



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

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

**FEBRUARY 25, 2016
7:00 PM**

AGENDA

DESIGN REVIEW BOARD

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES: **JANUARY 28, 2016**
4. DESIGN REVIEW BOARD APPLICATIONS:

A. Request of the Owner of Property located at 9477 Harding Avenue.

The tenant is requesting a reverse channel LED lettering sign for a restaurant.

B. Request of the Owner of Property located at 9349 Collins Avenue.

The applicant received approval at the January 28, 2016 Design Review Board meeting for a monument sign on facing Collins Avenue with a marble veneer with frosted glass to provide the LED sign. The sign has been revised therefore, the applicant has submitted a new style with an aluminum backing for push through lettering.

C. Request of the Owner of Property located at 9257 Dickens Avenue.

The applicant is proposing the construction of a new two story single-family residence.

D. Request of the Owner of Property located at 9464 Byron Avenue.

The applicant is requesting to add a bedroom at the front of the home.

5. ADJOURNMENT.

PLANNING AND ZONING BOARD
AGENDA
FEBRUARY 25, 2016
7:00 PM

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES: **JANUARY 28, 2016**
4. QUASI-JUDICIAL APPLICATIONS:

Please be advised that the following items on the Agenda are Quasi-Judicial in nature. If you wish to object or comment upon an item, please complete a Public Speaker's Card indicating the Agenda item number on which you would like to comment. You must be sworn in before addressing the Board and you may be subject to cross-examination. If you refuse to submit to cross-examination, the Board will not consider your comments in its final deliberation. Please also disclose any Ex-Parte communications you may have had with any Board member. Board members must also do the same.

A. 9464 BYRON AVENUE

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA
PLANNING AND ZONING BOARD CONSIDERING THE
APPLICATION OF 9464 BYRON AVENUE TO PERMIT A
PRACTICAL DIFFICULTY VARIANCE FROM THE
REQUIREMENTS OF SECTION 90-49 OF THE TOWN OF
SURFSIDE CODE OF ORDINANCES PURSUANT TO SECTION 90-
36.1 OF THE TOWN OF SURFSIDE CODE OF ORDINANCES; TO
PERMIT 7% ADDITIONAL LOT COVERAGE FOR AN ADDITION
AND RENOVATION TO THE FIRST FLOOR OF THE EXISTING
SINGLE FAMILY HOME; PROVIDING FOR RECOMMENDATION
OF APPROVAL; PROVIDING FOR AN EFFECTIVE DATE.

5. DISCUSSION ITEMS:
 1. Single Family Massing
 2. Future Agenda Items
6. ADJOURNMENT.

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



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

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

**JANUARY 28, 2016
7:00 PM**

MINUTES

DESIGN REVIEW BOARD

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 7:00 pm.

2. ROLL CALL

Recording Clerk Nissa Benjamin called the roll with the following members present: Chair Lindsay Lecour, Vice Chair Jacob Kligman, Board Member Jorge Gutierrez, Board Member Armando Castellanos, Board Member James Mackenzie, and Board Member Peter Glynn. Board Member Moshe Rubenstein was absent. Liaison, Commissioner Cohen was absent.

3. APPROVAL OF MINUTES: DECEMBER 17, 2015

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

4. DESIGN REVIEW BOARD APPLICATIONS:

A. Request of the Owner of Property located at 9180 Byron Avenue

The applicant is requesting an after the fact permit for a garage conversion. Town Planner Sarah Sinatra presented the item.

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

1. The applicant plan landscaping in the landscape area.

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

Board Member Moshe Rubenstein entered at 7:02 p.m.

B. Request of the Owner of Property located at 9057 Garland Avenue

The applicant is requesting an after the fact permit for a garage conversion.

Town Planner Sarah Sinatra presented the item and provided a larger scale plan for the Board to review as there were some questions.

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

1. Provide a 5-foot setback for the driveway.
2. If concrete is proposed, it must be color texture treated. Stripping should not be provided.

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

C. Request of the Owner of Property located at 9349 Collins Avenue

The applicant is proposing a monument sign on facing Collins Avenue.

Town Planner Sarah Sinatra presented the item. Applicant Luis Ajiurias gave more details on the proposed sign. The Board discussed the sign further.

Vice Chair Kligman made a motion to approve with the following condition:

1. Provide a 20-foot front setback.
2. Provide only the address on the post, not the logo.
3. Limit glass area to 25 feet.

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

D. Request of the Owner of Property located at 9509 Harding Avenue

The applicant is requesting to install a sign that will have reverse channel lettering and will be externally illuminated.

Town Planner Sarah Sinatra said the applicant asked if the Board would save their package on the item as they would like to present it next month, February.

E. Request of the Owner of Property located at 9549 Carlyle Avenue

The applicant is requesting to change the façade on a previously granted approval for the construction of a new two story single family residence at the September 24, 2015 Planning and Zoning meeting.

Town Planner Sarah Sinatra presented the item. The applicant Victor Rodriguez had a visual presentation with more details. Board Member MacKenzie thought the plan was very well done but had a few questions for the applicant. The Board felt the revised plan was much better and Board Member Glynn had concerns about the neighbor.

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

1. Provide a 20-foot setback.

The motion received a second from Board Member MacKenzie and all voted in favor.

F. Request of the Owner of Property located at 919 92nd Street

The applicant is proposing the construction of a new two story single-family residence. Town Planner Sarah Sinatra presented the item. Applicant John Balisteri gave a visual presentation of the project with details. Board Member MacKenzie had a few suggestions but overall was in favor of the design. Board Member Glynn suggested the seawall be checked.

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

5. ADJOURNMENT.

There being no further business to come before the Design Review Board the meeting adjourned at 8:01 p.m.

Accepted this _____ day of _____, 2016

Chair Lindsay Lecour

Attest:

Sandra Novoa, MMC
Town Clerk

PLANNING AND ZONING BOARD
MINUTES
JANUARY 28, 2016
7:00 PM

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 8:01 pm.

2. ROLL CALL

Recording Clerk Nissa Benjamin called the roll with the following members present: Chair Lindsay Lecour, Vice Chair Jacob Kligman, Board Member Armando Castellanos, Board Member Peter Glynn and Board Member Moshe Rubenstein. Liaison, Commissioner Cohen was absent.

3. APPROVAL OF MINUTES: DECEMBER 17, 2015

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

4. ORDINANCE:

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90, ARTICLE IV "DISTRICT REGULATIONS"; SPECIFICALLY AMENDING SECTION 90-48. "MODIFICATION OF SIDE AND REAR YARD REGULATIONS"; CLARIFYING SECOND FLOOR BALCONIES OR TERRACES WILL NOT BE COUNTED TOWARDS THE SETBACK; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS AND PROVIDING FOR AN EFFECTIVE DATE.

Recording Clerk Nissa Benjamin read the title of the ordinance.

Town Planner Sinatra presented the ordinance.

Board Member Rubenstein made a motion to recommend for second reading to the Town Commission. The motion received a second from Vice Chair Kligman and all voted in favor.

5. DISCUSSION ITEMS:

1. Future Agenda Items

Sea level rise – Chair Lecour asks that this item be top priority.

Board Member Glynn spoke of hedges and how trees and bushes work very well.

6. ADJOURNMENT.

There being no further business to come before the Planning and Zoning Board the meeting adjourned at 8:13 p.m.

Accepted this ____ day of _____, 2016

Chair Lindsay Lecour

Attest:

Sandra Novoa, MMC
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: February 25, 2016
 Re: 9477 Harding Avenue

The property located at 9477 Harding Avenue is within the SD-B40 zoning district. The applicant is requesting a reverse channel LED lettering sign for a restaurant, Kosh Modern Steakhouse. The Design Review Board initially heard this application on August 27, 2015. At that meeting, the board added a condition of approval that the overall sign be approved with the sign backing also included in the 35 square foot maximum for the sign area. The code defines the sign face as the portion of a sign on which copy is intended to be placed, exclusive of any supporting structures. Therefore, the applicant has requested that the board reconsider only counting the sign area and not the supporting structure towards the permitted square footage.

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. 90-73

Signs	Permitted	Proposed
Area	35 square feet	34.39 square feet
Approved word content	Signs may include the following: <ol style="list-style-type: none"> 1) Trade name of establishment 2) Logo of the establishment 3) Nature of business, services rendered or 4) Products sold on premises. 	Sign consists of the trade name of the establishment



<p>Prohibited Word Content</p>	<p>Signs may not include the following: 1) Any reference to price, except as provided in regards to “window sign.”</p>	<p>No reference to price</p>
<p>Location</p>	<p>With the exception of theater marquees and V-box signs, no sign shall be erected so that any portion thereof shall project over a dedicated street or sidewalk or so that any portion thereof shall project more than five feet from any main building wall.</p>	<p>Sign does not project over the sidewalk or street.</p>
<p>Illumination</p>	<p>All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. The illumination may be either internal illumination or external illumination, however, all walls below the sign shall be illuminated with white wall wash LED lighting. It shall be located and directed solely at the sign. The light source shall not be visible from or cast into the right-of-way, or cause glare hazards to pedestrians, motorists, or adjacent properties.</p>	<p>The applicant is proposing reverse channel lettering.</p>

RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: February 25, 2016
 Re: 9349 Collins Avenue – Signage

The property is located at 9439 Collins Avenue, within the H120 zoning district. The site is currently under construction and being developed as a Fendi Chateau. The applicant received approval at the January 28, 2016 Design Review Board meeting for a monument sign on facing Collins Avenue with a marble veneer with frosted glass to provide the LED sign. After the applicant worked on the design drawings, they encountered difficulties with the glass type of sign and the ability for the lighting to provide the desired effect. Therefore, the applicant has submitted a revised sign style with an aluminum backing for push through lettering.

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. 90-73 (b) Monument Sign

Signs	Permitted	Proposed
Area	25 sf	25 sf
Approved word content	Signs may include the following: 1) Trade name of establishment 2) Nature of business, services rendered or products sold on premises.	"Fendi Chateau Residences " (Trade Name)

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

Staff recommends approval.



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: February 25, 2016
 Re: 9257 Dickens Avenue, New Residence

The property is located at 9257 Dickens 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	25 feet

Sec. 90-45. Setbacks

Setbacks	Required	Proposed
Primary Frontage	Minimum 20 feet	20 feet, 8 inches
Interior side	Minimum 6.5 feet	5 feet
Rear	Minimum 20 feet	32 feet

Sec. 90-45. Setbacks

H30A UPPER STORY FLOOR AREA IS LESS THAN 50% OF FIRST STORY FLOOR AREA	Required	Proposed 48%
Maximum Lot Coverage	40%	37%
FIRST STORY		
Primary Frontage	Minimum 20 feet	20 feet
Interior side	Minimum 5 feet	5 feet
Rear	Minimum 20 feet	32 feet
UPPER STORY		
Primary frontage	Minimum 20 feet/Average 22.5 feet	36 feet
Interior side	Minimum 5 Feet/ Average n/a	5 feet
Rear	Minimum 20 feet/ Average n/a	32 feet

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%	37%
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 terraces 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	North elevation: 15.5% South elevation: 14.5% East elevation: 45.2% West elevation: 24.4%
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	53.9%
Front yard landscaped	30% minimum	53.9%
Rear yard landscaped	20% minimum	54.7%
Number of Curb Cuts	One	One
Curb Cut side set back	5 feet minimum	5 feet
Curb cut width	18 feet width maximum	15 feet 3 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.	Color and texture treated concrete

Sec. 90-77 Off-street Parking Requirements

Required	Minimum Space Requirements	Proposed
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Single-family	2 spaces	2 spaces
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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	2 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
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The width of paved driveways on private property as well as driveway cuts at the curb should be as narrow as possible	15 feet 3 inches
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Driveway Treatments

Required	Proposed
Town encourages the use of pavers	Color and texture treated concrete is provided.

Wall Materials and Finishes

Required	Proposed
The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.	The building will be stucco 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 and a green roof is proposed above the garage.

Windows and Trims

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

RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board

Thru: Guillermo Olmedillo, Town Manager

From: Sarah Sinatra Gould, AICP, Town Planner

CC: Linda Miller, Town Attorney

Date: February 25, 2016

Re: 9464 Byron Avenue – Addition and Renovation

The property is located at 9464 Byron Avenue, within the H30B zoning. The applicant is requesting to add a bedroom at the front of the home.

