: Chair Lindsay Lecour, Vice Chair Jacob Kligman, Board Member Jorge Gutierrez, Board Member Peter Glynn and Board Member Armando Castellanos. Board Member Moisha Rubenstein was absent. Liaison, Commissioner Cohen was absent.

3. APPROVAL OF MINUTES: **JULY 30, 2015**

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

4. DESIGN REVIEW BOARD APPLICATIONS:

A. Request of the Owner of Property located at 9016 Froude Avenue

The applicant is requesting to replace her existing roof with a shingle roof.

Town Planner Sarah Sinatra presented the item with a power point view of the home.

The Board discussed the roof material vs. tile roofing and the costs as well as the code now in place. Building Official Ross Prieto gave more information on the item. The

applicant spoke and explained it would be a hardship for her to procure a tile roof over the shingle.

Board Member Castellanos made a motion to grant an exception to the code in this case and approve the installation of the shingle roof. The motion received a second from Board Member Gutierrez and all voted in favor with Board Member Rubenstein absent.

B. Request of the Owner of Property located at 700-88 Street

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

The item was deferred. Chair Lecour asked that they bring an elevation rendering and indicate if a second house is going up on the adjacent property.

C. Request of the Owner of Property located at 1413 Biscaya Drive

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

Town Planner Sarah Sinatra presented the item.

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

D. Request of the Owner of Property located at 8851 Dickens Avenue

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

Town Planner Sarah Sinatra presented the item.

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

E. Request of the Owner of Property located at 325-88 Street

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

Town Planner Sarah Sinatra presented the item with some graphics.

Board Member Glynn made a motion to approve with the following condition:

Landscaping shall be installed at the base of the wall.

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

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

The applicant is requesting to install a new permanent sign.

Town Planner Sarah Sinatra presented the item. There was discussion as to the façade and the overall size of the sign.

Board Member Glynn made a motion to approve with the following condition:

Overall panel shall be included as the sign and therefore shall not exceed 35 square feet.

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

G. Request of the Tenant of Property located at 9476 Harding Avenue

The applicant is requesting to install a new permanent sign.
Town Planner Sarah Sinatra presented the item.

Board Member Gutierrez made a motion to approve with the following condition:
The overall sign shall not exceed 25 square feet.

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

H. Request of the Owner of Property located at 9449 Collins Avenue

The applicant is requesting to modify the balconies on the east side of the property.
Town Planner Sarah Sinatra presented the item. Board Member Gutierrez had some questions and the architect gave further details on the item. Board Member Glynn made mention that once approval is given for a design the work is sometimes done differently and there should be a penalty.

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

I. Request of the Owner of Property located at 9580 Abbott Avenue

The applicant is requesting to build a PVC fence along the south end of the property.
Town Planner Sarah Sinatra presented the item. Neighbor to the property, Pieter Bauker said he would have preferred a concrete wall and asked why this could not be considered. The architect spoke and explained the difficulties of installing a concrete wall. The Board had questions and discussed different materials of a fence, color and noise buffering. Mr. Price representing the applicant gave more details and why they did not go with a concrete fence. The Board was not entirely happy with a fence instead of a wall and thought it could be looked into further but also noted that under the current resolution they could not force the installation of a concrete wall over other materials such as pvc or wood.

Board Member Gutierrez made a motion to approve with the following condition:
The neighboring property to the south shall have a choice of the color of the fence and proposed landscaping material.

The motion received a second from Board Member Glynn and carried 4/1 with Chair Lecour in opposition and with Board Member Rubenstein absent.

5. QUASI-JUDICIAL APPLICATIONS:

A. 8800 COLLINS AVENUE AKA 8809 HARDING AVENUE

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, PLANNING AND ZONING BOARD, RECOMMENDING APPROVAL OF A SITE PLAN APPLICATION, PURSUANT TO SECTION 90-41 ET SEQ. OF THE ZONING CODE, TO PERMIT 25 DWELLING UNITS WITH 50 PARKING SPACES WITH AN ADDRESS OF 201, 203, 205, 207, 209, 215 – 88TH STREET AND 8809 HARDING AVENUE, SURFSIDE, FLORIDA, AS SUBMITTED BY 8809 HARDING DEVELOPMENT, LLC; SUBJECT TO CERTAIN CONDITIONS WHICH SHALL BE INCLUDED IN A RECORDED COVENANT RUNNING WITH THE LAND, AND PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Chair Lecour read the process and Assistant Town Attorney Town Graham asked the Board if anyone had ex-parte communications with the Applicant or any objector to which all answered no.

