



**TOWN OF SURFSIDE
PLANNING AND ZONING BOARD**

**AGENDA
MAY 30, 2013
7:00 PM**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES: JANUARY 31, 2013 (DEFERRED)
 APRIL 25, 2013 (ATTACHED)**
- 4. PLANNING AND ZONING APPLICATIONS:**
 - A. Request of the Owner of Property located at 9332 Abbott Avenue**
The applicant is requesting to build a new single family home.
 - B. Request of the Owner of Property located at 9408 Byron Avenue**
The applicant is requesting to build a new single family home.
 - C. Request of the Owner of Property located at 9300 Bay Drive**
The applicant is requesting to build a new front entrance.
 - D. Request of the Owner of Property located at 9536, 9538, 9540 Harding Avenue**
The applicant is requesting to remodel the building façade.
 - E. Request of the Owner of Property located at 8827 Emerson Avenue.**
The applicant is requesting to build an addition to an existing single family home.
- 5. PLANNING AND ZONING ORDINANCE:**
 - A. Comp Plan Text Amendment** (*title included below on page 2*)

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE FUTURE LAND USE ELEMENT OF THE TOWN OF SURFSIDE COMPREHENSIVE PLAN BY AMENDING POLICY 1.1 TO INCLUDE NUMBER OF STORIES IN HEIGHT LIMITATION IN ALL FUTURE LAND USE MAP CATEGORIES AND TO ADD PLACES OF PUBLIC ASSEMBLY USES IN ACCORDANCE WITH POLICY 10.6 TO THE LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL/TOURIST AND GENERAL RETAIL/SERVICES FUTURE LAND USE MAP CATEGORIES AND BY ADDING POLICY 10.6 TO PROVIDE FOR LAND DEVELOPMENT REGULATIONS THAT ALLOW REASONABLE RELIEF FOR RELIGIOUS USES; PROVIDING A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

6. DISCUSSION ITEMS:

- A. Discussion of “Paseo” at 9536, 9538, 9540 Harding Avenue
- B. Discussion of Planning and Zoning Board Membership and Alternatives

7. FUTURE JOINT WORKSHOPS WITH THE TOWN COMMISSION:

- A. Fences Walls and Hedges
- B. Signs and Awnings in Business District
- C. Massing and Zoning Discussion

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

9. ADJOURNMENT.

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE TOWN CLERK AT 305-893-6511 EXT. 226 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING. HEARING IMPAIRED PERSONS MAY CONTACT THE TDD LINE AT 305-893-7936. IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY THE TOWN OF SURFSIDE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE TOWN CLERK, TOWN OF SURFSIDE TOWN HALL, 9293 HARDING AVENUE. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE TOWN CLERK AT 305-861-4863.

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



**TOWN OF SURFSIDE
PLANNING AND ZONINGBOARD
MINUTES
APRIL 25, 2013
7:00 PM**

1. CALL TO ORDER

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

2. ROLL CALL

Town Clerk Sandra Novoa called the roll with the following members present: Board Member Jennifer Dray, Board Member Carli Koshal, Vice Chair Peter Glynn and Chair Lecour. Board Member Armando Castellanos was absent.

**3. APPROVAL OF MINUTES: January 31, 2013(DEFERRED)
 April 3, 2013 (ATTACHED)**

Board Member Koshal made a motion to approve. The motion received a second from Board Member Dray and all voted in favor.

4. PLANNING AND ZONING APPLICATIONS:

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

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

Town Manager Roger M. Carlton presented the item.

Applicants Ariel Rubinovich and Sandra Souss spoke in favor of the item.

Board Member Dray made a motion to approve removal of the existing Australian pines, installing six (6) foot hedges and give the applicant a year to let the hedges grow in order to cover the chain link fence and direct staff to look into the Code and review the chain link provisions within a year. The motion received a second from Vice Chair Glynn. The motion carried 3-1 with Board Member Koshal voting in opposition.

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

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

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

Applicant spoke in favor of the item.

Board Member Koshal made a motion to accept with staff recommendations and adding a condition to keep the green screen between the houses. The motion received a second from Board Member Dray and all voted in favor.

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

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

Town Planner Shelly Eichner presented the item to the Planning and Zoning Board and stated that staff recommends denial because the roof material is not consistent with materials allowed in the Town's code.

Dorian Godoy representing the Applicant spoke in favor of the item.

Board member Koshal made a motion to defer the item for the Applicant to gather more information as to whether the structure is sound enough to support a tile roof and bring back cost information as well. The motion received a second from Vice Chair Glynn and all voted in favor.

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

The applicant is requesting to convert their garage to a storage room and widening their existing driveway.

Town Planner Shelly Eichner presented the item to the Planning and Zoning Board. Applicant Marie Pierre Murray spoke in favor of the item.

Board Member Dray made a motion to approve with staff conditions and added a condition that the applicant should extend the landscape along the exterior of the front wall with a 2 foot landscaped and irrigated planter. The planter and landscape plan would be reviewed by staff. The motion received a second from Board Member Koshal and all voted in favor.

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

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

Town Planner Shelly Eichner presented the item to the Planning and Zoning Board. Applicant Sebastian Scemla spoke in favor of the item.

Vice Chair Glynn made a motion to approve with staff recommendations. The motion received a second from Board member Koshal and all voted in favor. The Board further requested staff to review the hedge ordinance and bring back recommendations.

5. PLANNING AND ZONING DISCUSSION ITEMS:

A. Discussion of Long Range Strategies by Town Manager Roger Carlton as requested by Chair Lindsay Lecour.

Town Manager Roger M. Carlton was thanked by Chair Lecour for the “futuristic” memorandum and the Planning and Zoning Board Members committed to review it in the future.

B. Review of preliminary Streetscape for Harding Avenue.

Eddie Lamas from C3TS presented the preliminary streetscape plan for Harding Avenue.

Vice Chair Peter Glynn asked if irrigation is part of the plan. The response was affirmative.

Duncan Tavares, TEDACS Director, spoke about the Miami Dade County Mom and Pop grant that businesses could apply for and use those funds to work on their code violations or business upgrades.

Chair Lecour would like to see use LED lighting if possible.

Town Manager Roger M. Carlton stated that there is money in the budget for a signage study. There is also an awning study underway which will discuss the colors and the sizes.

Vice Chair Glynn stated that a Town that is well lighted at night is a beautiful Town and he thinks the project should be well planned and have a maintenance budget as well.

Chair Lecour spoke about the treatment of the sidewalk. She stated that she would like a stone concept or pavers.

Board Member Koshal made a motion to direct staff to study the possibility of having perpendicular signs for easier viewing by pedestrians. The motion received a second from Board Member Dray and all voted in favor.

Board Member Dray made a motion to recommend the preliminary streetscape plan to the Town Commission. The motion received a second from Board Member Koshal and all voted in favor.

C. Discussion of Subway Building Renovation and Pass Through from the Abbott Lot to Harding Avenue.

Town Manager Roger M. Carlton presented the item to the Board.

The item was discussed among the board members.

The consensus of the Board was that the pass through was important, however, they wanted to wait until the entire proposal for the three stores comes before the Board. They suggested getting an aerial picture of the area to help them understand the project better.

D. Introduction to Grand Beach Surfside Sign Package

Item deferred

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

Item deferred

Chair Lecour presented Town Manager Roger M. Carlton with an image of the sunset taken from the beach in appreciation for his dedicated service to the Town of Surfside. Town Manager Goer Carlton thanked Chair Lecour and the Board for their dedicated service and for the beautiful image.

7. ADJOURNMENT

There being no further business to come before the Planning and Zoning Board, the meeting adjourned at 9:00 p.m.

Accepted this ____ day of _____, 2013

Chair Lindsay Lecour

Attest:

Sandra Novoa, CMC
Town Clerk



MEMORANDUM

To: Planning and Zoning Board
 Thru: Michael Crotty, Town Manager
 From: Shelley Eichner, AICP, Town Planner
 CC: Linda Miller, Interim Town Attorney
 Date: May 30, 2013
 Re: 9332 Abbott Avenue, New Residence

The property is located at 9332 Abbott Avenue, within the H30B zoning. The applicant, Jorge Gutierrez, on behalf of the homeowner is requesting to build a new two (2) story single family residence. The site plan includes a pool with a patio and a trellis area. It also includes an accessory structure which houses a bathroom and a built-in barbeque grill.



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

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

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.43 Maximum building heights

Height	Required Maximum	Proposed
H30B	30 feet (may exceed up to 3 feet for architectural features)	30 feet (exceeds by 1 foot 1 inch)

Sec. 90-45. Setbacks

H30A UPPER STORY IS 65% to 80% of the FIRST FLOOR AREA	Required	Proposed
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	20 feet
UPPER STORY		
Primary frontage	Minimum 20 feet/Average 30 feet	Minimum 20 feet/Average 30 feet
Interior side	Minimum 5 feet/Average 10 feet	Minimum 5 feet/Average 10 feet
Rear	Minimum 20 feet	20 feet

Sec. 90.49 Lot standards

Lot Standards H30B	Required	Proposed
Minimum Lot width	50 feet	50 feet
Minimum lot area	5,000 feet	5,643
Minimum lot coverage	40%	40%
Pervious area	35% (minimum)	36.6%

Sec. 90.50 Architecture and roof decks

	Required	Proposed
Wall openings	10% for all elevations	All elevation have at least 10% wall openings
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	Flat roof is proposed

	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.	
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Sec. 90.56 Fences, walls and hedges

	Required	Proposed
Fence with sliding gate	Fences in the front are only permitted with the Planning and Zoning Board's approval.	4 foot fence in the front with a sliding gate.

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	18 feet
Driveway Materials	Limited to the following 1. Pavers 2. Color and texture treated concrete, including stamped concrete 3. Painted concrete shall not be permitted. 4. Asphalt shall not be permitted.	Concrete with grass

Town of Surfside Adopted Residential Design Guidelines

Transparency and Void Requirements

Required	Proposed
All elevations should provide for a minimum of 10% wall openings.	Minimum 10% wall openings provided.