Existing House:



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. 90.43 Maximum building heights

Height	Required Maximum	Proposed
H30B	30 feet	14 feet 8 inches

Sec. 90-45. Setbacks

Setbacks	Required	Proposed
Primary Frontage	Minimum 20 feet	20 feet
Interior side	Minimum 5 feet	5 feet, 6 inches
Rear	Minimum 20 feet	N/A – no change

Sec. 90.49 Lot standards

Lot Standards H30B	Required	Proposed
Minimum Lot width	50 feet	50 feet
Minimum lot area	5,600 feet	5,600 square feet
Maximum lot coverage	40%	47% - Practical Variance Requested Difficult
Pervious area	35% (minimum)	42.7%

Sec. 90.50 Architecture and roof decks

	Required	Proposed
Unique Elevation	A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3) of the following architectural features: (a)Length, width and massing of the structure; (b)Number of stories; (c)Façade materials; (d)Porches and other similar articulation of the front façade; (e)Number and location of doors and windows; and (f)Roof style and pitch.	The façade is stucco, glass and stone and the roof has flat elements, which is different that the neighboring properties.
Wall openings	10% for all elevations	The minimum openings per façade is 17%.
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;	Flat roof is proposed on the addition.

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

Paving Yards	Required	Proposed
Front setback permeability	50% minimum	55.7%
Front yard landscaped	30% minimum	34%

Sec. 90-77 Off-street Parking Requirements

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

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

Decorative Features

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

Overall Architectural Style

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

Parking Driveways

Required	Proposed
The width of paved driveways on private property as well as driveway cuts at the curb should be as narrow as possible	19 feet 9 inches

Driveway Treatments

Required	Proposed
Town encourages the use of pavers	Concrete slabs with grass

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, stone 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 on the addition.

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 contingent on the practical difficulty variance being approved by the Town Commission.



MEMORANDUM

To: Planning and Zoning Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: February 25, 2016
Re: Ness Practical Difficulty Variance
Project # 08-1763.23

The property owners, Charles and Dorith Ness, are requesting a practical difficulty variance to permit 7% additional lot coverage for their home at 9464 Byron Avenue. They are proposing an addition and renovation to the first floor of the existing single family home. The property is located within the Residential Single Family H30B zoning district.

Request

Section 90-49 of the Town of Surfside Code requires maximum lot coverage of 40% of the lot. The proposed addition provides 47% lot coverage. The code offers a practical difficulty variance as an option for homeowners to be granted additional lot coverage if they demonstrate there is a practical difficulty. In this case, the homeowner could potentially build a second story addition, however, this could result in raising the home to meet the 50% rule on flood.

Practical Difficulty Variance Criteria

***How substantial is the variance in relation to the requirement sought to be varied?
 (Express in square footage and percentage)***

The applicant is requesting a 7% increase over the maximum lot coverage for a total of 47% lot coverage.

Will any adverse changes be produced in the character of the neighborhood as a result of the proposed work?

The majority of the neighboring properties are single story homes. The request is to add a bedroom to the front of the home, which equates to approximately 400 square feet. The applicant is staying within the required setbacks thus resulting in minimal impact to the neighboring properties.

Can the difficulty be obviated by some method feasible for the applicant to pursue other than by a variance?

The option the applicant has to add the additional bedroom is to add a second floor. While this is permitted by the code, this is not a feasible method. The appearance of a second floor is more of an impact to the neighborhood than a one story addition within the setbacks. Also, a second floor addition may result in the entire structure being subjected to the 50% rule. This would usually result in a tear down of the home and new construction. The most minimal impact is permitting the one story bedroom addition.

Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

Justice will be served by permitted the variance. The homeowner is attempting to remain in the home and do a one bedroom expansion to provide a more usable building. The addition proposed provides minimal impact to the neighborhood.

Do the plans demonstrate that the property meets or exceeds the landscape requirements in Chapter 90, Article VIII of the Town of Surfside Code of Ordinances?

The plans meet the landscape requirements described in the code of ordinances.

Results

Staff recommends approval of the 7% lot coverage practical difficulty variance.

Exhibits

1. Application

**TOWN OF SURFSIDE PLANNING AND ZONING BOARD
RESOLUTION NO. 16-Z-____**

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA PLANNING AND ZONING BOARD CONSIDERING THE APPLICATION OF 9464 BYRON AVENUE TO PERMIT A PRACTICAL DIFFICULTY VARIANCE FROM THE REQUIREMENTS OF SECTION 90-49 OF THE TOWN OF SURFSIDE CODE OF ORDINANCES PURSUANT TO SECTION 90-36.1 OF THE TOWN OF SURFSIDE CODE OF ORDINANCES; TO PERMIT 7% ADDITIONAL LOT COVERAGE FOR AN ADDITION AND RENOVATION TO THE FIRST FLOOR OF THE EXISTING SINGLE FAMILY HOME; PROVIDING FOR RECOMMENDATION OF APPROVAL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the property, a single-family home, is located at 9464 Byron Avenue, within the Residential Single Family H30B zoning district; and

WHEREAS, the Applicant is proposing an addition and renovation to the first floor of the existing single family home; and

WHEREAS, Section 90-49 of the Town of Surfside Code provides a maximum lot coverage of 40% of the lot; and

WHEREAS, the Applicant is requesting a practical difficulty variance to permit a 7% increase over the maximum lot coverage for a total of 47% lot coverage; and

WHEREAS, Section 90-36.1 of the Town of Surfside Code provides a practical difficulty variance as an option for property owners to be granted if they demonstrate there is a practical difficulty; and

WHEREAS, Section 90-36.1(b) of the Town of Surfside Code of Ordinances provides that a practical difficulty variance is a relaxation of the terms or provisions of the Zoning Code which is less rigorous than the unnecessary and undue hardship standard; and

WHEREAS, Section 90-36.1(9) of the Town of Surfside Code of Ordinances provides that the Town Commission shall approve a practical difficulty variance if it finds, based on substantial competent evidence, that the following factors demonstrate that a practical difficulty exists: a). how substantial the variance is in relation to the requirement sought to be varied, b). whether an adverse change will be produced in the character of the neighborhood, c). whether the difficulty can be obviated by some method feasible for the Applicant to pursue other than by a variance, and d). whether in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance; and

WHEREAS, a 7% increase of lot coverage is not substantial in relation to the requirement sought to be varied; and

WHEREAS, granting the practical difficulty variance will not produce an adverse change to the character of the neighborhood. The majority of the neighboring properties are single story homes and the applicant is staying within the required setbacks, thus resulting in minimal impact to the neighboring properties; and

WHEREAS, the difficulty cannot be obviated by some method feasible for the Applicant to pursue other than by a practical difficulty variance; and

WHEREAS, the interest of justice will be served by permitting the practical difficulty variance because the Applicant is attempting to remain in the home for a one bedroom expansion to provide a more usable building; and

WHEREAS, granting the variance is not intended to assist the Applicant in achieving greater financial return; rather, the Applicant wishes to expand the home for additional living space; and

WHEREAS, the practical difficulty variance is consistent with the intent of the Town of Surfside Comprehensive Plan, compatible with the neighborhood, and will not diminish or impair property values within the neighborhood; and

WHEREAS, the Town Staff recommends approval of the practical difficulty variance; and

WHEREAS, the Planning and Zoning Board recommends approval of the practical difficulty variance on February 25, 2016 and recommends approval of the Application to the Town Commission.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF THE TOWN OF SURFSIDE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That the above and foregoing recitals are true and correct and are incorporated herein by reference.

Section 2. Practical Difficulty Variance. The Planning and Zoning Board finds that based on substantial competent evidence, that the following factors demonstrate a practical difficulty exists based on the variance criteria set forth in Section 90-36.1(9) of the Town of Surfside Code of Ordinances and recommends a practical difficulty variance from the requirements of Section 90-49: a 7% increase of lot coverage is not substantial in relation to the requirement sought to be varied; granting the practical difficulty variance will not produce an adverse change to the character of the neighborhood because the majority of the neighboring properties are single story homes and the Applicant is staying within the required setbacks, thus resulting in minimal impact to the neighboring properties; the difficulty cannot be obviated by some method feasible for the applicant to pursue other than by a variance; and the interest of justice will be served by permitting the variance because the homeowner is attempting to remain in the home for a one bedroom expansion to provide a more usable building.

Section 3. Approval. The Planning and Zoning Board recommends approval of this practical difficulty variance.

Section 4. Effective Date. This resolution becomes effective upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2016

Motion by Planning and Zoning Board Member _____,

Second by Planning and Zoning Board Member _____

FINAL VOTE ADOPTION

Member, Armando Castellanos _____

Member, Peter Glynn _____

Member, Moisha Rubenstein _____

Vice Chair, Jacob Kligman _____

Chair, Lindsay Lecour _____

Lindsay Lecour, Chair

ATTEST:

Sandra Novoa, MMC
Town Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR
THE TOWN OF SURFSIDE ONLY:**



Linda Miller, Town Attorney



4A.P&Z

16-405

TOWN OF SURFSIDE
JAN 7 '16 04:54PM

TOWN OF SURFSIDE PRACTICAL DIFFICULTY APPLICATION

This application form **must be completed in full and submitted concurrently** with "Single-Family and Two-Family Site Plan Application". The fee must be paid at time of submittal in the amount of **\$1,500.00**. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly in ink or type on this application form.

PROJECT INFORMATION

OWNER'S NAME	CHARLES A. NESS / DORITH NESS
PHONE / FAX	(305) 725-5785
AGENT'S NAME	EDUARDO VAZQUEZ ARCHITECT
ADDRESS	8425 BISCAYNE BLVD. UNIT 103 MIAMI, FL 33138
PHONE / FAX	786 277 4512
PROPERTY ADDRESS	9464 BYRON AVENUE, SURFSIDE, FL
ZONING CATEGORY	RS-2 SINGLE FAMILY
DESCRIPTION OF PRACTICAL DIFFICULTY REQUESTED (please use separate sheet)	LOT COVERAGE AT 47% WITH SINGLE STORY HOME, ONE STORY ADDITION

INTERNAL USE ONLY

Date Submitted	_____	Project Number	_____
Report Completed	_____	Date	_____
Comments	_____		

ZONING STANDARDS

	Required	Provided
Lot Coverage	40%	47%
Dimension of yards	N/A	N/A
Setbacks (F/R/S)	F-20FT, R-20FT, S-5'	F-20FT, R 13'-9", S-5'
Parking	N/A	N/A
Loading	N/A	N/A
Pervious Area	_____	_____



Section 90-36 Variances. (9) Standards of review for a practical difficulty variance and (10) Conditions and restrictions.

Please answer the following questions for determination of practical difficulty.

How substantial is the variance in relation to the requirement sought to be varied? (Express in square footage and percentage)

47% LOT COVERAGE TOTAL 7%
OVER 40% LOT COVERAGE

Will any adverse changes be produced in the character of the neighborhood as a result of the proposed work?

NO ADVERSE CHANGES

Can the difficulty be obviated by some method feasible for the applicant to pursue other than by a variance?

NO. ONLY BY BUILDING
TWO STORIES

Whether, in view of the manner in which the difficulty arose. The interest of justice will be served by allowing the variance.

YES

Do the plans demonstrate that the property meets or exceeds the landscape requirements in Chapter 90, Article VIII of the Town of Surfside Code of Ordinances?

YES, LANDSCAPING TO REMAIN.


SIGNATURE OF OWNER

DEC 16, 2015
DATE


SIGNATURE OF AGENT

1-7-16
DATE

TOWN OF SURFSIDE
9293 Harding Ave.
SURFSIDE, FL 33154

Receipt **ME 135700**

RECEIVED OF _____

DATE _____

DOLLARS \$ _____

HOW PAID

- CASH
- CHECK
- EXECUTIVE
- POLICE
- MONEY ORDER
- PARK & RECREATION
- CREDIT CARD
- OTHER

BY _____

THANK YOU

5W9BR1

ROSLYN JAFFE
10175 COLLINS AVENUE
APT. 902
BAL HARBOUR, FL 33154

COMMAND ASSET PROGRAM

1040

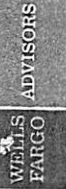
99-716/1023

2/10/16 Date

Pay to the Order of Town of Surfside

\$ 1,500.00

Fifteen hundred and 00/100 Dollars



payable through
Wells Fargo Bank, N.A.