Town Clerk Sandra Novoa confirmed that compliance with advertising notice requirements have been met. Members of the public who wished to speak were then sworn in.

Town Planner Sarah Sinatra presented the item and said 27 conditions are proposed and they are recommending approval. The applicant representative, Carlie Koschal gave an overview of the proposed project. She went over some of the conditions some of which the applicant had an issue with and would like the Board to review them.

Chair Lecour opened the public hearing:

Public Speakers:

- Nicole Gitzen had concerns about the noise, dust and construction impact issues that will affect her neighboring tenants.

-Jim Kovacs asked where exactly the entrance to the building would be and the architect responded and said the pedestrian entrance will be on 88th Street.

-Mihaj Radulescu had a question as to how they plan on dealing with traffic during the construction period.

No one else wishing to speak Chair Lecour closed the public hearing.

Ms. Koschal addressed the concerns of Ms. Gitzen and said they will adhere to all code requirements and the project would take about 18 months.

There was much discussion about the loss of parking spaces during construction and parking spaces in general with the addition of more apartments. Town Manager Olmedillo gave more insight on the parking issue. Eli Tourgeman applauds the Board for bringing up parking as it is a problem in the town. He feels even though it meets code, two spaces per unit are not enough and many condo residents are having serious problems. Board Member Gutierrez would like emergency exits and safety issues looked at more carefully. He also had questions about elevation of pool depth and setbacks. Setbacks and landscaping to cover vents was also discussed and be part of the conditions set.

Board Member Gutierrez made a motion to recommend to the Planning and Zoning Committee with the conditions set forth by staff and the following Board conditions:

1. Landscaping to cover vent and transformers
2. Add 1 inch setback (interior)
3. Emergency exit – check safety

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

6. ADJOURNMENT.

There being no further business to come before the Design Review Board the meeting adjourned at 9:33p.m.

Accepted this _____ day of _____, 2015

Chair Lindsay Lecour

Attest:

Sandra Novoa, MMC
Town Clerk

PLANNING AND ZONING BOARD
MINUTES
AUGUST 27, 2015
7:00 PM

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 9:33 pm.

2. ROLL CALL

Town Clerk Sandra Novoa called the roll with the following members present: Chair Lindsay Lecour, Vice Chair Jacob Kligman, Board Member Peter Glynn and Board Member Armando Castellanos. Board Member Moisha Rubenstein was absent. Liaison, Commissioner Cohen was absent.

3. APPROVAL OF MINUTES: JULY 30, 2015

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

4. QUASI-JUDICIAL APPLICATIONS:

A. 8800 COLLINS AVENUE AKA 8809 HARDING AVENUE

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, PLANNING AND ZONING BOARD, RECOMMENDING APPROVAL OF A SITE PLAN APPLICATION, PURSUANT TO SECTION 90-41 ET SEQ. OF THE ZONING CODE, TO PERMIT 25 DWELLING UNITS WITH 50 PARKING SPACES WITH AN ADDRESS OF 201, 203, 205, 207, 209, 215 – 88TH STREET AND 8809 HARDING AVENUE, SURFSIDE, FLORIDA, AS SUBMITTED BY 8809 HARDING DEVELOPMENT, LLC; SUBJECT TO CERTAIN CONDITIONS WHICH SHALL BE INCLUDED IN A RECORDED COVENANT RUNNING WITH THE LAND, AND PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Town Manager Olmedillo had a concern about one of the conditions Ms. Koshal brought up regarding proportionality at the DRB meeting and suggested we defer this item. He feels we need more analysis if the applicant is not in agreement with the condition. Special Land Council Nancy Stroud clarified the Manager's request. Ms. Koshal requested that this not be deferred but give some consideration to their concerns and come to a mutual agreement. A colleague of Ms. Koshal spoke and said for the record they would concede that the proportionality the city presented is roughly accurate and the town does not need to hire a consultant for further analysis and we do not need to defer this hearing. He questions if there is a rationale nexus to have to pay for beach access on a project that is already being funded or considered by the city and feels the fee is unfair. Manager Olmedillo explained that the town does not have impact fees and that is why developers have been paying these fees.