Main Entries

Required	Proposed
Prominent and oriented to the street	Main entry provided.
Rendered in appropriate scale for the block as well as the individual building	Appropriate for 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	Meets this requirement
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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.

Driveway Treatments

Required	Proposed
Town encourages the use of pavers	Concrete with grass is proposed.

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 house will be stucco.

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.	A flat roof is proposed.

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.
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RECOMMENDATION

The code requires Planning and Zoning Board approval for a fence in the front setback. This application includes a four foot fence located at the property line, with a sliding gate. Staff is recommending approval of the application, with the exception of the sliding gate at the property line. Vehicles will be stacked on Abbott Avenue while the gate is opening, rather than being stored on the property. The distance from the sliding gate to the back of pavement is seven feet. 18 feet is necessary to store a vehicle, therefore, staff is recommending the sliding gate be placed an additional 11 feet from the property line (7 feet is the driveway apron, plus an additional 11 feet within the property to equal 18 feet).



MEMORANDUM

To: Planning and Zoning Board
Thru: Michael Crotty, Town Manager
From: Shelley Eichner, AICP, Town Planner
CC: Linda Miller, Interim Town Attorney
Date: May 30, 2013
Re: 9408 Byron Avenue, New Residence

The property is located at 9408 Byron Avenue, within the H30B zoning. The applicant, Salomon Reines, on behalf of the homeowner, Steven Schraga is requesting to build a new two (2) story single family residence.



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

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

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements**Sec. 90.43 Maximum building heights**

Height	Required Maximum	Proposed
H30B	30 feet	30 feet

Sec. 90-45. Setbacks

H30A UPPER STORY IS 65% to 80% of the FIRST FLOOR AREA	Required	Proposed
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	20 feet 4 inches
UPPER STORY		
Primary frontage	Minimum 20 feet/Average 30 feet	Minimum 20 feet/Average 32 feet
Interior side	Minimum 5 feet/Average 10 feet	Minimum 5 feet/Average 10 feet 6 inches
Rear	Minimum 20 feet/ Average n/a	20 feet 4 inches

Sec. 90.49 Lot standards

Lot Standards H30B	Required	Proposed
Minimum Lot width	50 feet	50 feet
Minimum lot area	5,000 feet	5,625
Minimum lot coverage	40%	40%
Pervious area	35% (minimum)	43%

Sec. 90.50 Architecture and roof decks

	Required	Proposed
Wall openings	10% for all elevations	All elevation have at least 10% wall openings
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	Terracotta Spanish Tile is proposed.

	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	51%
Front yard landscaped	30% minimum	51%
Rear yard landscaped	20% minimum	100%
Number of Curb Cuts	One	Two
Curb Cut side set back	5 feet minimum	5 feet
Curb cut width	12 feet width maximum for each	Less than 12 feet in width each
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.	Concrete Pavers

Town of Surfside Adopted Residential Design Guidelines

Transparency and Void Requirements

Required	Proposed
All elevations should provide for a minimum of 10% wall openings.	Minimum 10% wall openings provided.

Main Entries

Required	Proposed
Prominent and oriented to the street	Main entry provided.
Rendered in appropriate scale for the block as well as the individual building	Appropriate for 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	Meets this requirement

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.
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Driveway Treatments

Required	Proposed
Town encourages the use of pavers	Pavers 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 house will be stucco.

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.	Tile roof proposed.

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 is recommending approval with the following conditions:

- 1) Provide a minimum of five trees of two different species. Please see code section 90-95.



MEMORANDUM

To: Planning and Zoning Board
 Thru: Michael Crotty, Town Manager
 From: Shelley Eichner, Town Planner
 CC: Linda Miller, Interim Town Attorney
 Date: May 30, 2013
 Re: 9300 Bay Drive Adding Covered Porch and Entry

The property is located at 9300 Bay Drive, within the H30A zoning district. The applicant is modifying the residential structure by adding a porch/covered entry, a porch on the rear of the building, and new doors and windows which will match the existing materials. The new porches will have wood railings and provide new stairways. Also, a new brown banding will be created by applying a cementitious finish (skim coat) to the lower half of the building façade while the upper half will be redone to match the existing cementitious texture and color.

The Planning and Zoning Board approved an application in April 2011 for major improvements to the home; however the applicant has since scaled back those improvements due to structural issues with the home. The applicant has filed permits with the Building Department to repair those structural issues, including interior renovations.

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

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

Existing Condition:



Standards/Results

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.45 Setback

H30A	Percentage	Proposed
Primary frontage	20 feet	32.3 feet
Secondary frontage (Corner only)	10 feet	10.6 feet
Interior side (lots over 50 feet in width)	6.3 feet	5 feet*

*Existing legal non-conforming setback and no change proposed to this side of the home.

Sec. 90.47.5 Building entrance porches

Building entrance porches	Required	Proposed
May extend or project into the required front or side yard no more than 6 feet and required 2 foot setback.	6 feet encroachment (maximum) 2 feet setback (minimum)	0 feet encroachment

Sec. 90.48.3

Waterfront regulations H30A	Required	Proposed
Setbacks	No building shall be erected within 50 feet of the sea wall on Biscayne Bay	Proposed addition is not within 50 feet of the sea wall.

Sec. 90.49 Lot standards

Lot Standards H30A	Required	Proposed
Pervious area	35% (minimum)	60%
Maximum Lot Coverage	40%	28.5%

Sec. 90.50.1 Architecture and roof decks

	Required	Proposed
Unique Elevation	A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3) of the following architectural features: (a) Length, width and massing of the structure; (b) Number of stories; (c) Façade materials; (d) Porches and other similar articulation of the front façade; (e) Number and location of doors and windows; and (f) Roof style and pitch.	The elevation has unique characteristics and the addition of the porches with wood railings, new stairways, and banding on the façade will provide additional articulation of the facade.
Wall openings	All elevations for new structures and multi-story additions (additions greater than 15 feet in	All elevations have 10% wall openings. New front porch proposed.

	height) shall provide for a minimum of ten-percent wall openings including windows, doors or transitional spaces defined by porches, porticoes or colonnades.	
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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

Transparency and Void Requirements

Required	Proposed
All elevations should provide for a minimum of 10% wall openings. Wall openings should be defined as either windows, doors or transitional spaces defined by porches, porticoes or colonnades.	Minimum 10% wall openings provided. Front porch entryway is proposed.
New windows should be placed to avoid direct views into existing neighboring windows.	Applicant shall state if windows avoid views into existing neighboring properties.

Main Entries

Required	Proposed
Prominent and oriented to the street	Main entry provided.
Rendered in appropriate scale for the block as well as the individual building	Appropriate.
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	Not obstructed from view.

Decorative Features

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

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.	Consistent
Window, door and eave trim should be consistent on all elevations of the house	Consistent

Priority Lots – Waterfront Properties

Required	Proposed
Wall finish treatments are consistent on all sides of the building.	Style is consistent on all sides of home and among the roof portions. All building elevations, including new additions, utilize cementitious finish (skim coat).
There is provided sufficient fenestrations on front and flanking elevations displaying balanced proportions.	Windows are found throughout the house. Although some are vertical and some are horizontal, they are all compatible with the overall style of the house.
Highly articulated flanking elevations are required to avoid flat, blank, or uninteresting facades.	Flanking elevations are present in the home's design.
Roof forms should be enhanced.	Roof has a slight overhang throughout.
Rear elevations should be upgraded to include detailing and window treatment consistent with the front and flanking elevations.	New details and window treatments are consistent with the front and flanking elevations.
Garages should be recessed with the front entrance feature.	Garage is existing and recessed.
Front elevations should engage the street and should not be obstructed behind dense landscaping, carports or excessive setbacks.	Front elevation and entrance is prominent.
Building mass and volume distribution should be distributed so as to not create imposing structures abutting the street or abutting properties.	Building mass and volume distribution is distributed appropriately. The addition does not create an imposing structure.
Distinctive corner architectural elements should be employed where architecturally appropriate.	Proposed design attempts to fill in void at corners covered entries that will provide greater articulation of the façade.
Special attention to the exterior color package is required to compliment the use of upgraded materials, such as stone, and finishes.	Colors are not identified in the plans but the rendering shows a taupe/light brown as the primary color with a darker brown for the porch frame and banding.

Recommendation

Staff recommends approval with the following conditions:

- 1) Provide landscaping along south side of the home. Details should be provided on plans submitted for permitting.



MEMORANDUM

To: Planning and Zoning Board
 Thru: Michael Crotty, Town Manager
 From: Shelley Eichner, AICP, Town Planner
 CC: Linda Miller, Interim Town Attorney
 Date: May 30, 2013
 Re: 9536, 9538 and 9540 Harding Avenue Building Façade Improvements

The property located at 9536, 9538 and 9540 Harding Avenue is within the SD-B40 zoning district. The applicant is requesting to redesign the existing building façade. Currently, the building consists of three bays, including Subway, Creative Framing and a hair salon. The proposed plan will upgrade the front and rear façade of the building and combine two bays (Creative Framing and the hair salon) into office space. The design of the building proposes a new parapet wall with openings and lighting for an upgraded look and the removal of the existing eyebrow.

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

Existing façade:





STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.43 Maximum Building Heights

Zoning Designation	Permitted Maximum Height	Proposed
SD-B40	40 Feet	20 Feet

Sec. 90.41(c) Regulated uses.

Regulated Uses	Permitted	Proposed
SD-B40	Restaurant, Office, Retail	Restaurant, Office

Sec. 90-49.3 Materials and finishes.