CODE

Roslyn Jaffe

For 9464 Byron Ave Variance Application

⑆ 102307164⑆ 9089505093⑆

Harland Clarke

Carlos J. Maradiaga

Georgina Cabrera

Property Owners Data Research

3802 SW 79th Avenue, #117

Miami, Florida 33155

Phone: (305) 262-8965 Fax: (305) 269-3801

E-mail: DataResearchAssociates@gmail.com

TOWN OF SURFSIDE

PLANNING DEPARTMENT

Date: October, 08 2015

Number of Owners: 91 (including Subject)

COVER LETTER & CERTIFICATION

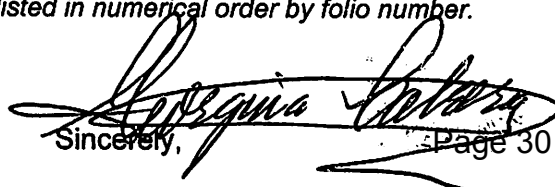
To: TOWN OF SURFSIDE FL
Department of Planning & Zoning
9293 HARDING AVE
SURFSIDE FL 33154-2440

RE: Property Owners within a 300' Foot Radius of:
9464 BYRON AVE, SURSIDE FL. 33154-2440

Legal Description: As described in Exhibit "A"
ALTOS DEL MAR NO 6 PB 8 106
LOT 9 BLK LOT SIZE 50.000 X 112
OR 16539- 0946 1193 1 COC 21558-1650
08 2003 1

I hereby certify that I have prepared the attached ownership list, map, and mailing labels which are a complete and accurate representation of all real estate property and property owners live (or own) real estate property within **300' FOOT RADIUS** of the external boundaries of the subject property listed above. All of which reflects the latest ad-valorem tax records on file in the Miami-Dade County Tax Assessor's Office.

NOTE: Unless otherwise specified, all property owners are listed in numerical order by folio number.


Sincerely, Page 30



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Property Information	
Folio:	14-2235-007-1610
Property Address:	9464 BYRON AVE
Owner	CHARLES NESS DORITH NESS
Mailing Address	9464 BYRON AVE SURFSIDE, FL 33154-2440
Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,237 Sq.Ft
Living Area	1,902 Sq.Ft
Adjusted Area	2,110 Sq.Ft
Lot Size	5,600 Sq.Ft
Year Built	1950



Assessment Information			
Year	2015	2014	2013
Land Value	\$277,038	\$235,412	\$201,650
Building Value	\$146,856	\$143,058	\$143,058
XF Value	\$0	\$0	\$0
Market Value	\$423,894	\$378,470	\$344,708
Assessed Value	\$307,789	\$305,347	\$300,835

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction	\$116,105	\$73,123	\$43,873
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

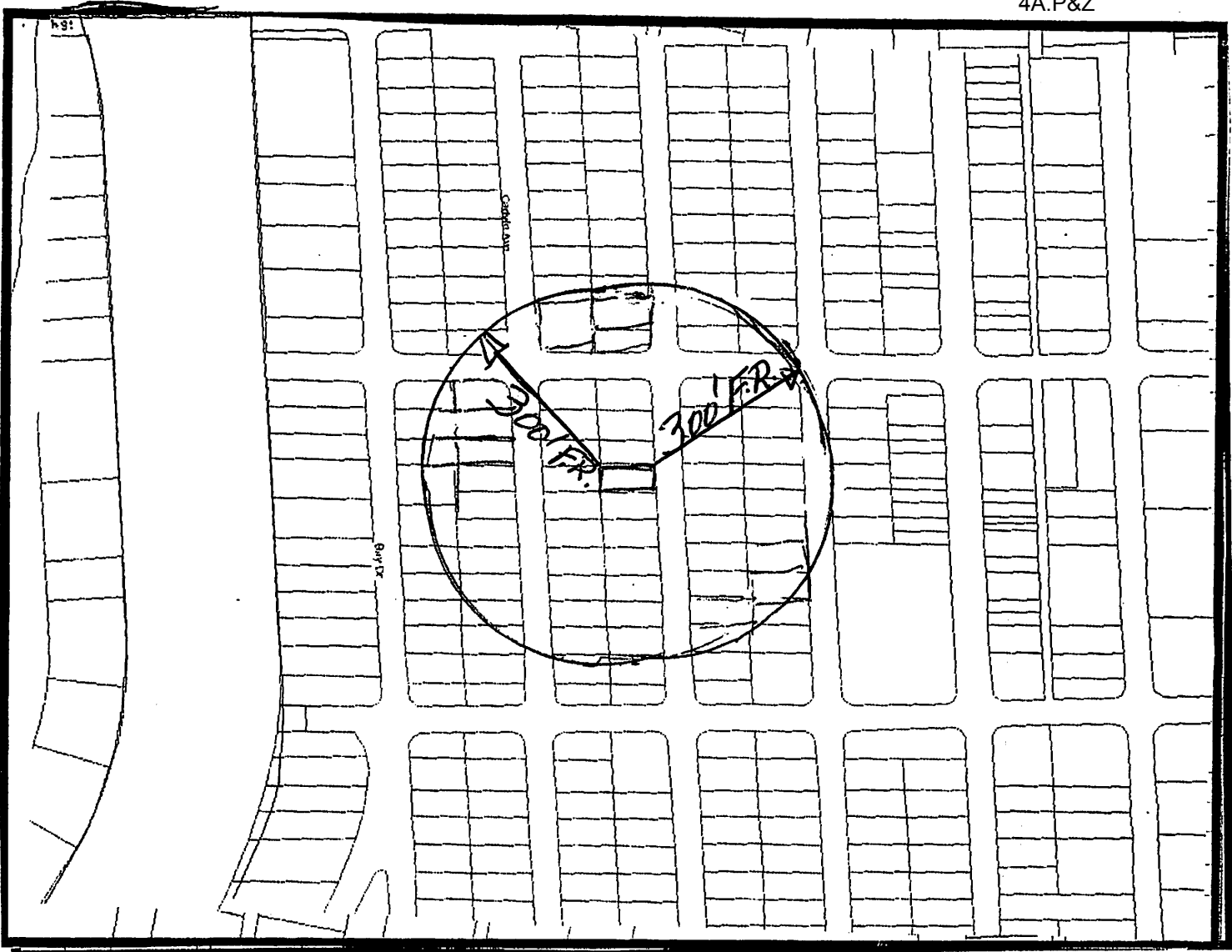
Short Legal Description
ALTOS DEL MAR NO 6 PB 8-106 LOT 9 BLK 9 LOT SIZE 50.000 X 112 OR 16139-0946 1193 1 COC 21558-1650 08 2003 1

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$257,789	\$255,347	\$250,835
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$282,789	\$280,347	\$275,835
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$257,789	\$255,347	\$250,835
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$257,789	\$255,347	\$250,835

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/01/2003	\$380,000	21558-1650	2008 and prior year sales; Qual by exam of deed
11/01/1993	\$150,000	16139-0946	2008 and prior year sales; Qual by exam of deed

EXHIBIT "A"

PROPERTY ADDRESS: 9464 BYRON AVE SURF



300' FOOT RADIUS MAP

APPROXIMATE SCALE = 1"= 300'