Chair Lecour opened the public hearings.

Chair Lecour asked for the Boards views and Board Member Castellanos said they agreed to these fees before and now are questioning them. He feels we either defer the item for further study or the applicant agrees to the fees. Vice Chair Kligman agrees with the Town Manager and Board Member Glynn feels we should defer. The applicant responded and agreed to the conditions as stated and does not want the item deferred.

Town Planner said there was a clerical error under item 20 of the resolution regarding parking meters as the amount should read \$52,560 and not \$5,560.

Chair Lecour closed the public hearings.

Ms. Koshal asked for clarification as to a time frame regarding the loss of parking spaces and cleaning of the tennis courts, what they will be responsible to pay. Manager Olmedillo responded and said we can adjust the actual use of the spaces. To be clear, if the construction activity even though they are not using the spaces prevents people from parking and that will be assessed. Board Member Glynn said when construction begins and there is dust the applicant will be responsible for the fee of cleaning the tennis courts.

Board Member Castellanos made a motion to recommend to the Commission with staff conditions from the Design and Review Board and the following conditions:

1. Provide landscaping to conceal the exhaust vents.
2. Provide landscaping around the FDC equipment.
3. Provide an additional 1 foot setback on the interior setback.
4. Complete an auto turn analysis on the loading zone to confirm compliance.
5. Confirm the stairwell exit space is adequate on the north side of the building.
6. Provide a physical delineation for the 10 setback on the roof top decks.
7. Confirm compliance with the maximum height requirements.
8. Clarify that the parking contribution will only be applicable for the loss of metered spaces during construction.
9. Clarify that the tennis lots are to be cleaned during the time it is being impacted by the construction

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

5. DISCUSSION ITEMS:

A. Corridor Analysis

Town Planner Sarah Sinatra gave a visual update on the H30 location. After speaking with the architect it was decided to go with a courtyard and not a breezeway and presented a couple of recommendations. Neisen Kasdin representing the applicant thanked the Board and Town Planner for their consideration. He brought up the issue of public access to the courtyards which may be a safety issue for the residents. Town Planner Sinatra said the courtyards should be private. Mr. Kasdin also brought up the 17 ft separation between

buildings. Architect Bernardo Fort-Brescia gave a more detailed view of the project design.

Board Member Glynn would like a 30 ft separation between buildings and does not agree with only 17 ft. He would like to see 30x30 ft courtyard rather than breezeway. Greenery was also discussed as well as proportional width and depth. After much discussion, Town Planner will come back with the final project.

B. Future Agenda Items

- Parking
- Consider changing zoning in Biscaya
- Single family homes (priority)

C. Roof Pitch

6. ADJOURNMENT.

There being no further business to come before the Planning and Zoning Board the meeting adjourned at 10:42 p.m.

Accepted this ____ day of _____, 2015

Chair Lindsay Lecour

Attest:

Sandra Novoa
Town Clerk



MEMORANDUM

To: Design Review Board

Thru: Guillermo Olmedillo, Town Manager

From: Sarah Sinatra Gould, AICP, Town Planner

CC: Linda Miller, Town Attorney

Date: September 24, 2015

Re: 901 89th Street – Garage Conversion

The property is located at 901 89th Street, within the H30B zoning. The applicant has modified their garage and is requesting after-the-fact approval. The garage door on one side has been converted to accommodate a cabana. The other side of the garage was previously a carport. A garage door has been added and it has been converted to a utility room.



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

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

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-50.1 (5) Garage Facades

Required	Proposed
1 window	1 window
Landscaping required along the base	Landscaping has been provided along the base

Sec. 90-77 Off-street Parking Requirements

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

RECOMMENDATION

Staff is recommending approval of the after-the-fact permit.



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: September 24, 2015
 Re: 9549 Carlyle Avenue, New Residence

The property is located at 9549 Carlyle Avenue, within the H30B zoning district. The applicant is proposing the construction of a new two story single-family residence.