	Permitted	Proposed
Materials and finishes	<p>1. The surface shall be stucco, stone, metal, glass block and accent wood. Materials vernacular or characteristic to other regions including but not limited to flagstone and adobe shall be prohibited.</p> <p>2. Materials shall be true and genuine, rather than simulated. Multiple storefronts within a larger building shall have consistent material qualities and articulation.</p>	<p>1. The proposed façade is painted stucco.</p> <p>2. Materials are true and genuine. Materials are consistent with neighboring stores.</p>

Sec. 90.67 Service Areas and Mechanical Equipment

	Required	Proposed
Mechanical Equipment	Service bays and mechanical equipment shall be architecturally screened	The service area is proposed to be architecturally screened, but the relocated electrical meter is not screened.

Sec. 90-71.1 Signage

Zoning District	Permitted	Proposed
SD-B40	One square foot for each running foot of frontage of the lot or portion of lot	25 square feet for Subway 34 square feet for Office



	upon which the operating enterprise is located: 25 square feet for Subway 34 square feet for Office	
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Staff recommends approval of the application with the following conditions:

- 1) Provide architectural screening for relocated electrical meter.



MEMORANDUM

To: Planning and Zoning Board
 Thru: Michael Crotty, Town Manager
 From: Shelley Eichner, AICP, Town Planner
 CC: Linda Miller, Interim Town Attorney
 Date: May 30, 2013
 Re: 8827 Emerson Avenue, Single Family Addition

The property is located at 8827 Emerson Avenue, within the H30B zoning district. The applicant is requesting to add a 143 square foot addition to extend their master bedroom in their single family home. The addition will extend into an existing covered terrace.

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

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

Existing home:





STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-43 Maximum Building Heights

District	Permitted	Proposed
H30B	Maximum Height 30 feet	Proposed Addition- 17 ft. 8 in. Existing home- 30 ft.(at highest point)

Sec. 90-45 Setbacks

Setbacks (single-story structures, up to 15 feet in height)	Permitted	Proposed
Interior Side Setback	Minimum 5 feet	5 ft. 9 in. (south side of property)
Rear Setback	Minimum 20 feet	23 ft. 5 in.

Sec. 90-49 Lot Standards

Lot Standards	Permitted	Proposed
Lot Coverage	Maximum 40%	36.3% (No change is proposed. The addition will not exceed the percentage of existing roofed area.)
Pervious Area	Minimum 35%	62% (The proposed change is related to removal of a portion of an uncovered patio.)

Sec. 90-50 (3) Wall Opening, single story additions

Wall openings	Permitted	Proposed
All elevations for single story additions shall result in a zero percent net loss of wall opening including windows, doors, or transition spaces defined by porches, porticoes, or colonnades.	0% net loss of openings	Doors and windows will be added, which will result in a net increase in wall openings.

Sec. 90-50 (4) Architecture and roof decks

Roof Materials	Permitted	Proposed
Permitted Roof Materials	a. Clay Tile; or b. White concrete tile; or c. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color if granted approval by the DRB; d. Architecturally embellished metal if granted approval by the DRB; or e. Other Florida Building Code approved roof material(s) if granted approval by the DRB.	Ceramic barrel tile to match existing roof.



STANDARDS / RESULTS

Town of Surfside Adopted Residential Design Guidelines

Transparency and Void Requirements

Required	Proposed (new additions only)
All elevations should provide for a minimum of 10% wall openings.	At least 10% provided on all elevations.
Glass may be clear or lightly tinted, but should never be darkly tinted or should never have a reflective finish.	Glass for new windows will be clear.

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.	Style is consistent on all sides of the building and among all portions of the roof. The existing brick coverings on the columns in the rear of the home will be removed to provide greater consistency.

Decorative Features

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

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.	This home uses consistent materials on all elevations. Stucco will be applied on addition to match the existing home.

Roof Materials, Types, and Slopes

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



Windows and Trims

Required	Proposed
Window styles should always be consistent among all elevations of a building.	Not consistent. Some remaining windows appear to be stylistically different.
Frame materials should never vary on a single building.	New windows have aluminum frames. Framing on remaining existing windows has not been indicated.
Window, door and eave trim should be consistent on all elevations of the house	New windows and doors will have a white frame. Framing on remaining existing windows has not been indicated. Eave trim is consistent on all elevations.

Recommendation

Staff recommends approval with the following conditions:

- 1) Replace windows that are not consistent with the proposed windows.

- 2) Correct the height calculation on sheet A0.1. It states that the existing height is 17 feet 8 inches and the addition is 30 feet. However, the proposed addition is less than higher of the roof pitches. Provide the height for the existing and proposed addition measured from the crown of the road to the highest point of the roof.



Town of Surfside

Planning and Zoning Communication

Agenda Item #:

Agenda Date: May 30, 2013

Subject: Comprehensive Plan Text Amendments

From: Michael Crotty, Town Manager
Shelley Eichner, AICP, Town Planner

Background: In June 2007, the Town adopted Ordinance 07-1479 (RLUIPA ordinance) which regulates places of public assembly (See Exhibit A). Part of this ordinance included locational requirements for places of public assembly which are depicted in the Public Assembly Places map which was included as part of the ordinance (See Exhibit B). The areas included all of the H40 and SD-B40 zoning districts, the H30C district east of Harding Avenue, portions of the MU district and two lots in the H30B district that abut 96th Street.

At the time that the RLUIPA ordinance was adopted, the Land Use Element of the Comprehensive Plan listed only density and intensity standards in each of the land use categories. When the Comprehensive Plan was updated in 2010, Florida Statutes required that permitted uses also be listed within the various land use categories (See Exhibit C).

During the initial review of the proposed site plan for The Shul and in reviewing the Public Assembly Places map compared to the permitted uses in the comprehensive plan categories, staff discovered that places of public assembly are not included in certain land use categories even though they are included in the RLUIPA overlay map. In particular, the Low Density Residential, the Moderate Density Residential/Tourist and the General Retail/Services land use categories do not permit places of public assembly.

It is clear that it was the intention of the Town Commission to specifically identify areas in the Town where places of public assembly should be permitted when the RLUIPA ordinance and related overlay map were adopted in 2007.

Additionally, the Town's Charter was amended in November 2012 to limit building heights in stories and feet. The current comprehensive plan specifies height restrictions in feet only. (See Exhibit C)

Recommendation: Staff recommends that the text of the future land use plan be amended so that the permitted uses within the land use categories are consistent with the RLUIPA ordinance and its overlay map and that the maximum number of stories be added to the height limitations in the comprehensive plan. In the residential categories, staff recommends one story per 10 feet in height. In the non-residential categories, staff recommends the number of stories that were enumerated in the 1996 Comprehensive Plan. (See Exhibit D).

Budget Impact: N/A

Growth Impact: N/A

Staff Impact: N/A



Shelley Eichner, AICP, Town Planner



Michael Crotty, Town Manager

Exhibit A

ORDINANCE NO. 07- 1479

AN ORDINANCE OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING THE TOWN CODE BY AMENDING CHAPTER 90, ARTICLE I "IN GENERAL" SECTION 90-2 "DEFINITIONS" TO PROVIDE DEFINITIONS OF "COMMON AREA" AND "PLACE OF PUBLIC ASSEMBLY"; AMENDING ARTICLE II "ADMINISTRATION AND ENFORCEMENT" SECTION 90-41 "CONDITIONAL USES" TO PROVIDE THAT CHURCHES AND SYNAGOGUES SHALL NOT BE CONSIDERED CONDITIONAL USES; AMENDING ARTICLE IV "DISTRICT REGULATIONS", SECTION 90-147 "RD-1 TWO FAMILY RESIDENTIAL DISTRICT" TO PROVIDE THAT CHURCHES AND SYNAGOGUES SHALL NOT BE CONSIDERED CONDITIONAL USES; AMENDING ARTICLE IV "DISTRICT REGULATIONS", SECTION 90-149 "RM-1 MULTI-FAMILY RESIDENTIAL DISTRICT" TO AMEND PROVISIONS RELATED TO CONDITIONAL USES; AMENDING ARTICLE IV "DISTRICT REGULATIONS", SECTION 90-151 "RT-1 TOURIST DISTRICT" TO AMEND PROVISIONS RELATED TO PERMITTED AND CONDITIONAL USES; AMENDING ARTICLE IV "DISTRICT REGULATIONS", SECTION 90-152 "B-1 BUSINESS DISTRICT" TO PROVIDE THAT PLACES OF PUBLIC ASSEMBLY SHALL BE PERMITTED WITHIN THE B-1 BUSINESS DISTRICT ONLY ON SECOND FLOORS AND HIGHER; AMENDING ARTICLE V "SUPPLEMENTARY REGULATIONS", DIVISION 3 "OFF-STREET PARKING", SECTION 90-226 "OFF-STREET PARKING REQUIREMENTS" TO PROVIDE CONSISTENT OFF-STREET PARKING REQUIREMENTS FOR PLACES OF PUBLIC ASSEMBLY; AMENDING DIVISION 3 "OFF-STREET PARKING", SECTION 90-226 "OFF-STREET PARKING REQUIREMENTS" TO PROVIDE CONSISTENT OFF-STREET PARKING REQUIREMENTS FOR PLACES OF PUBLIC ASSEMBLY; AMENDING DIVISION 3 "OFF-STREET PARKING", SECTION 90-227 "INTERPRETATION OF THESE REQUIREMENTS" IN ORDER TO PROVIDE ADDITIONAL STANDARDS FOR CONSIDERATION OF A VARIANCE FROM PARKING REQUIREMENTS REQUESTED BY A PLACE OF PUBLIC ASSEMBLY; AMENDING ARTICLE V "SUPPLEMENTARY REGULATIONS", DIVISION 5 "PLACES OF PUBLIC ASSEMBLY", TO PROVIDE FOR ESTABLISHMENT OF SECTION 90-245 "LOCATIONAL REQUIREMENTS FOR PLACES OF PUBLIC ASSEMBLY" TO PROVIDE THAT PLACES OF PUBLIC ASSEMBLY SHALL BE PERMITTED WITHIN THE AREA DEPICTED ON THE LOCATIONAL MAP PROVIDED IN THIS SECTION; AMENDING ARTICLE V "SUPPLEMENTARY REGULATIONS", DIVISION 5 "PLACES OF PUBLIC ASSEMBLY", TO PROVIDE FOR ESTABLISHMENT OF SECTION 90-246 "NO-FEE OPERATIONAL LICENSING OF NOT-FOR-PROFIT PLACES OF PUBLIC ASSEMBLY"