PROPERTY ADDRESS: 9464 BYRON AVE SURFSIDE, FL

LEGAL DESCRIPTION : ALTOS DEL MAR NO 6 PB 8-106 LOT 9 BLK 9

LOT SIZE 50.000 X 112 OR 16139-0946 1193 1

COC 21558-1650 08 20031



#	Folio #	Address	Owner Name - Full	Owners Company Name	Legal Description 1	Legal Description 2	Legal Description 3
1	14-22-35-007-0680	9400 HARDING / PUBLIX SUPER MARKETS INC	PUBLIX SUPER MARKETS INC	PUBLIX SUPER MARKETS INC	ALOTOS DEL MAR NO 6 PB 8-106	PB 8-106	LOTS 1 THRU 8 & 27 THRU
2	14-22-35-007-0680	9448 HARDING / SOLEMAT LLC	SOLEMAT LLC	SOLEMAT LLC	ALOTOS DEL MAR NO 6 PB 8-106	LOT 9 BLK 5	LOT SIZE 25,000 X 100
3	14-22-35-007-0680	9454 HARDING / MUSKAT BEATRICE T TRUST			ALOTOS DEL MAR NO 6 PB 8-106	LOT 10 BLK 5	LOT SIZE 25,000 X 100
4	14-22-35-007-0680	9458 HARDING / 8458 HARDING AVENUE LLC	8458 HARDING AVENUE LLC		ALOTOS DEL MAR NO 6 PB 8-106	LOT 11 BLK 5	LOT SIZE 25,000 X 100
5	14-22-35-007-0700	9460 HARDING / C & A LLC C & A LLC	C & A LLC		35 52 42	ALOTOS DEL MAR NO 6 PB 8-106	LOTS 12 BLK 5
6	14-22-35-007-0710	9466 HARDING / STOWE PLAZA II LLC	STOWE PLAZA II LLC		35 52 42	ALOTOS DEL MAR NO 6 PB 8-106	LOT 13 BLK 5
7	14-22-35-007-0720	9472 HARDING / 212 OF MIAMI LLC	212 OF MIAMI LLC		35 52 42	ALOTOS DEL MAR NO 6 PB 8-106	LOT SIZE 50,000 X 100
8	14-22-35-007-0730	9476 HARDING / 9476 HARDING INVESTMENT	9476 HARDING INVESTMENT		ALOTOS DEL MAR NO 6 PB 8-106	LOT 16 & 50.10FT LOT 17	BLK 5
9	14-22-35-007-0740	9480 HARDING / HARDING AVENUE PROPERTY	HARDING AVENUE PROPERTY		ALOTOS DEL MAR NO 6 PB 8-106	LOT 17 LESS 50.10FT BLK 5	LOT SIZE SITE VALUE
10	14-22-35-007-0750	9484 HARDING / JACK PATHMAN RLY CO INC	JACK PATHMAN RLY CO INC		ALOTOS DEL MAR NO 6 PB 8-106	ALOTOS DEL MAR NO 6 PB 8-106	LOTS 18 & 19 BLK 5
11	14-22-35-007-0760	9488 HARDING / HARDING AVENUE PROPERTY	HARDING AVENUE PROPERTY		ALOTOS DEL MAR NO 6 PB 8-106	ALOTOS DEL MAR NO 6 PB 8-106	LOT SIZE IRREGULAR
12	14-22-35-007-0770	9494 HARDING / JACK PATHMAN RLY CO INC	JACK PATHMAN RLY CO INC		ALOTOS DEL MAR NO 6 PB 8-106	ALOTOS DEL MAR NO 6 PB 8-106	LOT SIZE 50,000 X 112
13	14-22-35-007-0780	9498 HARDING / SURFSIDE LEGACY LLC	SURFSIDE LEGACY LLC		ALOTOS DEL MAR NO 6 PB 8-106	ALOTOS DEL MAR NO 6 PB 8-106	LOT SIZE 50,000 X 112
14	14-22-35-007-0790	9498 HARDING / SURFSIDE LEGACY LLC	SURFSIDE LEGACY LLC		ALOTOS DEL MAR NO 6 PB 8-106	ALOTOS DEL MAR NO 6 PB 8-106	LOT SIZE 50,000 X 112
15	14-22-35-007-0810	9498 HARDING / SURFSIDE LEGACY LLC	SURFSIDE LEGACY LLC		ALOTOS DEL MAR NO 6 PB 8-106	ALOTOS DEL MAR NO 6 PB 8-106	LOT SIZE 50,000 X 112
16	14-22-35-007-0820	9498 HARDING / SURFSIDE LEGACY LLC	SURFSIDE LEGACY LLC		ALOTOS DEL MAR NO 6 PB 8-106	ALOTOS DEL MAR NO 6 PB 8-106	LOT SIZE 50,000 X 112
17	14-22-35-007-0830	9498 HARDING / PUBLIX SUPER MARKETS INC	PUBLIX SUPER MARKETS INC		35 52 42	ALOTOS DEL MAR NO 6 PB 8-106	LOT SIZE 50,000 X 112
18	14-22-35-007-1070	9508 ABBOTT / DAYANA MORILLO	DAYANA MORILLO		ALOTOS DEL MAR NO 6 PB 8-106	LOT 1 BLK 7	LOT SIZE 55,000 X 112
19	14-22-35-007-1080	9516 ABBOTT / AVRAM SABAN	AVRAM SABAN		ALOTOS DEL MAR NO 6 PB 8-106	LOT 2 BLK 7	LOT SIZE 50,000 X 112
20	14-22-35-007-1090	9524 ABBOTT / ANNE P ZAVIS	ANNE P ZAVIS		ALOTOS DEL MAR NO 6 PB 8-106	LOT 3 BLK 7	OR 14480-1010 0390 1
21	14-22-35-007-1260	9525 BYRON AV SARA MEDALIE	SARA MEDALIE		ALOTOS DEL MAR NO 6 PB 8-106	LOT 4 BLK 7	LOT SIZE 50,000 X 112
22	14-22-35-007-1270	9517 BYRON AV JOCELINA PINTO REZENDE	JOCELINA PINTO REZENDE		ALOTOS DEL MAR NO 6 PB 8-106	LOT 21 BLK 7	LOT SIZE 50,000 X 112
23	14-22-35-007-1280	9509 BYRON AV COLFIN AI FL 3 LLC	COLFIN AI FL 3 LLC		ALOTOS DEL MAR NO 6 PB 8-106	LOT 22 BLK 7	LOT SIZE 50,000 X 112
24	14-22-35-007-1290	425 95 ST STEVEN R PARKER & W CLAF	STEVEN R PARKER & W CLAF		ALOTOS DEL MAR NO 6 PB 8-106	LOT 23 BLK 7	LOT SIZE 50,000 X 112
25	14-22-35-007-1300	9400 ABBOTT / GYMOTEL LLC	GYMOTEL LLC		35 52 42	ALOTOS DEL MAR NO 6 PB 8-106	LOT SIZE 55,000 X 112
26	14-22-35-007-1310	9416 ABBOTT / NILO A AGUIRRE & W ANGEL	NILO A AGUIRRE & W ANGEL		35 52 42	ALOTOS DEL MAR NO 6 PB 8-106	LOTS 1 & 2 BLK 8
27	14-22-35-007-1320	9424 ABBOTT / PAUL HART	PAUL HART		35 52 42	ALOTOS DEL MAR NO 6 PB 8-106	LOT 3 BLK 8
28	14-22-35-007-1330	9432 ABBOTT / LAU LISA A	LAU LISA A		ALOTOS DEL MAR NO 6 PB 8-106	LOT 4 BLK 8	LOT SIZE 50,000 X 112
29	14-22-35-007-1340	9440 ABBOTT / ANABEL M TON & ANTONIO F	ANABEL M TON & ANTONIO F		ALOTOS DEL MAR NO 6 PB 8-106	LOT 5 BLK 8	LOT SIZE 50,000 X 112
30	14-22-35-007-1350	9448 ABBOTT / AMELIA L JAVIER	AMELIA L JAVIER		ALOTOS DEL MAR NO 6 PB 8-106	LOT 6 BLK 8	LOT SIZE 50,000 X 112
31	14-22-35-007-1360	9456 ABBOTT / ALBERT A SNEIJ WALEED C	ALBERT A SNEIJ WALEED C		ALOTOS DEL MAR NO 6 PB 8-106	LOT 7 BLK 8	LOT SIZE 50,000 X 112
32	14-22-35-007-1370	9464 ABBOTT / PEDRAZA CARLOS	PEDRAZA CARLOS		ALOTOS DEL MAR NO 6 PB 8-106	LOT 8 BLK 8	LOT SIZE 50,000 X 112
33	14-22-35-007-1380	9472 ABBOTT / MITCHELL GOTTLIEB	MITCHELL GOTTLIEB		ALOTOS DEL MAR NO 6 PB 8-106	LOT 9 BLK 8	LOT SIZE 50,000 X 112
34	14-22-35-007-1390	9480 ABBOTT / SULZER HERBERT & JENNIFI	SULZER HERBERT & JENNIFI		ALOTOS DEL MAR NO 6 PB 8-106	LOT 10 BLK 8	LOT SIZE 50,000 X 112
35	14-22-35-007-1400	400 95 ST EDGARDO F GAMARRA	EDGARDO F GAMARRA		ALOTOS DEL MAR NO 6 PB 8-106	LOT 11 BLK 8	LOT SIZE 50,000 X 112
36	14-22-35-007-1410	424 95 ST GREGORIO KUSCHNIR	GREGORIO KUSCHNIR		35 52 42	ALOTOS DEL MAR NO 6 PB 8-106	LOT SIZE 55,000 X 112
37	14-22-35-007-1530	501 94 ST GLORIA & LIONEL HERNAND	GLORIA & LIONEL HERNAND		35 52 42	ALOTOS DEL MAR NO 6 PB 8-106	LOT 13 BLK 8
38	14-22-35-007-1540	9408 BYRON AV STEVEN SCHRAGA	STEVEN SCHRAGA		ALOTOS DEL MAR NO 6 PB 8-106	ALOTOS DEL MAR NO 6 PB 8-106	LOT 1 BLK 9
39	14-22-35-007-1550	9416 BYRON AV JUDITA K BYRNE TRS JUDIT	JUDITA K BYRNE TRS JUDIT		ALOTOS DEL MAR NO 6 PB 8-106	LOT 2 BLK 9	LOT SIZE 50,000 X 112
40	14-22-35-007-1560	9424 BYRON AV PABLO ARANGO	PABLO ARANGO		ALOTOS DEL MAR NO 6 PB 8-106	LOT 3 BLK 9	LOT SIZE 50,000 X 112
41	14-22-35-007-1570	9432 BYRON AV VINICIUS M F E SOUZA PATR	VINICIUS M F E SOUZA PATR		ALOTOS DEL MAR NO 6 PB 8-106	LOT 4 BLK 9	LOT SIZE 50,000 X 112
42	14-22-35-007-1580	9440 BYRON AV KAREN GELLER	KAREN GELLER		ALOTOS DEL MAR NO 6 PB 8-106	LOT 5 BLK 9	LOT SIZE 50,000 X 112
43	14-22-35-007-1590	9448 BYRON AV MASSIMO PERESSINI	MASSIMO PERESSINI		ALOTOS DEL MAR NO 6 PB 8-106	LOT 6 BLK 9	LOT SIZE 50,000 X 112
44	14-22-35-007-1600	9456 BYRON AV A FERNANDEZ ET UX & T FEI	A FERNANDEZ ET UX & T FEI		35 52 42	ALOTOS DEL MAR NO 6 PB 8-106	LOT 7 BLK 9
45	14-22-35-007-1610	9464 BYRON AV CHARLES NESS DORITH NEX	CHARLES NESS DORITH NEX		ALOTOS DEL MAR NO 6 PB 8-106	ALOTOS DEL MAR NO 6 PB 8-106	LOT 8 BLK 9
46	14-22-35-007-1620	9472 BYRON AV RIKKI K HEIKEN BRETT HEIKI	RIKKI K HEIKEN BRETT HEIKI		35 52 42	ALOTOS DEL MAR NO 6 PB 8-106	LOT 10 BLK 9
47	14-22-35-007-1630	9480 BYRON AV ARIAN CAMPO FLORES CASI	ARIAN CAMPO FLORES CASI		35 52 42	ALOTOS DEL MAR NO 6 PB 8-106	LOT 11 BLK 9
48	14-22-35-007-1640	9488 BYRON AV NALL FRANCIS TYRRELL LU	NALL FRANCIS TYRRELL LU		35 52 42	ALOTOS DEL MAR NO 6 PB 8-106	LOT 12 BLK 9
49	14-22-35-007-1650	9481 CARLYLE / M STASEVICH & W REBECA F	M STASEVICH & W REBECA F		35 52 42	ALOTOS DEL MAR NO 6 PB 8-106	LOT 11 BLK 9
50	14-22-35-007-1660	9473 CARLYLE / RUBASHKIN SHMUEL Y & RO	RUBASHKIN SHMUEL Y & RO		ALOTOS DEL MAR NO 6 PB 8-106	ALOTOS DEL MAR NO 6 PB 8-106	LOT 12 BLK 9
51	14-22-35-007-1680	9465 CARLYLE / GISELLA PALLICER & BERNA	GISELLA PALLICER & BERNA		ALOTOS DEL MAR NO 6 PB 8-106	ALOTOS DEL MAR NO 6 PB 8-106	LOT 14 BLK 9
52	14-22-35-007-1690	9457 CARLYLE / MARICELA P MAURY	MARICELA P MAURY		35 52 42	ALOTOS DEL MAR NO 6 PB 8-106	LOT 15 BLK 9
53	14-22-35-007-1700	9449 CARLYLE / ROGER GARCIA & BARBARA	ROGER GARCIA & BARBARA		ALOTOS DEL MAR NO 6 PB 8-106	ALOTOS DEL MAR NO 6 PB 8-106	LOT SIZE 50,000 X 112
54	14-22-35-007-1710	9441 CARLYLE / DIEGO ELIEL GOLDFARB SAI	DIEGO ELIEL GOLDFARB SAI		ALOTOS DEL MAR NO 6 PB 8-106	ALOTOS DEL MAR NO 6 PB 8-106	LOT SIZE 50,000 X 112
55	14-22-35-007-1720	9433 CARLYLE / MARIA LEONOR QUESADA	MARIA LEONOR QUESADA		35 52 42	ALOTOS DEL MAR NO 6 PB 8-106	LOT SIZE 50,000 X 112
56	14-22-35-007-1730	9425 CARLYLE / GEORGE HEGEDUS	GEORGE HEGEDUS		35 52 42	ALOTOS DEL MAR NO 6 PB 8-106	LOT 20 BLK 9
57	14-22-35-007-1740	9417 CARLYLE / 9417 CARLYLE AVENUE LLC	9417 CARLYLE AVENUE LLC		ALOTOS DEL MAR NO 6 PB 8-106	ALOTOS DEL MAR NO 6 PB 8-106	LOT 21 BLK 9
58	14-22-35-007-1750	9409 CARLYLE / RAMON RODRIGUEZ & W MAI	RAMON RODRIGUEZ & W MAI		ALOTOS DEL MAR NO 6 PB 8-106	ALOTOS DEL MAR NO 6 PB 8-106	LOT SIZE 50,000 X 112
59	14-22-35-007-1760	525 94 ST RICARDO GARCIA & THERES	RICARDO GARCIA & THERES		ALOTOS DEL MAR NO 6 PB 8-106	ALOTOS DEL MAR NO 6 PB 8-106	LOT SIZE 50,000 X 112
60	14-22-35-007-1770	501 95 ST STANLEY FLAX TR JESSICA I	STANLEY FLAX TR JESSICA I		ALOTOS DEL MAR NO 6 PB 8-106	ALOTOS DEL MAR NO 6 PB 8-106	LOT SIZE 55,000 X 112
61	14-22-35-007-1780	6800 BYRON AV STEVEN C 7111 INCV DWARD	STEVEN C 7111 INCV DWARD		ALOTOS DEL MAR NO 6 PB 8-106	ALOTOS DEL MAR NO 6 PB 8-106	LOT SIZE 55,000 X 112

SUBJECT.

			SCHNEIDER FAMILY TRUST				
81	14-22-35-007-2300	9472 CARLYLE /		ALDOS DEL MAR NO 6 PB 8-106	LOT 10 BLK 12	LOT SIZE 50,000 X 112	
82	14-22-35-007-2310	9480 CARLYLE / ALIER ORTIZ ACOSTA		ALDOS DEL MAR NO 6 PB 8-106	LOT 11 BLK 12	LOT SIZE 50,000 X 112	
83	14-22-35-007-2320	600 95 ST SILVIA T ECHEMENDIA		35 52 42	ALTOS DEL MAR NO 6 PB 8-106	LOT 12 BLK 12	
84	14-22-35-007-2330	624 95 ST LUCIANA LOPES		ALDOS DEL MAR NO 6 PB 8-106	LOT 13 BLK 12	LOT SIZE 55,000 X 112	
85	14-22-35-007-2340	XX *** CONFIDE FABIEN LESCOT		ALDOS DEL MAR NO 6 PB 8-106	LOT 14 BLK 12	LOT SIZE 50,000 X 112	
86	14-22-35-007-2350	9473 BAY DR ANDRÉ MIRANDA		ALDOS DEL MAR NO 6 PB 8-106	LOT 15 BLK 12	LOT SIZE 50,000 X 112	
87	14-22-35-007-2360	9465 BAY DR STEPHEN SUGAR & W/MONIC		35 52 42	LOT 16 & N1/2 LOT 17 BLK 12	LOT SIZE IRREGULAR	
88	14-22-35-007-2370	9449 BAY DR RAFAEL PERETZ KAREN KOI		ALDOS DEL MAR NO 6 PB 8-106	ALTOS DEL MAR NO 6 PB 8-106	S1/2 LOT 17 & ALL LOT 18 E	
89	14-22-35-007-2380	9441 BAY DR ROBERT TWOMBLY & W/GLO		ALDOS DEL MAR NO 6 PB 8-106	LOT 19 BLK 12	LOT SIZE 50,000 X 112	
90	14-22-35-007-2390	9433 BAY DR FERNANDO A ORDONEZ CAF		ALDOS DEL MAR NO 6 PB 8-106	LOT 20 BLK 12	LOT SIZE 50,000 X 112	
91	14-22-35-007-2400	9425 BAY DR DANIEL R COHEN & W/ILENE		ALDOS DEL MAR NO 6 PB 8-106	LOT 21 BLK 12	LOT SIZE IRREGULAR	
92	14-22-35-007-2410	9417 BAY DR AMIR KAHN		ALDOS DEL MAR NO 6 PB 8-106	LOT 22 BLK 12	LOT SIZE 50,000 X 112	
93	14-22-35-007-2420	9409 BAY DR CHRISTOPHER KISH CHRIST		ALDOS DEL MAR NO 6 PB 8-106	LOT 23 BLK 12	LOT SIZE 50,000 X 112	
94	14-22-35-007-2430	625 94 ST FRED R LANDSMAN COURTN		ALDOS DEL MAR NO 6 PB 8-106	LOT 24 BLK 12	LOT SIZE 55,000 X 112	