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

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

STANDARDS / RESULTS
Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.43 Maximum building heights

Height	Required Maximum	Proposed
H30B	30 feet	30 feet

Sec. 90-45. Setbacks

Setbacks	Required	Proposed
Primary Frontage	Minimum 20 feet	20 feet
Interior side	Minimum 6.5 feet	5 feet
Rear	Minimum 20 feet	21 feet 6 inches

Sec. 90-45. Setbacks

H30A UPPER STORY FLOOR AREA IS 65% - 80% OF FIRST STORY FLOOR AREA	Required	Proposed 80%
Maximum Lot Coverage	40%	40%
FIRST STORY		
Primary Frontage	Minimum 20 feet	20 feet
Interior side	Minimum 5 feet	5 feet
Rear	Minimum 20 feet	21 feet 6 inches
UPPER STORY		
Primary frontage	Minimum 20 feet/Average 30 feet	30 feet
Interior side	Minimum 5 Feet/Average 10 feet	10 feet
Rear	Minimum 20 feet/ Average n/a	21 feet 6 inches

Sec. 90.49 Lot standards

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

Sec. 90.50 Architecture and roof decks

	Required	Proposed
Unique Elevation	A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3) of the following architectural features:	The façade is stucco with balconies and is a two story structure, which is different that the neighboring facades.

	(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.	
Wall openings	10% for all elevations	All facades meet or exceed the 10% minimum wall opening requirement.
Roof Material	(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color if granted approval by the Design Review Board; (d)Architecturally embellished metal if granted approval by the Design Review Board; or (e)Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.	Flat roof is proposed.

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

Paving Yards	Required	Proposed
Front setback permeability	50% minimum	50%
Front yard landscaped	30% minimum	30%
Rear yard landscaped	20% minimum	20%
Number of Curb Cuts	One	One
Curb Cut side set back	5 feet minimum	5 feet
Curb cut width	18 feet width maximum	14 feet 6 inches
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.	Pavers

Sec. 90-77 Off-street Parking Requirements

Required	Minimum Space Requirements	Proposed
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Single-family	2 spaces	2 spaces (one on driveway, one in garage)
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Sec. 90-89.4(6). Street Tree Requirements

Required	Required	Proposed
Street trees shall be required at one shade tree/palm tree per 20 linear feet of street frontage thereof along all public or private street right-of-ways in all zoning districts.	2 trees	3 trees

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

Required	Required	Proposed
A minimum of five trees of two different species and 25 shrubs shall be planted per lot.	5 trees, 25 shrubs	5 trees, 25 shrubs

Town of Surfside Adopted Residential Design Guidelines

Building Massing

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

Main Entries

Required	Proposed
Prominent and oriented to the street	Main entry is prominent.
Rendered in appropriate scale for the block as well as the individual building	The majority of the structures are one story in nature and a two story structure, while allowed, is of a different scale than the neighboring properties.
Entry feature should not extend above the eave line of the structure	The entry feature does not extend above the eave line.
Should not be obstructed from view by fences, landscaping or other visual barriers	Main entry is not obstructed from view.

Decorative Features

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

Overall Architectural Style

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

Parking Driveways

Required	Proposed
The width of paved driveways on private property as well as driveway cuts at the curb should be as narrow as possible	14 feet 6 inches

Driveway Treatments

Required	Proposed
Town encourages the use of pavers	Pavers

Wall Materials and Finishes

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

Roof Materials, Types, and Slopes

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

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

In order to provide more consistency with the design guideline relating to the appropriate scale of the building, staff recommends approval of the application with the condition that the column on the north east corner balcony be setback to provide more articulation of the building.



Town of Surfside Planning & Zoning Communication

Agenda Date: September 24, 2015

Subject: 10% windows for each story

From: Sarah Sinatra Gould, AICP, Town Planner

Background: The Town's zoning code provides a requirement for 10% windows per elevation as well as per story for a single family home. Because the calculation is a cumulative percentage per elevation of the structure, there could be walls that do not have windows. There was recently a home constructed that met the 10% wall opening requirement, however, there are two large blank walls at the front of the structure. The proposed change will require a front or street side façade to have a window located on each wall plane and a total of 10% wall openings per elevation.

Analysis:

Sec. 90-50. Architecture and roof decks.

90-50.1 Architecture.