TO PROVIDE FOR A LICENSING MECHANISM FOR PLACES OF PUBLIC ASSEMBLY; AMENDING ARTICLE V "SUPPLEMENTARY REGULATIONS", DIVISION 5 "PLACES OF PUBLIC ASSEMBLY", TO PROVIDE FOR ESTABLISHMENT OF SECTION 90-247 "HOME-BASED AND COMMON-AREA BASED ASSEMBLY USES" IN ORDER TO PROVIDE FOR REGULATION OF HOME-BASED PLACES OF PUBLIC ASSEMBLY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission (the "Commission") recognizes the need to regulate places of public assembly for the health, safety and welfare of the Town; and

WHEREAS, the Commission believes it is in the best interest of the Town to amend the Code of Ordinances to address the location of and provide standards for places of public assembly; and

WHEREAS, major corridors within residential zoning districts provide sufficient capacity to address the land use impacts of places of public assembly; and

WHEREAS, to enhance the vitality of and promote a healthy mix of uses within the downtown area, it is appropriate to limit places of public assembly to the second floors and higher of buildings within the B-1 zoning district; and

WHEREAS, the Town Commission recognizes that home-based and common-area based assemblies in residential zoning districts may create parking, noise, traffic and other impacts, and that these impacts should be addressed by appropriate regulation; and

WHEREAS, the Town Commission desires to provide for regulation of places of public assemblies which foster and enhance the desired mixture of uses within the downtown area; and

WHEREAS, in order to create additional standards to address parking impacts arising from home-based and common-area based assembly uses occurring in residential zoning districts, the Town Commission desires to amend the Code of Ordinances; and

WHEREAS, the Town Commission desires to encourage the location of places of public assembly in areas that, based upon sound planning judgment, are most appropriate for assembly uses; and

WHEREAS, the Town seeks to encourage compliance with its Code of Ordinances by amending the Code to create a no-fee operational licensing procedure for not-for-profit places of public assembly; and

WHEREAS, the Town Commission finds that enactment of these regulations through its powers will protect the public health, safety, and welfare of the residents of the Town, and furthers the purpose, goals, and objectives and policies of the Town's Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA:

Section 1. Code Amended. The Town Code is hereby amended by amending Section 90-2 "Definitions" to read as follows:

* * * * *

Common area shall mean a room or designated area within a building or complex of buildings zoned for residential use served by shared or public parking areas, which is reserved for the exclusive use of the residents of the building or complex and their invited guests, and is an accessory use to the primarily residential use of such buildings.

* * * * *

Place of public assembly shall mean any area where individuals assemble, whether publicly or privately owned and maintained. Includes, but is not limited to, public assembly buildings such as auditoriums, private clubs and lodges, community centers, clubhouses, and theaters; and places of worship or other facilities that are used for prayer and assembly by persons of similar beliefs.

* * * * *

Section 2. Code Amended. The Town Code is hereby amended by amending Section 90-41 "Conditional uses" to read as follows:

* * * * *

(b) *Conditional uses enumerated.* The following buildings, structures, and uses may be approved by the town commission as conditional uses in any district in which they are specifically allowed, as indicated within the provisions for individual zoning districts. Approval of such conditional use(s) in accordance with the procedures and standards of this section shall only be granted where it has been clearly shown that the public health, safety, morals, and general welfare will not be adversely affected; that adequate off-street parking facilities, in accordance with this chapter, will be provided; and that necessary safeguards will be provided for the protection of surrounding property:

- ~~(1) Churches and synagogues.~~
- (2) (1) Institutions, educational or philanthropic, including museums, but not including nursing homes or hospitals.
- (3) (2) Off-street parking lots and garages.
- (4) (3) Public and governmental buildings.
- (5) (4) Public utilities or public service uses, buildings, structures and appurtenances thereto.

(6) (5) A bar accessible from the pool or pool deck for use solely by guests of hotels and motels in the RT-1 tourist district. In all cases, it shall be the exclusive responsibility of the owner, operator, tenant or user of the property to assure that neither the sale nor consumption of beverages shall occur or be allowed to occur off the property or on any portion of the property lying east of the bulkhead line.

* * * * *

Section 3. Code Amended. The Town Code is hereby amended by amending Section 90-147 "RD-1 two-family residential district" to read as follows:

Sec. 90-147. RD-1 two-family residential district.

(a) Purpose of the district. The purpose of the RD-1 two-family residential district is to provide for both single-family and two-family residences, and in certain instances for more intensive residential uses along the east side of Harding Avenue Avenue, but building heights shall be limited to two stories to protect nearby single-family residences.

(b) Permitted uses. A building or land shall be used only for the following purposes:

(1) Any use permitted in the RS-1 and RS-2 single-family residential districts.

(2) Two-family dwellings.

(3) The owner of 75 feet or more of property along the east side of Harding Avenue may erect a multiple-family building.

(c) Permitted accessory uses. Any accessory use permitted in the RS-1 and RS-2 single-family residential districts.

(d) Permitted conditional uses. Those uses which may be permitted as conditional uses shall be only those described under subsections ~~90-41(b)(1)~~; 90-41(b)(~~2~~1), 90-41(b)(~~3~~2), 90-41(b)(~~4~~3) and 90-41(b)(~~5~~4).

(e) Height, area and yard requirements. Maximum height regulations and minimum requirements for floor and lot area and for yards are contained in section 90-155.

Section 4. Code Amended. The Town Code is hereby amended by amending Section 90-149 "RM-1 multiple-family residential district" to read as follows:

Sec. 90-149. RM-1 multiple-family residential district.

(a) *Purpose of the district.* The purpose of the RM-1 multiple-family residential district is to encourage a good standard of rental living units that will accommodate both tourists and yearround residents. However, no services or sales to guests shall be permitted within buildings within this district.

(b) *Permitted uses.* A building or land may be used only for the following purposes:

(1) Any use permitted in the RD-1 two-family residential district.

(2) Multiple-family dwellings.

(3) Motels.

(4) Suite-motels, but only for buildings newly-constructed or converted to suite-motels on or after June 1, 1999. No building shall convert from another use to a suite-motel unless it meets all requirements for a suite-motel, including but not limited to all zoning requirements of this Code.

(c) *Permitted accessory uses.*

(1) Any accessory use permitted in the RS-1 and RS-2 single-family residential districts.

(2) An office containing an area of not more than two percent of the gross floor area of the building for administration of rental units in a building containing ten or more living units.

(3) Lounges, card rooms and auxiliary kitchens which are solely for the use of residents and guests.

(4) A laundry room for the use of residents and guests of a multiple-family dwelling. Coin-operated laundry machines may be utilized.

(5) Coin-operated vending machines such as for candy, tobacco, ice, soft drinks and sundries inside a building containing ten or more living units or guest rooms.

(6) Off-street parking and loading facilities.

(7) Swimming pools, cabanas and game courts for the use of guests of the hotel, motel or residential development.

* * *

(d) Permitted conditional uses. Those uses which may be permitted as conditional uses shall be only those described under subsections 90-41(b)(3-2), 90-41(b)(4-3) and 90-41(b)(5-4).

Section 5. Code Amended. The Town Code is hereby amended by amending Section 90-151 "RT-1 tourist district" to read as follows:

Sec. 90-151. RT-1 tourist district.

(a) *Purpose of the district.* The purpose of the RT-1 tourist district is to provide facilities that will afford convenience for tourists and enable intensive use of the ocean frontage. Tall buildings are permitted but ample open space is required around such buildings.

(b) *Permitted uses.* A building or land shall be used for the following purposes:

(1) Any uses permitted in the RM-1 multifamily residential district, ~~except that no churches or synagogues shall be permitted.~~

~~(2) Private clubs.~~

~~(3) (2) Hotels and motels.~~

(4) (3) Hotels and motels may provide a barbershop, beauty parlor, dining room, and coffee shop, bar or cocktail lounge, telegraph office, tobacco, candy, and newsstand, automobile rentals where rental vehicles are not kept on premises, ready to

wear shops, travel agencies, gift and sundry shops, coin operated machines as defined in section 70-33, washing machines as defined in section 70-33, and marble, coin or amusement machines (other than gambling devices), and diet and health spas providing services solely to guests; provided, however, that such facilities may be entered only from the inside of the structure and there shall be no window or evidence of such facilities from outside the hotel or motel except as provided in section 90-209(b)(1)b.

~~(5)~~ (4) Suite-hotels, but only for buildings newly-constructed or converted to suite-hotels on or after June 1, 1999. No building shall convert from another use to a suite-hotel unless it meets all requirements for a suite-hotel, including but not limited to all zoning requirements of this Code.

~~(6)~~ (5) Suite-motels, but only for buildings newly-constructed or converted to suite-motels on or after June 1, 1999. No building shall convert from another use to a suite-motel unless it meets all requirements for a suite-motel, including but not limited to all zoning requirements of this Code.

* * * *

(e) Permitted conditional uses. Those uses which may be permitted as conditional uses shall be only those described under subsection 90-41(b)(6 5).

Section 6. Code Amended. The Town Code is hereby amended by amending Section 90-152 "B-1 business district" to read as follows:

Sec. 90-152. B-1 business district.

(a) Purpose of the district. The purpose of the B-1 business district is to provide for retail shopping and personal service needs of the town's residents and tourists. It is intended to prevent uses and activities which might be noisy, offensive, obnoxious or incongruous in behavior, tone or appearance and which might be difficult to police.

(b) Permitted uses. No building or land within this district shall be used in whole or in part except for one or more of the following permitted uses:

(1) Art agencies:

- a. Antique shops.
- b. Gift shops.
- c. Art dealers.
- d. Art supplies.
- e. Photographers and camera stores.
- f. Art and photograph galleries.