Publix Super Markets Inc
Po Box 32025
Lakeland FL 33802-2025

Solemat LLC
6538 Collins Ave # 214
Miami Beach FL 33141-4694

Marvin M Green
9381 E Bay Harbor Dr Apt 204s
Bay Harbor Islands FL 33154-2335

9458 Harding Avenue LLC
1420 Ocean Way Apt 12a
Jupiter FL 33477-7274

C & A LLC
282 Palm Ave
Miami Beach FL 33139-5142

Stowe Plaza LLC
7521 Miami View Dr
North Bay Village FL 33141-4034

212 Of Miami LLC
7310 Harding Ave Apt 1
Miami Beach FL 33141-2701

9476 Harding Investments Inc
210 71st St Ste 309
Miami Beach FL 33141-3235

Harding Avenue Properties LLC
9595 Harding Ave
Surfside FL 33154-2501

9484 Harding Investment LLC
210 71st St Ste 309
Miami Beach FL 33141-3235

Jack Pathman Rlty Co Inc
23777 Mulholland Hwy Spc 153
Calabasas CA 91302-2705

Roger Garcia
9449 Carlyle Ave
Surfside FL 33154-2445

Surfside Legacy LLC
1111 Lincoln Rd Ste 400
Miami Beach FL 33139-2439

Ricardo Garcia
525 94th St
Surfside FL 33154-2417

George Hegedus
9425 Carlyle Ave
Surfside FL 33154-2445

Rodriguez Ramon
9409 Carlyle Ave
Surfside FL 33154-2445

Jonathan Borochoff
401 95th St
Surfside FL 33154-2422

Dayana Morillo
9508 Abbott Ave
Surfside FL 33154-2503

Avram Saban
18501 N Bay Rd
Sunny Isles Beach FL 33160-2419

Anne P Zavis
9524 Abbott Ave
Surfside FL 33154-2503

Sara Medalie
9525 Byron Ave
Surfside FL 33154-2441

Pinto Rezende Jocelina
9517 Byron Ave
Surfside FL 33154-2441

Colfin Ai FL 3 LLC
14125 Nw 80th Ave Ste 305
Miami Lakes FL 33016-2351

Steven R Parker
425 95th St
Surfside FL 33154-2422

Gymotel LLC
9400 Abbott Ave
Surfside FL 33154-2806

Nilo A & Angela M Aguirre
9416 Abbott Ave
Surfside FL 33154-2806

Paul Hart
1130 98th St
Bay Harbor Islands FL 33154-1717

John Rusu Trust
841 Cypress Pointe Dr E
Pembroke Pines FL 33027-1351

Anabel M Ton
5500 Holmes Run Pkwy Apt 205
Alexandria VA 22304-2849

Amelia L Javier
9449 Byron Ave
Surfside FL 33154-2439

Albert A Sneij
9456 Abbott Ave
Surfside FL 33154-2806

Modern World Investments Corp
3530 Mystic Pointe Dr # 50
Aventura FL 33180-4541

Mitchell Gottlieb
9472 Abbott Ave
Surfside FL 33154-2806

Friederike Logus Jtrs
9480 Abbott Ave
Surfside FL 33154-2806

Edgardo F Gamarra
400 95th St
Surfside FL 33154-2423

Gregorio Kuschnir
100 Bayview Dr Apt 2028
Sunny Isles Beach FL 33160-5316

Gloria Jtrs
501 94th St
Surfside FL 33154-2417

Steven Schraga
9408 Byron Ave
Surfside FL 33154-2440

Judita K Byrne Trs
9416 Byron Ave
Surfside FL 33154-2440

Pablo Arango
9424 Byron Ave
Surfside FL 33154-2440

M F E Souza Vinicius
9432 Byron Ave
Surfside FL 33154-2440

Karen Geller
9433 Carlyle Ave
Surfside FL 33154-2445

Massimo Peressini
9448 Byron Ave
Surfside FL 33154-2440

A Fernandez
9456 Byron Ave
Surfside FL 33154-2440

Charles Ness
9464 Byron Ave
Surfside FL 33154-2440

Rikki K Heiken
9472 Byron Ave
Surfside FL 33154-2440

Arian Campo Flores
9480 Byron Ave
Surfside FL 33154-2440

Niall Francis Tyrrell
503 Palisade Ave
Union City NJ 07087-5212

V Baldwin Laurence Trust
Po Box 547187
Miami Beach FL 33154-7187

Stasevich M
9481 Carlyle Ave
Surfside FL 33154-2445

Opus One Group LLC
8777 Collins Ave Apt 511
Surfside FL 33154-3400

Gisella Pallicer
9465 Carlyle Ave
Surfside FL 33154-2445

Maricela P Maury
8777 Collins Ave Apt 511
Surfside FL 33154-3400

Fernando A Ordonez
9433 Bay Dr
Surfside FL 33154-2433

Diego E & Sandra Goldfarb
9441 Carlyle Ave
Surfside FL 33154-2445

Maria Leonor Quesada
1230 NE 95th St
Miami Shores FL 33138-2550

Amir Kahn
11216 Old Carriage Rd
Glen Arm MD 21057-9415

9417 Carlyle Avenue LLC
Po Box 371429
Miami FL 33137-1429

Christopher Kish
9825 NE 4th Avenue Rd
Miami Shores FL 33138-2438

R Fred & L Landsman Courtney
625 94th St
Surfside FL 33154-2419

Flax Stanley Trust
501 95th St
Surfside FL 33154-2424

Czulinski Stefan
9508 Byron Ave
Surfside FL 33154-2442

Joan Lefevre
125 El Altillo
Los Gatos CA 95032-1121

Lucio Rodriguez
9524 Byron Ave
Surfside FL 33154-2442

Suzanne Garcia
9525 Carlyle Ave
Surfside FL 33154-2447

Rodrigo B Butori
9517 Carlyle Ave
Surfside FL 33154-2447

Silber Mary (Tr)
9509 Carlyle Ave
Surfside FL 33154-2447

Walter L Deane
215 E 72nd St
New York NY 10021-4576

Nathaniel Haeems
9500 Carlyle Ave
Surfside FL 33154-2448

Christopher & Jacqueline Ivory
508 Carlyle Ave
Surfside FL 33154-2448

Rodriguez Isaac
9516 Carlyle Ave
Surfside FL 33154-2448

Stefan Latt
625 95th St
Surfside FL 33154-2426

Jane Flaherty
601 94th St
Surfside FL 33154-2419

Yehuda Schochet Dov
9408 Carlyle Ave
Surfside FL 33154-2446

Jose Oviedo
9416 Carlyle Ave
Surfside FL 33154-2446

Ralph U Dovidio
9424 Carlyle Ave
Surfside FL 33154-2446

Ines Beltrame
9432 Carlyle Ave
Surfside FL 33154-2446

Cornelia A Blain
9440 Carlyle Ave
Surfside FL 33154-2446

Reinaldo Winer
9452 Carlyle Ave
Surfside FL 33154

Reyes Hector
9456 Carlyle Ave
Surfside FL 33154-2446

Randall G Rubin
9464 Carlyle Ave
Surfside FL 33154-2446

Jean Philippe Schneider Trs
9472 Carlyle Ave
Surfside FL 33154-2446

Alier Ortiz Acosta
9480 Carlyle Ave
Surfside FL 33154-2446

Silvia T Echemendia
1691 Michigan Ave
Miami Beach FL 33139-2520

Luciana Lopes
624 95th St
Surfside FL 33154-2427

Lescot Fabien
9481 Bay Dr
Surfside FL 33154-2433

Andre Miranda
9473 Bay Dr
Surfside FL 33154-2433

Sugar Stephen
9465 Bay Dr
Surfside FL 33154-2433

Rafael Peretz
9449 Bay Dr
Surfside FL 33154-2433

Robert Twombly
9441 Bay Dr
Surfside FL 33154-2433

Daniel R Cohen
24957 Foothills Dr N
Golden CO 80401-8558



charlie ness <cness613@gmail.com>

Mailing complete confirmation

charlie ness <cness613@gmail.com>
To: Sarah Sinatra <:ssinatra@cgasolutions.com>

Mon, Feb 15, 2016 at 10:51 AM

FEV 16 10:07 AM
TOWN OF SURFSIDE

Dear Sarah:

This communication is intended to serve as an official statement that, I, Charles A. Ness of 9464 Byron Avenue, Surfside, FL 33154 have mailed all the notices as required by the code. Names have been submitted to the town. A sign has been affixed to the front of our lot announcing the Planning and zoning meeting.

Thank you,

Charles Ness
305 725 5785



Town of Surfside Planning and Zoning Communication

Agenda Date: February 25, 2016
Subject: Single Family Residential Massing
From: Sarah Sinatra Gould, AICP, Town Planner

Background: The Planning and Zoning Board has asked staff to analyze reducing the allowable square footage on the second floor of a single family home.

Analysis: Currently, the code permits a second floor to be no greater than 80% of the first floor. Staff has performed a comparison of reducing the square footage to 75% or to 64% and to increase setbacks to 15% of the lot width.

When reviewing the comparisons between reductions of square footage of the second floor versus the increase in setbacks, it appears the greatest impact is the increase in setbacks. However, the impact on the square footage of a home when reducing setbacks is pronounced. The issue is that on a 55 foot wide lot, the current setbacks are 5 feet on either side. If the Town were to increase setbacks to 15% of the lot width, each setback would be 8.25. Currently, the second floor average setbacks are 20% of the lot width. To have the desired look of movement in the building and variations in setbacks, the average setback would need to also be increased. This is not recommended as the square footage of the home will be too greatly reduced.

On the same 55 foot wide lot, if the maximum square footage of the second floor was reduced to 64% of the first floor, approximately 300 square feet would be lost. This may not result in a great impact to the appearance of the structure, but would result in the loss of a potential bedroom on the second floor.

Staff Recommendation: The impacts of adding further setbacks and/or reducing the second floor allowable square footage does not result in major impacts to the appearance. Therefore, staff does not recommend making

modifications to this code section. The Town Commission recently approved the amendment prohibiting covered balconies as counting towards setbacks. This should reduce the impact of the second floor on the overall structure.