(1) The architectural design of proposed main buildings shall create a unique elevation compared to the main buildings of the adjacent two homes on each side of the subject property on the same side of street. If the adjacent lot is vacant then the next adjacent lot shall be utilized. A unique elevation shall be created through the modulation of at least three of the following architectural features:

- a. Length, width and massing of the structure;*
- b. Number of stories;*
- c. Facade materials;*
- d. Porches and other similar articulation of the front facade;*
- e. Number and location of doors and windows; and*
- f. Roof style and pitch.*

(2) All elevations for new structures and multi-story additions (additions greater than 15 feet in height) shall provide for a minimum of ten-percent wall openings including windows, doors or transitional spaces defined by porches, porticoes or colonnades per story. The front and street side façade shall also provide a window on each wall plane.

Budget Impact: N/A

Growth Impact: N/A

Staff Impact: N/A

Staff Recommendation: Staff recommends the Planning and Zoning Board recommend approval of this ordinance to the Town Commission.



Sarah Sinatra Gould, AICP, Town Planner



Guillermo Olmedillo, Town Manager

ORDINANCE NO. 15 – _____

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 “ZONING”, AND SPECIFICALLY AMENDING SECTION 90-50 “ARCHITECTURE AND ROOF DECKS” TO MODIFY THE CODE TO REQUIRE FRONT AND STREET SIDE FAÇADES TO HAVE A WINDOW LOCATED ON EACH WALL PLANE AND A TOTAL OF 10% WALL OPENINGS PER ELEVATION FOR SINGLE FAMILY HOMES; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Surfside (“Town”) proposes to amend its Code of Ordinances to require front and street side façades to have a window located on each wall plane and a total of 10% wall openings per elevation; and

WHEREAS, the Town’s zoning code provides a requirement for 10% windows per elevation as well as per story for a single family home; and

WHEREAS, the calculation is a cumulative percentage per elevation of the structure, therefore meaning pursuant to Code, there could be walls that do not have windows; and

WHEREAS, the Town Commission has a desire to amend its Code of Ordinances to require front and street side façades to have a window located on each wall plane of a single family home; and

WHEREAS, the Town Commission held its first public hearing on September 8, 2015 having complied with the notice requirements required by Florida Statutes; and

WHEREAS, the Planning and Zoning Board, as the local planning agency for the Town, held its hearing on the proposed amendments on September 24, 2015 with due public notice and input; and

WHEREAS, the Town Commission conducted a second duly noticed public hearing on these regulations as required by law on October 13, 2015; and

WHEREAS, the Town Commission hereby finds and declares that adoption of this Ordinance is necessary, appropriate, and advances the public interest.

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

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

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

Sec. 90-50. Architecture and roof decks.

* * *

90-50.1 Architecture.

(1) The architectural design of proposed main buildings shall create a unique elevation compared to the main buildings of the adjacent two homes on each side of the subject property on the same side of street. If the adjacent lot is vacant then the next adjacent lot shall be utilized. A unique elevation shall be created through the modulation of at least three of the following architectural features:

- a. Length, width and massing of the structure;
- b. Number of stories;
- c. Facade materials;
- d. Porches and other similar articulation of the front facade;
- e. Number and location of doors and windows; and
- f. Roof style and pitch.

(2) All elevations for new structures and multi-story additions (additions greater than 15 feet in height) shall provide for a minimum of ten-percent wall openings including windows, doors or transitional spaces defined by porches, porticoes or colonnades per story. The front and street side façade shall also provide a window on each wall plane.

* * *

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

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

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

Section 6. Effective Date. This Ordinance shall be effective ten (10) days after adoption on second reading.

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


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

Daniel Dietch, Mayor

ATTEST:

Sandra Novoa, Town Clerk

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



Linda Miller, Town Attorney

On Final Reading Moved by: _____

On Final Reading Seconded by: _____

VOTE ON ADOPTION:

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



Town of Surfside

MEMORANDUM

TO: Planning and Zoning Board

Agenda Date: September 24, 2015

Subject: Number of stories

From: Sarah Sinatra Gould, AICP, Town Planner

Background: The November 6, 2012 ballot question as approved by the voters at referendum modified height to be restricted to the number of feet and the number of stories described in the more restrictive of the Zoning Code or Comprehensive Plan in 2004. The attached ordinance amending Sec. 90-43 Maximum building heights provides consistency within the Code and the Charter amendment. The underlined language in the table reflects the amendment.

Sec. 90-43. - Maximum building heights.