(2) Bakeries, subject however, to the following restrictions and conditions:

- a. That no baking shall be done on the premises for other retail or wholesale outlets.
- b. That ovens or oven capacity is limited in total usable baking

space, not to exceed in volume 18 standard pans of 18 by 26 inches in width and length.

c. That adjoining properties shall be safeguarded and protected from exhaust fan or other obnoxious noises and odors at all times.

d. That all baking will be done by the use of electric or natural gas (not bottled gas) ovens only.

e. All machinery and equipment shall be entirely confined within the main building.

f. That the hours of baking operation shall be limited to those hours between 6:00 a.m. and 9:00 p.m.

g. That the entire store area shall be fully air-conditioned as required for comfort.

h. That baking shall not be permitted within 20 feet of the store front, and shall be separated from the sales area by a partition or counter.

(3) Barbershops.

(4) Beauty parlors: Exterior windows on the ground floor shall be screened, curtained or otherwise made opaque four feet six inches from the grade of the adjacent sidewalk so as to block the view of the interior premises from the public right-of-way. However, such screening shall not be required where only hair styling and manicures are performed within 20 feet of the public right-of-way.

(5) Business and professional offices, except veterinary offices.

(6) Clothing stores and services:

a. Men's, women's, children's clothing.

b. Millinery.

c. Tailor.

d. Shoes.

e. Dry cleaning and laundry agency, provided all machinery which provides cleaning or laundry services shall be separated from customer areas by a partition or counter and no customers shall be permitted to use such machinery. In addition, all drycleaning machinery shall be nonventilated, sealed system type machinery in which "Fluorocarbon R-113" type solvents are used.

f. Furrier.

g. Shoe repair, provided no machinery for providing repairs shall be visible from the sidewalk or street and no shoe repair shop shall be permitted on Harding Avenue Avenue.

h. Dry goods.

(7) Department stores.

(8) Entertainment:

a. Video tape sales and rentals, provided all tapes sold are prerecorded, and all tapes are rated either G, PG, PG-13, or R.

b. Caterers.

c. General ticket agencies.

d. Theatre and cinema.

- (9) Existing filling station on the unnumbered lot at the southwest corner of Block 4, Altos Del Mar No. 6.
- (10) Food products, provided that no sales shall be made through an open window to any street, alley, driveway or sidewalk:
 - a. Delicatessens.
 - b. Restaurants.
 - c. Candy and nut shops.
 - d. Grocery and meat stores or supermarkets, provided no live meat or poultry shall be kept on the premises.
 - e. Confectionery and ice cream stores.
 - f. Fruit shops.
 - g. Liquor stores.
- (11) General or special merchandise:
 - a. Toys.
 - b. Hardware, paint and wallpaper.
 - c. Luggage.
 - d. Office machines and supplies.
 - e. Pet supplies.
 - f. Stationery and greeting cards.
 - g. Furniture, provided no repairing or servicing of furniture is permitted on the premises.
 - h. Jewelry.
 - i. Flowers and plants.
 - j. Sporting goods.
 - k. Drug stores and sundries.
 - l. Cigars and tobacco.
 - m. Books and newspapers.
 - n. Appliances.
 - o. Pottery.
 - p. Interior decorator.
- (12) Locksmith, except on Harding Avenue.
- (13) Monetary services:
 - a. Banks.
 - b. Savings and loan associations.
 - c. Stock and bond brokers.
 - d. Currency exchange.
- (14) Music:
 - a. Sale of televisions, radios, phonograph and recording equipment.
 - b. Sheet music and musical instruments.
- (15) Public services:
 - a. Telegraph station.
 - b. Telephone exchange.
- (16) Travel agency.
- (17) Coin-operated machines. Coin-operated machines for dispensing goods or services are permitted, except that washing machines, dryers and other laundry-related equipment are prohibited. No coin-operated games of chance are permitted, but coin-operated games of skill are

permitted within establishments solely dispensing liquor, as defined in chapter 6, for consumption on the premises only; provided, however, that not more than three such games of skill are permitted in any such establishment, and that such games shall not be used for wagering nor for the awarding of prizes of any value.

(18) Places of public assembly, which shall be permitted on the second and higher floors only.

~~(18)~~ (19) The following uses shall be permitted throughout this district, provided such uses shall be located above the first floor level:

- a. Dance or music instruction studios, provided such studios meet all of the following restrictions and conditions:
 1. That the premises be air conditioned and soundproofed.
 2. That no dance instruction or dancing shall be visible from any sidewalk, street or alley.
 3. That the opening and closing hours for such studios may be established by the town commission at its discretion at any time.
- b. Delivery service.
- c. Driving school offices, provided such use shall be limited to offices only, and shall not be interpreted in any manner as permitting the conduct of any such school's or schools' business, activities or functions upon the public streets of the town.
- d. Employment agencies, provided that such agencies maintain at all times sufficient office space to accommodate all applicants for employment using their services and obviate the congregating or loitering of such applicants in any hallway or on any sidewalk.
- e. Health studio or club, or reducing salon.
- f. Loan or mortgage office.
- g. Medical or dental clinic.
- h. Modeling school, language school, or athletic instruction.
- i. ~~Private club or lodge hall.~~
- j. Radio or television station or studio.
- k. Secretarial service, mailing, bookkeeping, court reporter.
- l. Taxi agency.
- m. Title company.

* * * * *

Section 7. Code Amended. The Town Code is hereby amended by amending Section 90-226 "Off-street parking requirements" to read as follows:

Sec. 90-226. Off-street parking requirements.

- (a) Except as otherwise provided herein, when any building or structure is hereafter constructed; or structurally altered so as to increase the number of dwelling units or hotel/motel rooms; to increase its total commercial floor area;

or when any building or structure is hereafter converted to any of the uses listed in subsection (b) of this section, off-street parking spaces shall be provided in accordance with the requirements of subsection (b) of this section, or as required in subsequent sections of this article.

(b) The number of off-street parking spaces that shall be required to serve each building or structure and use shall be determined in accordance with the following table:

- (1) Single-family dwelling in the RS-1 district: Two spaces.
- (2) Single-family dwelling in all other districts: One space.
- (3) Two-family dwelling: One space for each dwelling unit.
- (4) Multiple-family dwelling, for each dwelling unit:

TABLE INSET:

Efficiency and one-bedroom unit:	1.5 spaces
Two and three bedroom unit:	2.0 spaces
Four-bedroom or more unit:	2.25 spaces

For projects of greater than 60 dwelling units, parking spaces may be provided as tandem spaces, provided, however, a minimum of one unencumbered parking space, tandem or regular, must be provided for each dwelling unit and valet parking service shall be provided at all times. One visitor parking space for each 15 dwelling units unless tandem parking with valet services is provided in which case one visitor space for each 20 units is required.

- (5) Hotel and motel: One space for each room.
- (6) Suite-hotel and suite-motel: One and one-quarter spaces for each room.
- (7) ~~Church, synagogue, temple or other place of public assembly with fixed seats:~~ Place of public assembly with fixed seats: One space for every four (4) seats and one space for every six (6) feet of bench seating.
- (8) Place of public assembly without fixed seats: One space for each 50 square feet of floor area available for seats.
- ~~(8) Private clubs and lodges: One space per 250 square feet of gross floor area.~~
- (9) ~~Auditorium or theatre: One space for each four seats.~~
- ~~(10) (9) Grocery, fresh fruit or meat market: One space for each 250 square feet of gross floor area.~~
- ~~(11) (10) Retail store or personal service establishment: One space for each 300 square feet of gross floor area.~~
- ~~(12) (11) Office or office building: One space per 400 square feet of gross floor area; however, medical offices, dental offices and clinics shall provide one space per 300 square feet of gross floor area.~~
- ~~(13) (12) Restaurants or other establishments for the consumption of food and beverages on the premises: One space per four seats.~~

~~(14) Place of public assembly without fixed seats: One space for each 50 square feet of floor area available for seats.~~

(15) (13) Banks, savings and loans or other financial institutions: One space per 300 square feet of gross floor area.

Section 8. Code Amended. The Town Code is hereby amended by amending Section 90-227 "Interpretation of these requirements" to read as follows:

Sec. 90-227. Interpretation of these requirements.

(a) The parking required herein is in addition to space required for the loading and unloading of trucks or other vehicles used in connection with a business, commercial, or industrial use.

(b) Where fractional spaces result, the parking spaces required shall be construed to be the next highest whole number.

(c) The parking space requirements for a use not specifically listed in this section shall be the same as for a listed use of similar characteristics of parking demand generation.

(d) In the case of mixed uses, uses with different parking requirements occupying the same building or premises, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.

(e) Whenever a building or use, constructed or established after the effective date of this article, is changed or enlarged in floor area, number of dwellings or sleeping units, seating capacity or otherwise, to create a requirement for an increase in the number of required parking spaces, such spaces shall be provided on the basis of the enlargement or change.

(f) Where a place of public assembly, as defined in Section 90-2 of this Chapter, has been in existence for at least ten (10) years and a variance from the parking requirements of this Chapter is requested, hardships pertaining to the variance request shall not be considered self-created for purposes of consideration of the merits of the variance request.

Section 9. Code Amended. The Town Code is hereby amended by amending Article V "Supplementary Regulations" to establish Division 5 "Places of Public Assembly"; Section 90-245 "Locational Requirements for Places of Public Assembly" to read as follows:

Sec. 90-245. Locational Requirements for Places of Public Assembly

Places of public assembly shall be permitted within the area depicted in Figure 90-245 ("Public Assembly Places") in this Section; however, within the B-1 Zoning District, places of public assembly shall be permitted on the second or higher floors only, as provided in Section 90-152(b)(18).

Section 10. Code Amended. The Town Code is hereby amended by amending Article V "Supplementary Regulations", Division 5 "Places of Public Assembly", to create Section 90-246 "No-fee operational licensing of not-for-profit places of public assembly" to read as follows:

Sec. 90-246. No-fee operational licensing of not-for-profit places of public assembly.