Sarah Sinatra Gould, AICP, Town Planner

H30B Residential Massing Scenarios Study

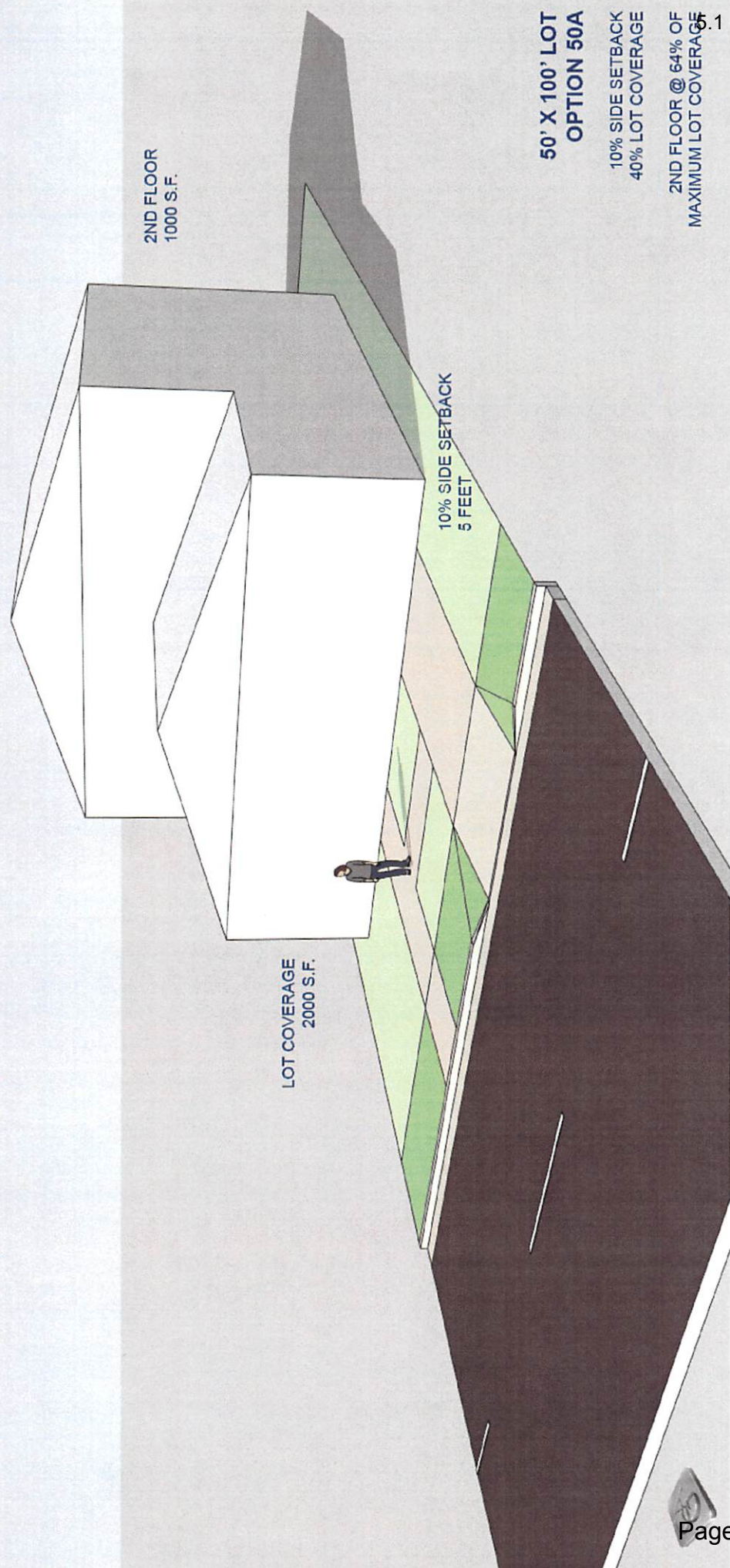
Presentation



Calvin, Giordano & Associates, Inc.
February 15, 2016

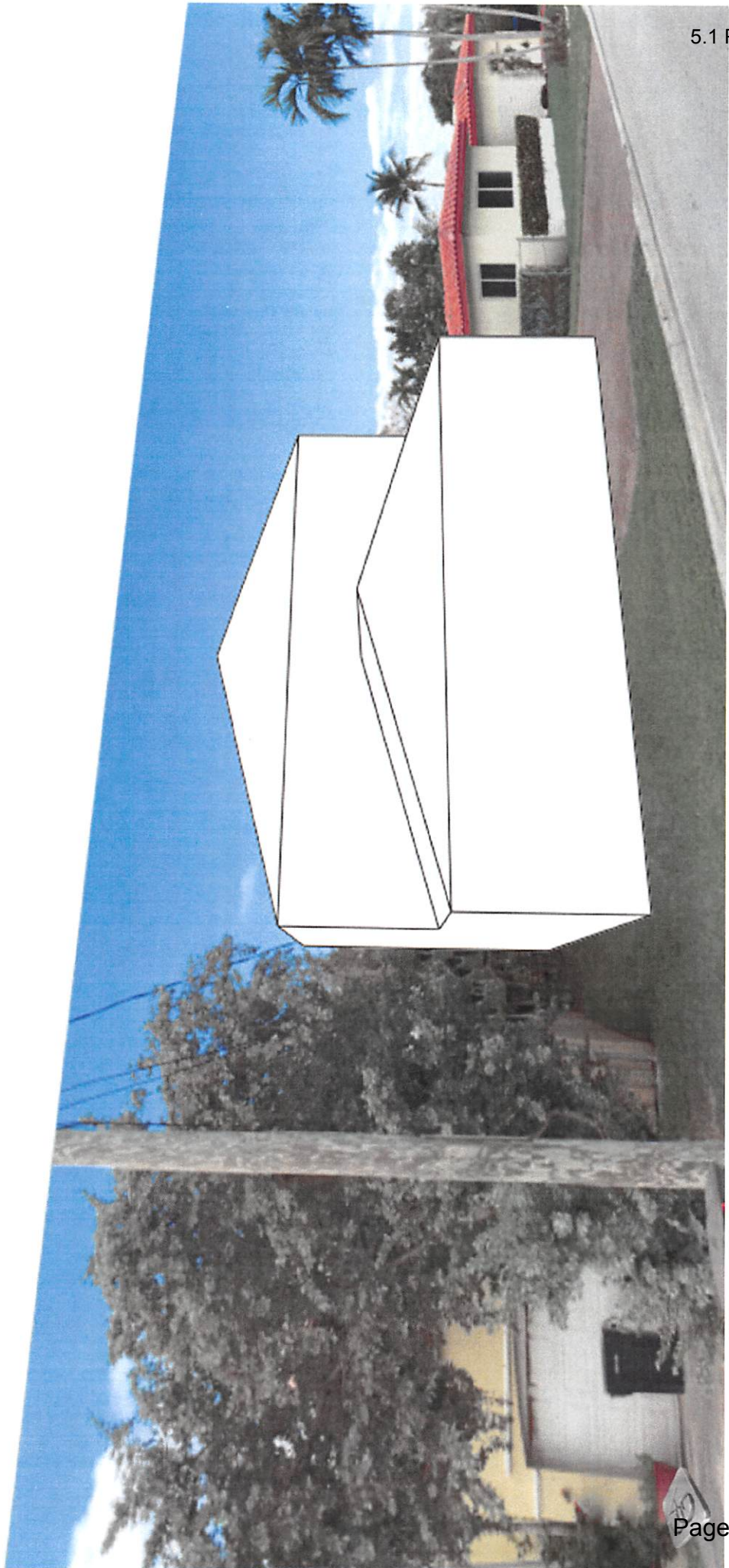
RESIDENTIAL MASSING SCENARIOS STUDY
H30B ZONING DISTRICTS
TOWN OF SURFSIDE

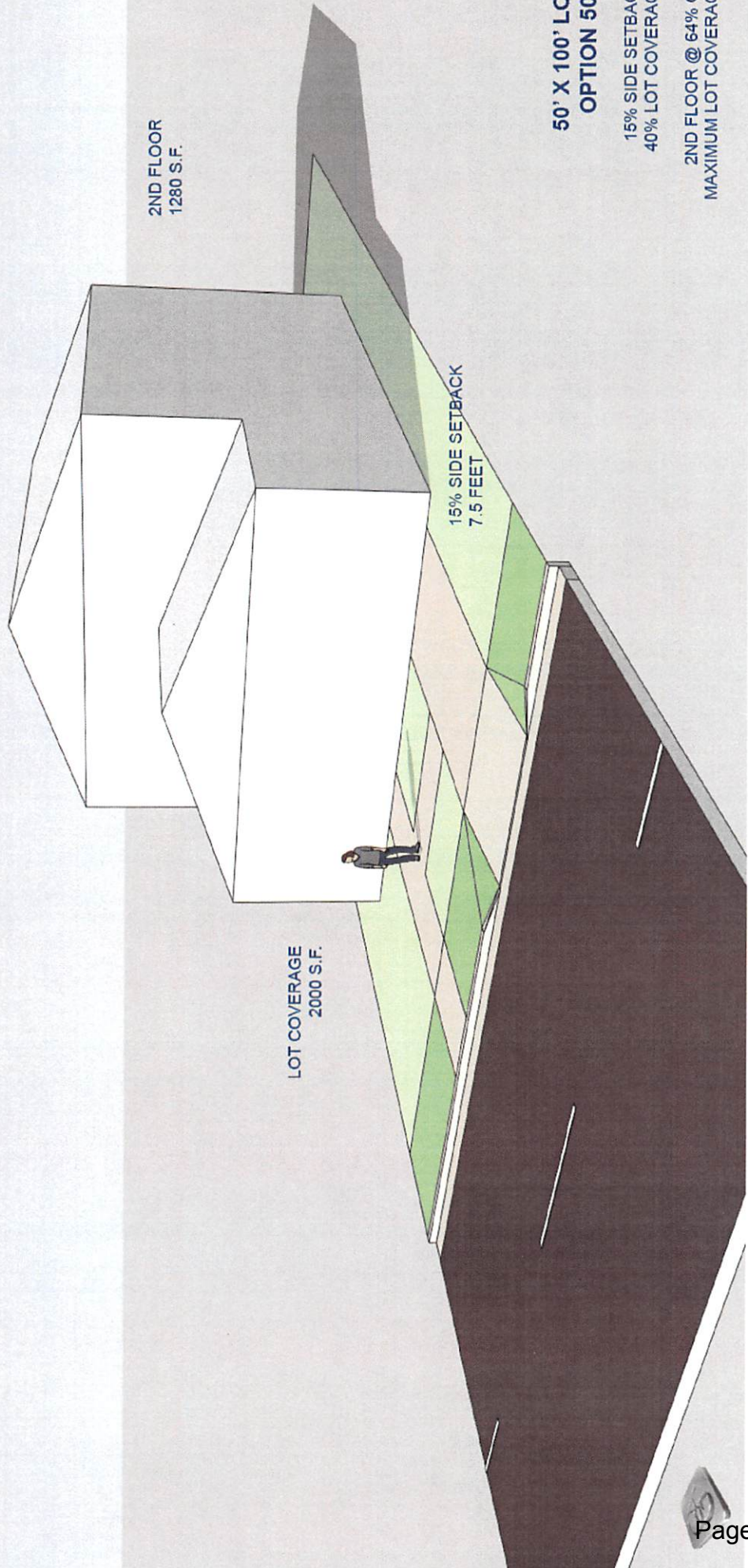
	Lot Size	Side Setback	Lot Coverage	2nd Floor Area
Option 50 A	50 x 100 @	10 % SB (5')	40 % LC (2000 SF) @ 40 x 50	64 % 2ndFL (1280 SF) @ 40 x 32
Option 50 B	50 x 100 @	15 % SB (7.5')	40 % LC (2000 SF) @ 35 x 57	64 % 2ndFL (1280 SF) @ 35 x 36.5
Option 50 C	50 x 100 @	10 % SB (5')	40 % LC (2000 SF) @ 40 x 50	75 % 2ndFL (1500 SF) @ 40 x 37.5
Option 50 D	50 x 100 @	15 % SB (7.5')	40 % LC (2000 SF) @ 35 x 57	75 % 2ndFL (1500 SF) @ 35 x 42.8



50A

RESIDENTIAL MASSING SCENARIOS STUDY
H30B ZONING DISTRICTS
TOWN OF SURFSIDE





2ND FLOOR
1280 S.F.

LOT COVERAGE
2000 S.F.