Designation	Maximum Height (Feet)	<u>Maximum Stories</u>
H30A	30 FT	<u>2</u>
H30B	30 FT	<u>2</u>
H30C	30 FT	<u>2</u>
H40	40 FT	<u>1 and 2 family = 2 stories, multifamily and hotel = 3 stories</u>
H120	120 FT	<u>12</u>
SD-B40	40 FT	<u>3</u>
MU	Surrounding Designation	
CF	70 FT	

Budget Impact: N/A

Growth Impact: N/A

Staff Impact: N/A

Staff Recommendation: Planning and Zoning Board recommend approval to the Town Commission of the attached Ordinance amending Sec. 90-43. - Maximum building heights.



Sarah Sinatra Gould, AICP, Town Planner



Guillermo Olmedillo, Town Manager

ORDINANCE NO. 15 - _____

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING CHAPTER 90 ZONING; SPECIFICALLY AMENDING SECTION 90-43 MAXIMUM BUILDING HEIGHTS; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sec. 4 of the Town Charter states:

Sec. 4. - General powers of town; powers not deemed exclusive.

The density, intensity, and height of development and structures within the Town of Surfside shall not exceed the maximum allowable units per acre, floor area ratios or the maximum allowable building heights in stories and feet that are set out in the Town of Surfside Comprehensive Plan or the Code of the Town of Surfside, whichever provisions are most restrictive, which were in effect in 2004. This amendment to the Town of Surfside Charter shall not be repealed, revised, amended, or superseded unless repeal, revision, amendment, or superseding provisions are placed on the ballot at a regularly scheduled election of the Town of Surfside and approved by a vote of the electors of the Town of Surfside.

WHEREAS, Sec. 4 of the Town Charter was amended by the electors by approval of the November 6, 2012 ballot question which modified height to be restricted to the number of feet and the number of stories described in the more restrictive of the 2004 Zoning Code or 2004 Comprehensive Plan; and

WHEREAS, amending Sec. 90-43 Maximum building heights provides consistency between the Code and the Charter amendment; and

WHEREAS, the Town Commission held its first duly noticed public hearing on these regulations on September 8, 2015; and

WHEREAS, the Planning and Zoning Board, as the Local Planning Agency for the Town, held its hearing on the proposed amendment to the Code of Ordinances on September 24,

2015 and recommended approval of the proposed amendment to the Code of Ordinances at a public hearing with due notice to the public; and

WHEREAS, the Town Commission has conducted a second duly noticed public hearing on these regulations as required by law on October 13, 2015 and further finds the proposed amendment to the Code in the best interest of the community.

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

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

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

Sec. 90-43. - Maximum building heights.

Designation	Maximum Height (Feet)	<u>Maximum Stories</u>
H30A	30 FT	<u>2</u>
H30B	30 FT	<u>2</u>
H30C	30 FT	<u>2</u>
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Section 5. Inclusion in the Code of Ordinances. It is the intention of the Town Commission, and it is hereby ordained that the provisions of this Ordinance shall become and made a part of the Town of Surfside Code of Ordinances, that the sections of this Ordinance may be

renumbered or relettered to accomplish such intentions; and the word "Ordinance" may be changed to "Section" or other appropriate word.

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

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

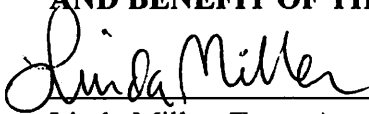
PASSED and ADOPTED on second reading this ____ day of _____, 2015.

Daniel Dietch, Mayor

ATTEST:

Sandra Novoa, Town Clerk

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



Linda Miller, Town Attorney

On Final Reading Moved by: _____,

On Final Reading Seconded by: _____.

VOTE ON ADOPTION:

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

ITEM	OUTCOME	NEXT STEPS	IN CONTRACT OR WORK AUTHORIZATION	TENTATIVE SCHEDULE	COMPLETE
FUTURE PZ DISCUSSION ITEMS					
Tree Canopy Initiative/ Single family district Streetscape master plan	\$8,000 budgeted in the FY 2014-2015 budget for the tree canopy	Town Manager preparing			
Average side setback /Massing	Modify ordinance for additional side setbacks on upper floors for single family homes				
Measuring height from crown of the road	Place on agenda for discussion relating to sea level rise				
Roof Pitch of Single Family	Modify ordinance requiring roofs to be pitched where adjacent to the street	Direction from Planning and Zoning	Consider full analysis of single family district	PZ/Commission joint meeting on Single Family District	
Less second floor setbacks and greater square footage of second floors for waterfront lots	Modify ordinance to provide larger square footage on waterfront lots.				
Satellite dishes	Further review by staff	Research and prepare report for discussion and possible code amendment	In contract	Future PZ	
Residential or commercial wind turbine regulations	Prepare ordinance regulating wind turbines including hurricane precautions, noise regulations, insurance considerations	Draft code amendment	In contract	Future PZ	