(a) A place of public assembly operated by a not-for-profit organization qualified under Section 501(c)(3) of the Internal Revenue Code and registered pursuant to Chapter 496, Florida Statutes, shall not be occupied until it obtains an operational license from the Town.

(b) The operator of a qualifying place of public assembly shall obtain a form from and submit an application for an operational license by contacting the Department of Building and Zoning. No fee shall be charged by the Department.

(c) The Town Manager or his or her designee shall notify the holder of any operational license, in writing, of the Town's intent to revoke an operational license if he or she determines that the following circumstances exist:

(1) The Town has reasonable grounds to believe that the premises are being used in a manner that is inconsistent with, or contrary to, the provisions of the zoning code or any other applicable code or statute.

(2) In the event of a conviction of any director of the organization holding the operational license by a court of competent jurisdiction, for the violation of any criminal statute committed in conjunction with the operation.

(3) It has been ascertained that the holder of the operational license falsified any information on its application.

(4) The holder of the operational license, or the holder's designated manager, operator, or supervisor, refuses to permit an authorized law enforcement officer or code enforcement officer to inspect the premises during normal operating hours for the purpose of investigating a complaint which has been filed against the operation.

(d) The notice of intended revocation of an operational license shall state the following:

THE HOLDER OF THE OPERATIONAL LICENSE SHALL HAVE TEN (10) DAYS FROM THE DATE OF RECEIPT OF THIS NOTIFICATION EITHER TO BRING THE PREMISES INTO COMPLIANCE OR TO REQUEST A HEARING, IN WRITING, BEFORE THE TOWN COMMISSION. IF THE VIOLATION IS NOT CURED OR IF NO WRITTEN REQUEST FOR A HEARING IS RECEIVED BY THE TOWN OF SURFSIDE WITHIN TEN (10) DAYS OF THE DATE OF THIS NOTIFICATION BY THE CERTIFICATE HOLDER, THE OPERATIONAL LICENSE SHALL BE CONSIDERED REVOKED.

(e) If the holder of the operational license requests a hearing before the Town Commission, the operational license shall remain in effect during the pendency of the action before the Town Commission.

(f) The original of the operational license shall be posted upon the premises at

all times.

Section 11. Code Amended. The Town Code is hereby amended by amending Article V "Supplementary Regulations", Division 5 "Places of Public Assembly", to establish Section 90-247 "Home-based and common-area based assembly uses" to read as follows:

Sec. 90-247. Home-based and common-area based assembly uses.

(a) Applicability. The standards set forth in this subsection shall apply to any proposed or existing home-based or common-area based assembly use located in the following residential zoning districts: RS single-family residential district, RS-1 single-family residential district, RS-2 single-family residential district, RD-1 two-family residential district, RD-2 two-story multiple family residential district, RM-1 multiple-family residential district, and RT-1 Tourist District.

(b) Home-based and common-area based assemblies are permitted, whether for social, religious, or other reasons, as an incidental accessory use to the principal residential use.

(c) Frequency of home-based and common-area based assembly uses. Assemblies that occur four (4) or more times per month for two (2) consecutive months will be deemed to be beyond the scope of the accessory use and shall not be permitted.

(d) Parking standard.

(1) Home-based assembly uses. A home-based assembly use which results in an additional eleven (11) vehicles being parked near the dwelling unit at each assembly will be deemed to be beyond the scope of the accessory use and shall not be permitted. Vehicles parked legally on the site of the home-based assembly, or upon another parcel pursuant to a lawful agreement with the owner of such parcel, shall not be counted toward the eleven (11) vehicles.

(2) Common-area based assembly use. A common area-based assembly use which results in an additional six (6) vehicles being parked near the common-area based assembly use will be deemed to be beyond the scope of the accessory use and shall not be permitted. Additionally, the parking demand created by such assemblies shall not exceed the supply of parking spaces provided within the shared guest or visitor parking areas allocated to common-area functions.

Section 12. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 13. Inclusion in the Code. It is the intention of the Town Commission, and it is hereby ordained that this Ordinance shall become and be made a part of the Town of

Surfside Code; that the sections of this Ordinance may be renumbered or relettered to accomplish such intention; and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

Section 14. Conflicts. Any and all Ordinances and Resolutions or parts of Ordinances or Resolutions in conflict herewith are hereby repealed.

Section 15. Effective Date. This Ordinance shall become effective within 10 days from adoption on second reading.

PASSED and ADOPTED on First Reading the 10th day of May, 2007.

PASSED and ADOPTED on Second Reading this 12th day of June, 2007.

Charles W. Burkett, Mayor

Attest:

Beatris M. Arguelles, CMC
Town Clerk

Approved As to Form and Legal Sufficiency:

Lynn M. Dannheisser, Town Attorney

Moved

by: Commissioner Imberman

Second

by: Commissioner Levine

Vote:

Mayor Burkett yes no

Vice Mayor Weinberg yes no

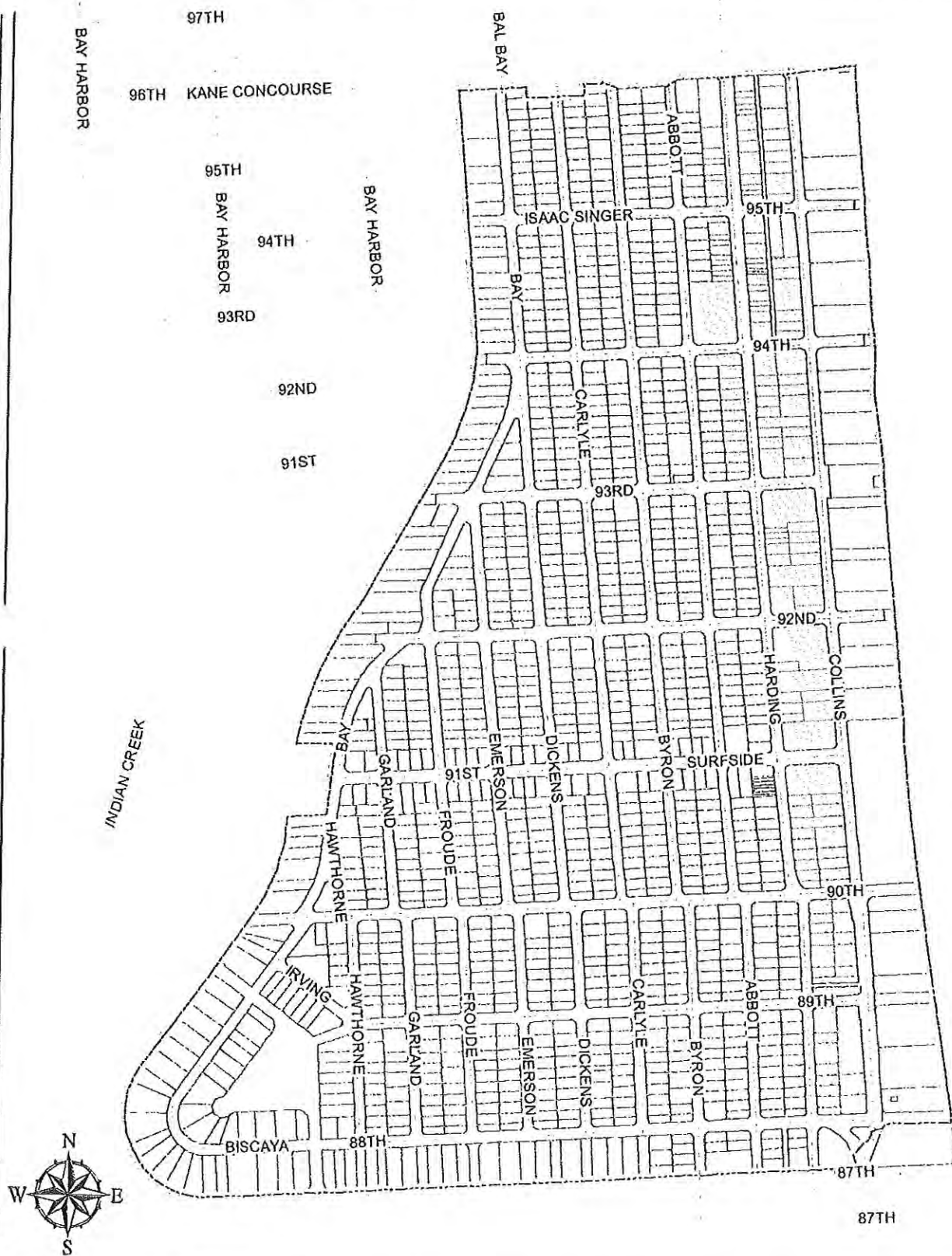
Commissioner Blumstein yes no

Commissioner Imberman yes no

Commissioner Levine yes no



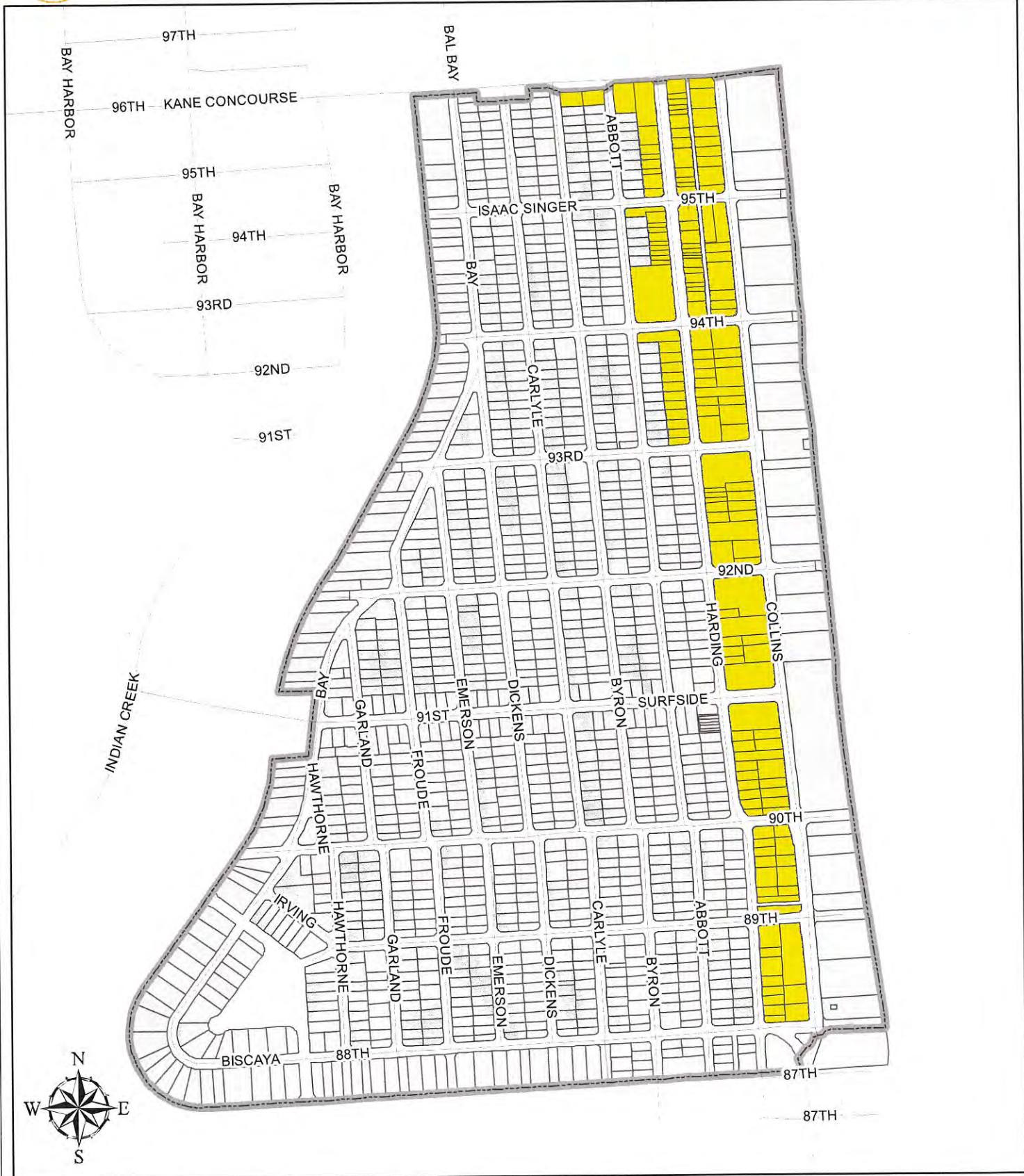
Figure 90-245





Public Assembly Places

Exhibit B



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

0 255 510 1,020 1,530 2,040 Feet



Produced and maintained by the CGA
Geographic Information Systems Services



EXHIBIT C

Town of Surfside Comprehensive Plan Future Land Use Element

Policy 1.1 – The Town shall maintain, improve and strictly enforce provisions which are consistent with the Future Land Use Map, including the land uses and densities and intensities specified thereon and including the following:

Low Density Residential: up to 8 dwelling units per acre and not more than 30 feet in height. Permitted uses are single family residential use and parks and open space.

Moderate Low Density Residential: up to 17 dwelling units per acre and not more than 30 feet in height. The permitted uses are single family, duplex, and multi-family residential uses, public schools, places of public assembly, and parks and open spaces. This category is the buffer between Harding Avenue commercial uses and single family residential uses on west side of Abbott Avenue.

Moderate-High Density Residential: up to 79 residential dwelling units per acre or up to 108 hotel units per acre and not more than 40 feet in height. The permitted uses are single family, duplex, and multi-family residential uses, hotels, public schools, places of public assembly, and parks and open spaces.

High Density Residential/Tourist: up to 109 dwelling or hotel units per acre and not more than 120 feet in height. The permitted uses are single family, duplex, and multi-family residential uses, hotels, public schools, places of public assembly, and parks and open spaces.

Moderate Density Residential/Tourist: up to 58 residential dwelling units per acre or up to 108 hotel units per acre and not more than 40 feet in height. The permitted uses are single family, duplex, and multi-family residential uses, hotels, public schools, and parks and open space.

General Retail/Services: up to a floor area ratio of 3.0 and not more than 40 feet in height. The permitted uses are commercial uses (professional, retail, office and related parking).

Public Recreation: up to a floor area ratio of 0.05 and not more than 30 feet in height. The permitted uses are Town-owned public parks and state-owned beachfront east of the erosion control line and immediately adjacent to the Atlantic Ocean.

Private Recreation: up to a floor area ratio of 0.05 and not more than 30 feet in height. The permitted uses are privately owned open space and land between bulkhead and erosion control line (privately owned land).

Public Buildings and Grounds: up to a floor area ratio of 3.0 and not more than 40 feet in height. The permitted uses are Town-owned and publicly-owned land and facilities.

Parking: up to a floor area ratio of 3.0 and not more than 40 feet in height. The permitted use is parking.

Community Facilities: up to a floor area ratio of 3.0 and not more than 70 feet in height. The permitted use is Town-owned facilities for community use.

EXHIBIT D

Town of Surfside Comprehensive Plan Future Land Use Element

Policy 1.1 – The Town shall maintain, improve and strictly enforce provisions which are consistent with the Future Land Use Map, including the land uses and densities and intensities specified thereon and including the following:

Low Density Residential: up to 8 dwelling units per acre and not more than 30 feet or three stories in height. Permitted uses are single family residential use, religious places of public assembly uses in accordance with Policy 10.6, and parks and open space.

Moderate Low Density Residential: up to 17 dwelling units per acre and not more than 30 feet or three stories in height. The permitted uses are single family, duplex, and multi-family residential uses, public schools, places of public assembly, and parks and open spaces. This category is the buffer between Harding Avenue commercial uses and single family residential uses on west side of Abbott Avenue.

Moderate-High Density Residential: up to 79 residential dwelling units per acre or up to 108 hotel units per acre and not more than 40 feet or four stories in height. The permitted uses are single family, duplex, and multi-family residential uses, hotels, public schools, places of public assembly, and parks and open spaces.

High Density Residential/Tourist: up to 109 dwelling or hotel units per acre and not more than 120 feet or 12 stories in height. The permitted uses are single family, duplex, and multi-family residential uses, hotels, public schools, places of public assembly, and parks and open spaces.

Moderate Density Residential/Tourist: up to 58 residential dwelling units per acre or up to 108 hotel units per acre and not more than 40 feet or four stories in height. The permitted uses are single family, duplex, and multi-family residential uses, hotels, public schools, religious places of public assembly uses in accordance with Policy 10.6, and parks and open space.

General Retail/Services: up to a floor area ratio of 3.0 and not more than 40 feet or three stories in height. The permitted uses are commercial uses (professional, retail, office and related parking) and religious places of public assembly uses in accordance with Policy 10.6.

Public Recreation: up to a floor area ratio of 0.05 and not more than 30 feet or two stories in height. The permitted uses are Town-owned public parks and state-owned beachfront east of the erosion control line and immediately adjacent to the Atlantic Ocean.

Private Recreation: up to a floor area ratio of 0.05 and not more than 30 feet or two stories in height. The permitted uses are privately owned open space and land between bulkhead and erosion control line (privately owned land).

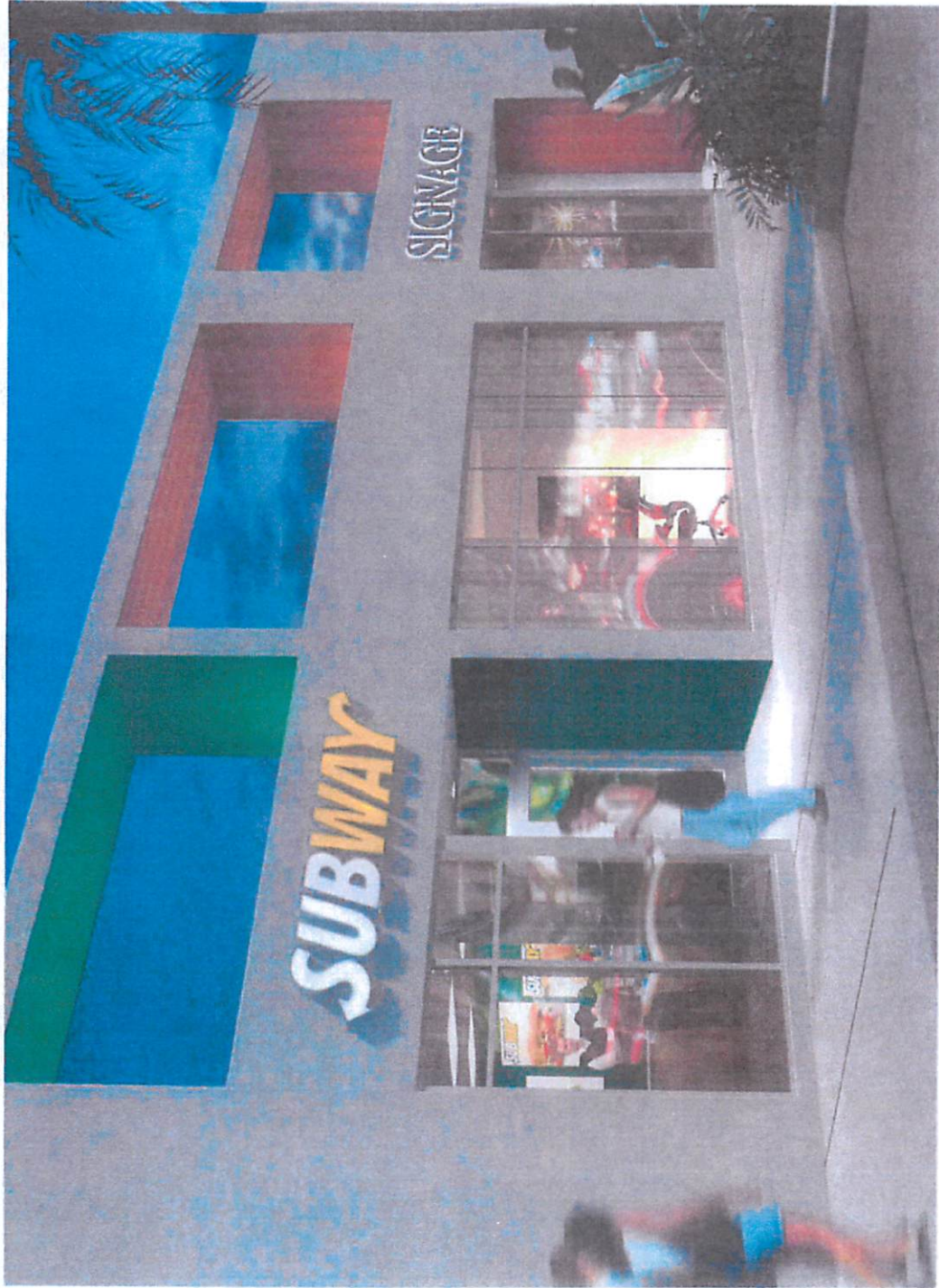
Public Buildings and Grounds: up to a floor area ratio of 3.0 and not more than 40 feet or three stories in height. The permitted uses are Town-owned and publicly-owned land and facilities.