15% SIDE SETBACK
7.5 FEET

50' X 100' LOT
OPTION 50B

15% SIDE SETBACK
40% LOT COVERAGE

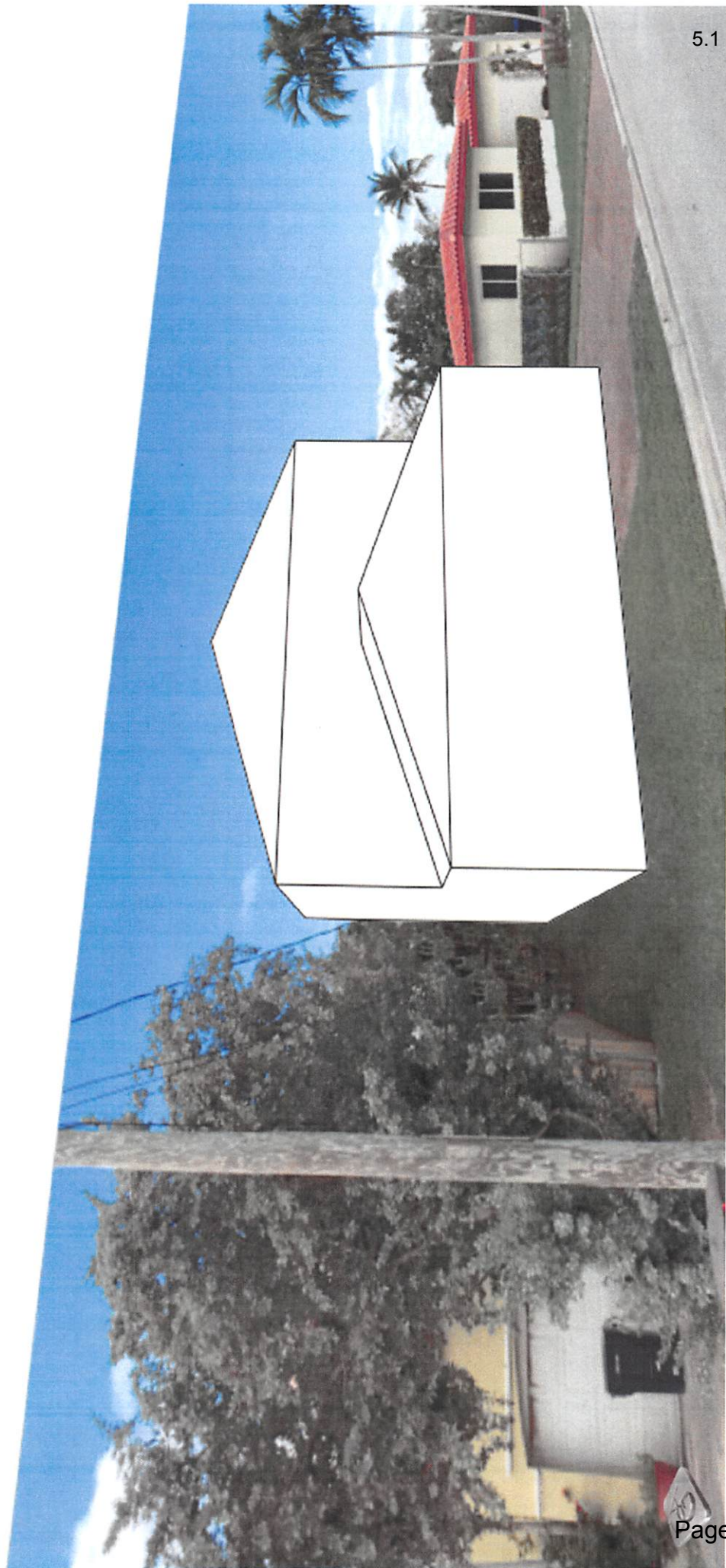
2ND FLOOR @ 64% OF
MAXIMUM LOT COVERAGE

0.1 P&Z

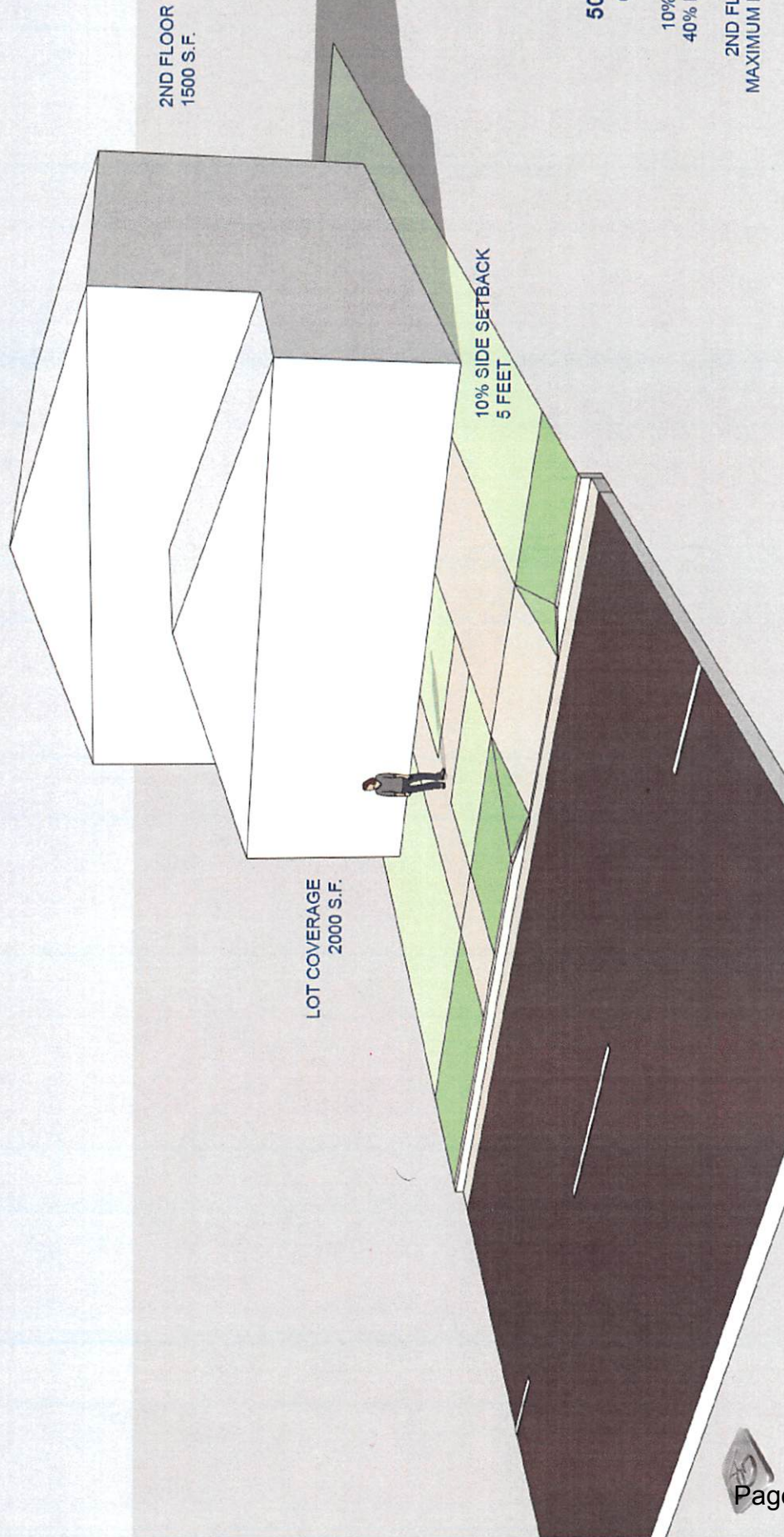


RESIDENTIAL MASSING SCENARIOS STUDY
H30B ZONING DISTRICTS
TOWN OF SURFSIDE

50B



5.1 P&Z



50' X 100' LOT
OPTION 50C

10% SIDE SETBACK
40% LOT COVERAGE

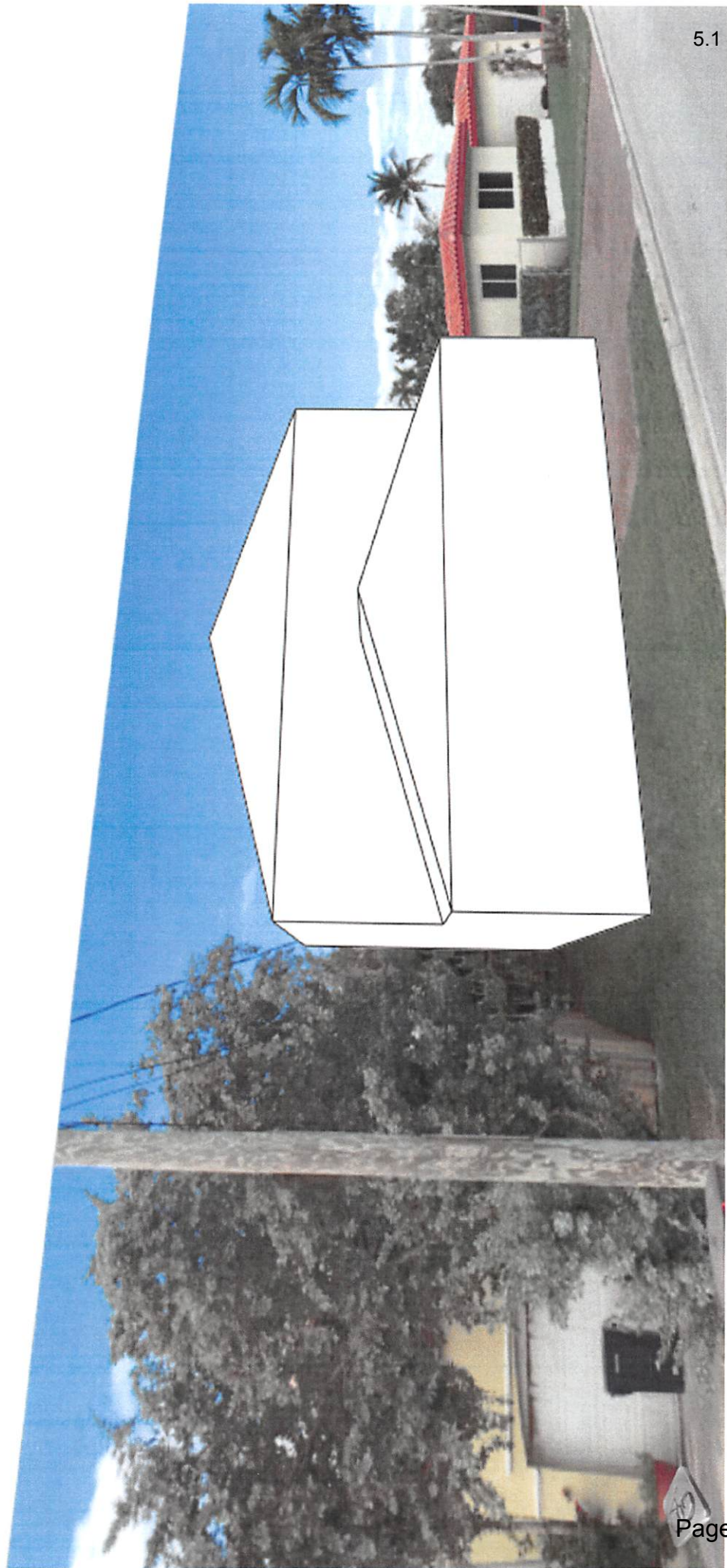
2ND FLOOR @ 75% OF
MAXIMUM LOT COVERAGE

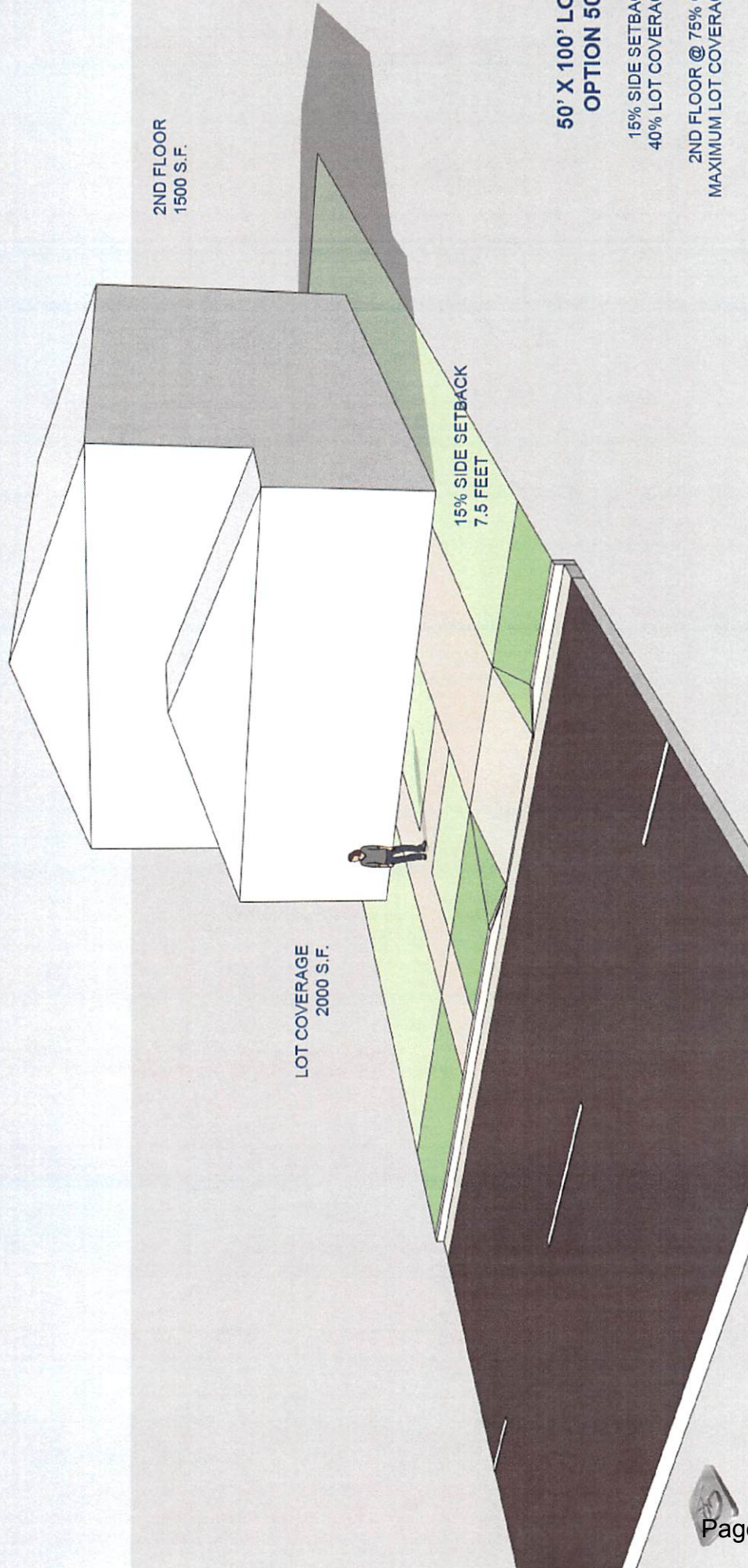
0.1 P&Z



RESIDENTIAL MASSING SCENARIOS STUDY
H30B ZONING DISTRICTS
TOWN OF SURFSIDE

50C





50' X 100' LOT
OPTION 50D

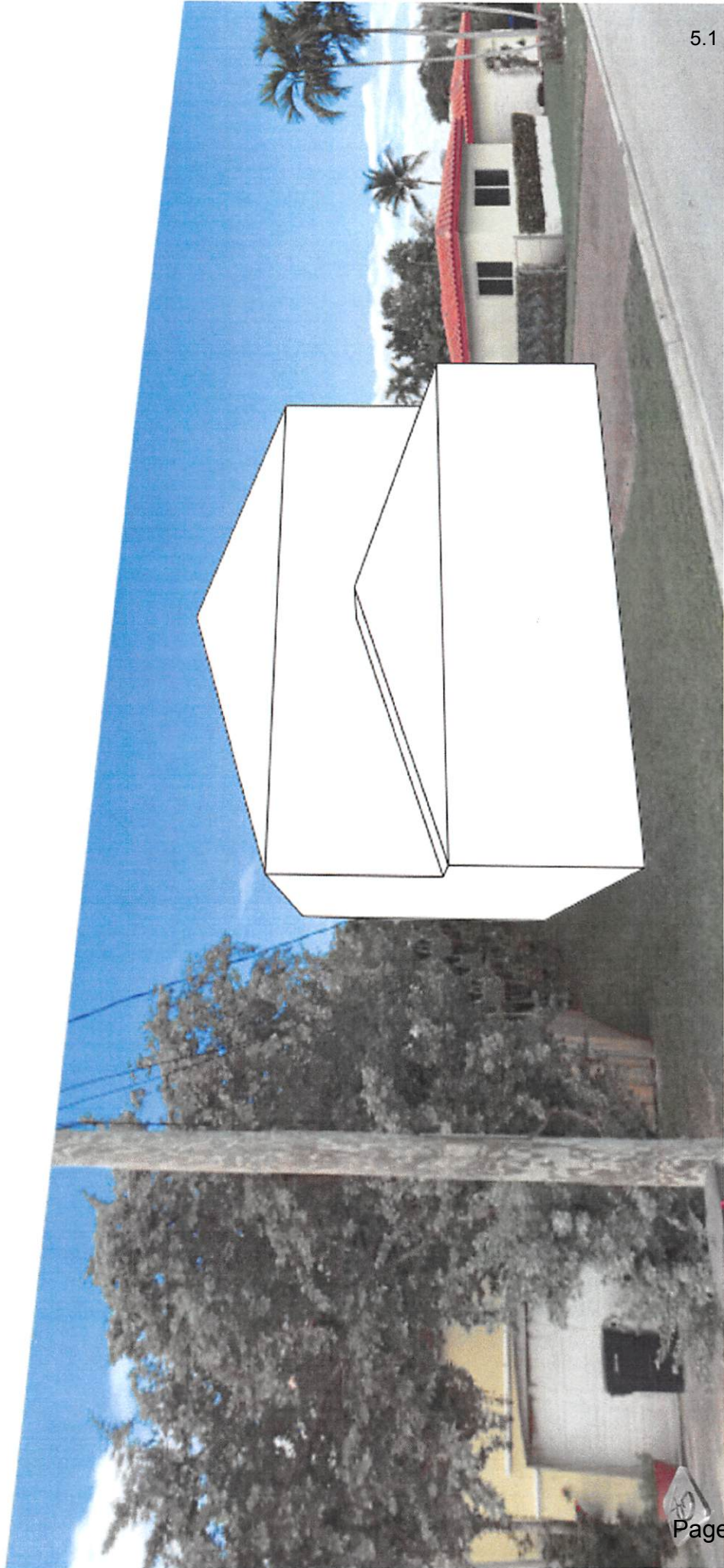
15% SIDE SETBACK
40% LOT COVERAGE

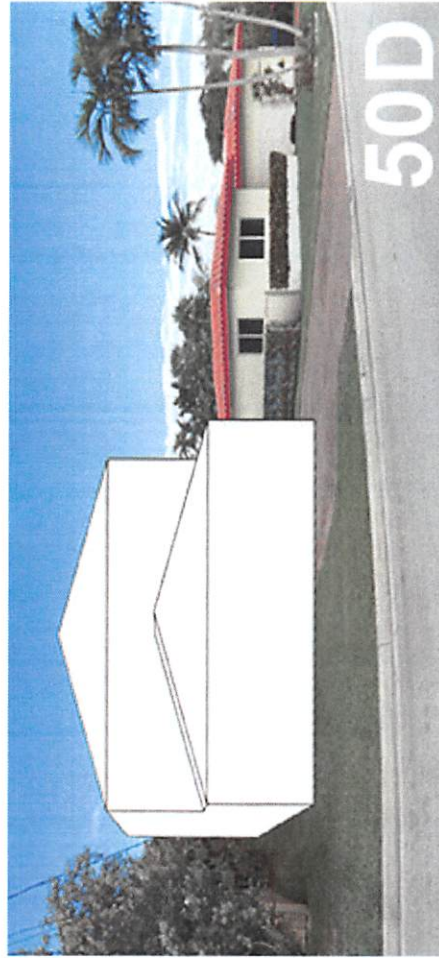
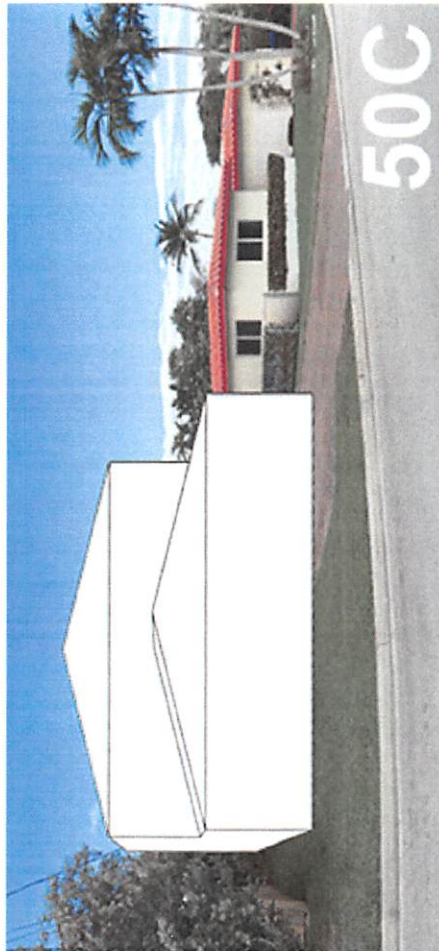
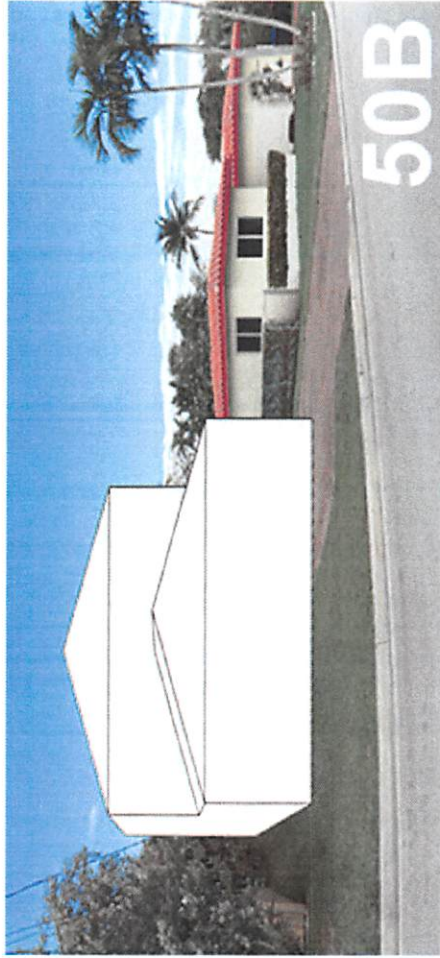
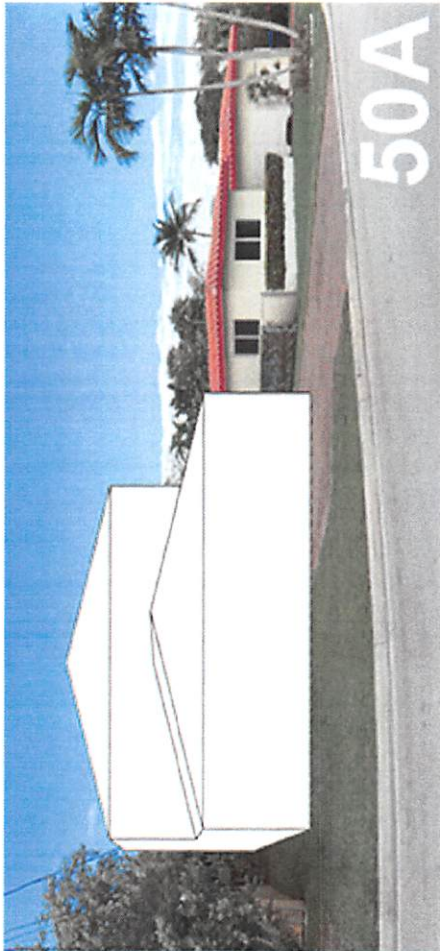
2ND FLOOR @ 75% OF
MAXIMUM LOT COVERAGE

5.1 P&Z

RESIDENTIAL MASSING SCENARIOS STUDY
H30B ZONING DISTRICTS
TOWN OF SURFSIDE

50D





RESIDENTIAL MASSING SCENARIOS STUDY
H30B ZONING DISTRICTS
TOWN OF SURFSIDE

SCENARIO COMPARISON

ITEM	OUTCOME	NEXT STEPS	IN CONTRACT OR WORK AUTHORIZATION	TENTATIVE SCHEDULE	COMPLETE
FUTURE PZ DISCUSSION ITEMS					
Sea Level Rise	Include in future budget	Include in future budget			
Tree Canopy Initiative/ Single family district Streetscape master plan	\$8,000 budgeted in the FY 2014-2015 budget for the tree canopy	Town Manager analyzing		February PZ	
Fences & Hedges in the front of single family residences	Modify ordinance				
Average side setback /Massing	Modify ordinance for additional side setbacks on upper floors for single family homes	Preparing graphics on reductions in 2 nd floor			
Measuring height from crown of the road	Place on agenda for discussion relating to sea level rise	Include in future budget			
Roof Pitch of Single Family	Modify ordinance requiring roofs to be pitched where adjacent to the street	Need Direction from PZ			
Less second floor setbacks and greater square footage of second floors for waterfront lots	Modify ordinance to provide larger square footage on waterfront lots.	Need Direction from PZ			