Green walls	Require green walls adjacent to alleys and other buildings that about public right of ways	Research and prepare report for discussion and possible code amendment	In contract	Future PZ	
Final Zoning Inspections	Town Manager will analyze				
ON UPCOMING COMMISSION AGENDA					
Corridor Analysis	Study corridor between Collins & Harding	Prepare code amendments	Work authorization to be approved in NOVEMBER	October Commission	
ON FUTURE COMMISSION AGENDA					
Commercial waste and recycling container screening	Screening for containers, green screen, vegetation, include pictures from Commissioner Kligman	Draft code amendment	In contract	March PZ	Waiting placement on Commission Agenda
Driveway material regulations	Modify code to allow stamped concrete and concrete slabs with decorative rock or grass in between	Draft code amendment	In contract	November PZ	Waiting Placement on Commission Agenda
Painting of commercial structures	Town Staff to prepare ordinance	Prepare ordinance for commission	Building to prepare ordinance	March PZ	Upcoming Commission agenda.
COMPLETED					
Single Family Paint Colors	Discussion with the Planning & Zoning Board to determine if a color palette is appropriate for single family homes and what colors/criteria should be included	Place on future Planning and Zoning agenda for discussion	In contract	Will add to Joint Meeting with PZ/Commission.	Complete
Parking Trust Fund	Discussion with the Planning & Zoning Board to provide a cap for payment into the fund	Ordinance on July PZ agenda	In contract	July Commission for 1 st reading, July PZ	Complete

Turtle Lighting	Town Staff to prepare review	No ordinance necessary. Turtle lighting already required in code.	COMPLETE	August Commission for 2 nd reading	Town Staff to prepare review		
Downtown Color Palette	Discussion with the Planning & Zoning Board to determine if a color palette is appropriate and what colors/criteria should be included	Place on future Planning and Zoning agenda for discussion	In contract	Replaced with repainting of structures.	Complete		
Bay Drive & 96 th Street	Open Bay Drive off 96 th Street	Staff will research	Police and Building to research	No change. Police Chief cited safety concerns	COMPLETE		
Sign/swimming code	Discussed at Joint Meeting	Staff beginning to work on draft	Work Authorization approved	July Commission August Commission	COMPLETE		
As-built reviews for residential projects	Discuss increasing canopy in town, street trees, what can be planted in ROW	Research and prepare report for discussion and possible code amendment	In contract	March PZ	COMPLETE	Added a program modification to FY2015 budget	
Interpretation of base flood elevation for the M120 district	No change	No further action needed		N/A	COMPLETE		
Solar panel regulations	Prepare ordinance regulating solar panels	Draft code amendment	In contract	March PZ	COMPLETE		
Car-charging station regulations	Prepare ordinance regulating car charging stations requiring them in new multi-family, research what other communities are doing	Draft code amendment	In contract	December PZ	COMPLETE		
Pyramiding effects of	No action necessary since Planning			N/A			

stepbacks in the H120 district	and Zoning Board currently reviewing stepbacks as part of wall footage modifications					
Garage door clarification	Modify code to remove requirement for two separate garage doors	Draft code amendment	In contract	November PZ	COMPLETE	
10% window opening requirement per story	Discussion with the Planning & Zoning Board	Prepare ordinance for commission	In contract	June PZ	November Commission for first reading	
Landscaping in front of converted garage	Determine if landscaping planter is sufficient versus requiring landscaping.	Reviewed code and determined that planter is only permitted in cases where the driveway would be too short.	In contract	No further modification necessary	Yes	
Sheds	Modify ordinance to increase square footage, but reduce height and add landscape requirements.	Draft code amendment	In contract	Discussed at March meeting.	Commission 1st reading in May--PZ in May	