Parking: up to a floor area ratio of 3.0 and not more than 40 feet or three stories in height. The permitted use is parking.

Community Facilities: up to a floor area ratio of 3.0 and not more than 70 feet or three stories in height. The permitted use is Town-owned facilities for community use.

...

Policy 10.6 – The Town shall maintain land development regulations that allow reasonable relief from the Town land development regulations or the use restrictions of this Comprehensive Plan in order to address possible unintended violations of the Religious Land Use and Institutionalized Persons Act of 2000 or the Florida Religious Freedom Restoration Act of 1998. For the purpose of allowing such relief, the land development regulations shall provide that religious land uses may be permitted in the areas of the Town as depicted on Map FLU-8 of this Comprehensive Plan.

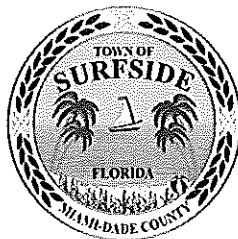


PLANNING & ZONING BOARD REVIEW
 Rendering of Front Entrance
 Scale: N.T.S. Date: 02-07-2013

OFFICE SPACE ON HARDING AVENUE
 9336-9540 Harding Ave., Miami Beach, FL 12-02805




Sheet: A5



TOWN OF SURFSIDE
Office of the Town Attorney
 MUNICIPAL BUILDING
 9293 HARDING AVENUE
 SURFSIDE, FLORIDA 33154-3009
 Telephone (305) 993-1065

TO: Planning and Zoning Board Members

FROM: Linda Miller, Interim Town Attorney
 Sarah Johnston, Interim Assistant Town Attorney 

CC: Michael P. Crotty, Town Manager

DATE: May 23, 2013

SUBJECT: Planning and Zoning Board Membership and Alternatives

In January 2013, the Town Commission approved Ordinance 13-1598 dissolving the design review board (hereinafter "DRB") and merging the function with the planning and zoning board (hereinafter "P&Z"). The unintended consequence of this action resulted in the sitting architect for the DRB no longer falling within the unique exception that allowed sitting DRB members to present on behalf of third parties. For example, a DRB member can present to the Board (on behalf of a third party) upon which they sit so long as they do not participate in any discussion or vote on the matter they presented. Conversely, a P&Z board member may NOT present to the Board upon which they sit even if they abstain from discussion and voting on the matter.

The Miami-Dade Commission on Ethics opined that pursuant to Section 2-11.1(m)(2) an architect serving on a board whose sole function was to pass on aesthetics of plans submitted is permitted to make presentations to the board on behalf of private clients so long as the architect member abstained from voting and was absent from any discussion. The Commission on Ethics explained that this is a limited exception that is dependent on the role of the board, NOT whether the individual is a voting board member or not.

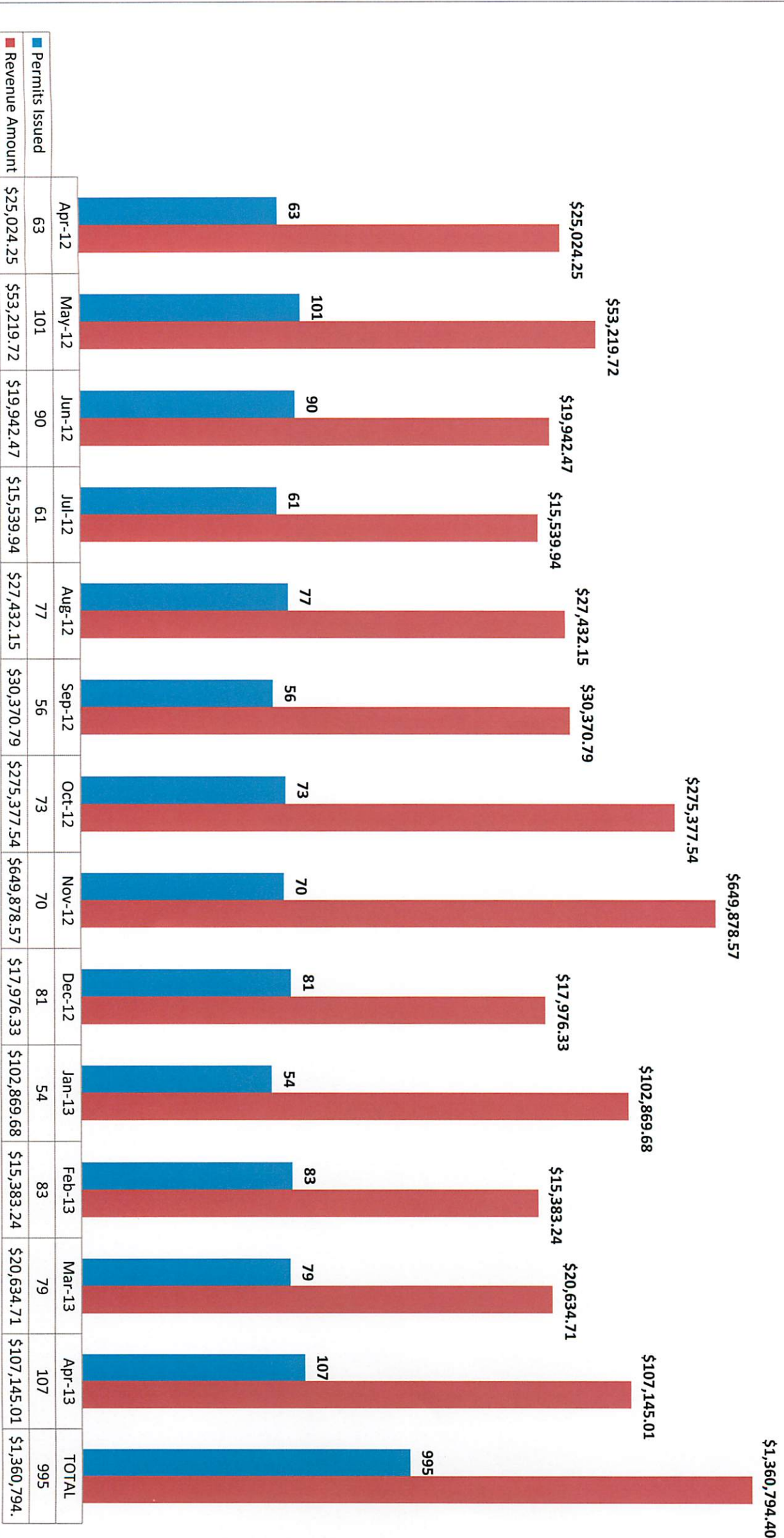
Currently, the code requires that one P&Z Board member must be a Florida-licensed architect AND another member must be a Florida-licensed general contractor, certified planner, Florida-licensed landscape architect, Registered interior designer, or Florida-licensed attorney.

The P&Z Board is comprised of five (5) members and has two (2) Florida-licensed attorneys. At this time the P&Z Board does not have a Florida-licensed architect and has not been able to locate one that may be able to sit on the Board in place of one of the five currently serving members.

The P&Z Board has requested that options to resolve this be presented, the options are described below.

- **Voting to nullify the architect requirement**-the code provides that if an architect cannot be located within three (3) months of the vacancy, the architect requirement can be nullified [until a board member vacates or a new board is appointed] by a vote of the Town Commission. *This action would be accomplished by a Resolution approved by the Town Commission.*
- **Removing the Florida licensure requirement for the architect**- this may expand potential candidates for the board however, there is no seat available and there has not been a name presented of a candidate meeting this requirement. *This action would be accomplished by an Ordinance presented for first reading to the Town Commission, then to the P&Z Board for recommendation, and for second reading to the Town Commission for final approval.*
- **Reinstating the DRB**-this would allow the unique exception for architects serving on boards constituting design review for aesthetics only to be applicable to potential candidates. *This action would be accomplished by an Ordinance presented for first reading to the Town Commission, then to the P&Z Board for recommendation, and for second reading to the Town Commission for final approval.*

Permits Issued/Revenue Report



Month	Permits Issued	Revenue Amount
Apr-12	63	\$25,024.25
May-12	101	\$53,219.72
Jun-12	90	\$19,942.47
Jul-12	61	\$15,539.94
Aug-12	77	\$27,432.15
Sep-12	56	\$30,370.79
Oct-12	73	\$275,377.54
Nov-12	70	\$649,878.57
Dec-12	81	\$17,976.33
Jan-13	54	\$102,869.68
Feb-13	83	\$15,383.24
Mar-13	79	\$20,634.71
Apr-13	107	\$107,145.01
TOTAL	995	\$1,360,794.40