Satellite dishes	Further review by staff	Research and prepare report for discussion and possible code	In contract	Future PZ	

		amendment			
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 abut 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					
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		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		Waiting Placement on Commission Agenda
Painting of commercial structures	Town Staff to prepare ordinance	Prepare ordinance for commission	Building to prepare ordinance		Upcoming Commission agenda.
COMPLETED					
Request to Commission for a referendum on one-way streets in residential to support	The Town Commission has not approved this request at this time.	No further action			

a streetscape plan								
Corridor Analysis	Study corridor between Collins & Harding	Prepare code amendments	Work authorization to be approved in NOVEMBER	January Commission	Complete			
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 August Commission for 2 nd reading	Complete			
Turtle Lighting	Town Staff to prepare review	No ordinance necessary. Turtle lighting already required in code.	COMPLETE	Turtle Lighting	Town Staff to prepare review			
Downtown Color Palette	Discussion with the Planning & Zoning Board to determine if a color palette is appropriate and what colors/criteria should be included	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/awning 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	In contract	March PZ	COMPLETE Added a program modification			

		amendment			to FY2015 budget
Interpretation of base flood elevation for the H120 district	No change	No further action needed			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 setbacks in the H120 district	No action necessary since Planning and Zoning Board currently reviewing setbacks as part of wall frontage modifications			N/A	
Garage door clarification	Modify code to remove requirement for two separate garage doors	Draft code amendment	In contract	November PZ	COMPLETE
10% window opening requirement per story	Discussion with the Planning & Zoning Board	Prepare ordinance for commission	In contract	June PZ	November Commission for first reading
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