



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

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

**APRIL 30, 2015
7:00 PM**

AGENDA

DESIGN REVIEW BOARD

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES: **MARCH 26, 2015**
4. DESIGN REVIEW BOARD APPLICATIONS:
 - A. Request of the Owner of Property located at 8917 Froude Avenue**
The applicant is requesting to build a one story addition to the front of the property.
 - B. Request of the Owner of Property located at 9208 Carlyle Avenue**
The applicant is requesting to covert a carport to a garage.
 - C. Request of the Owner of Property located at 9017 Byron Avenue**
The applicant is requesting the garage to additional living space.
 - D. Request of the Owner of Property located at 9480 Bay Drive**
The applicant is requesting to build a new two story single family home.
 - E. Request of the Owner of Property located at 9580 Abbott Avenue**
The applicant is requesting to build a wall along south side of property.

F. Request of the Tenant of Property located at 8810 Froude Avenue

The applicant is requesting to add a six foot privacy wall which will commence at the recessed façade of the home and connect to the eastern façade of the home. A wood gate is also proposed.

G. Request of the Owner of Property located 8901 Abbott Avenue.

The owner is requesting to renovate the structure and add a pool to the front of the property.

5. DISCUSSION ITEMS:

A. Single Family Home Discussion (Peter Glynn's item)

6. ADJOURNMENT.

PLANNING AND ZONING BOARD

**AGENDA
APRIL 30, 2015**

7:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES:

4. DISCUSSION ITEMS:

A. Future Agenda Items

5. 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 DESIGN REVIEW BOARD

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

MINUTES
MARCH 26, 2015
7:00 PM

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 7:47 pm.

2. ROLL CALL

Recording Clerk Frantza Duval called the roll with the following members present: Board Member Peter Glynn, Chair Lindsay Lecour, Vice Chair Jacob Kligman, Board Member Armando Castellanos, Board Member Moisha Rubenstein, and Board Member Jorge Gutierrez. Board Member Jessica Weiss was absent. Commissioner Cohen attended as liaison.

3. APPROVAL OF MINUTES: FEBRUARY 26, 2015

Board Member Gutierrez had a correction to the minutes – Vice Mayor Kligman change to Vice Chair Kligman.

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

4. DESIGN REVIEW BOARD APPLICATIONS:

A. Request of the Owner of Property located at 8718 Byron Avenue

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

Town Planner Sarah Sinatra presented the item. James Mackenzie, architect for the project gave an overview and presented changes to the façade of the buildings as requested by the Board at the last meeting. At the last meeting the Board had an issue with repetitive design.

Board Member Gutierrez said he did see an improvement in the design. The Board reviewed the plans and posed some questions which Town Planner Sinatra responded to. Landscaping, color treatment of walls and driveway was discussed.

Board Member Gutierrez made a motion to approve with the condition that there be color treatment of the driveway and color treatment of the structure to differentiate from neighboring structures. The motion received a second from Board Member Castellanos. The motion passed 5/1 with Board Member Rubenstein in opposition. Board Member Weiss was absent.

B. Request of the Owner of Property located at 8726 Byron Avenue

The applicant is requesting to build a new single family residence.
Town Planner Sarah Sinatra presented the item.

Board Member Gutierrez made a motion to approve with the condition that there be color treatment of the driveway and color treatment of the structure to differentiate from neighboring structures. The motion received a second from Vice Chair Kligman. The motion passed 5/1 with Board Member Rubenstein abstaining. Board Member Weiss was absent.

C. Request of the Owner of Property located at 8859 Abbott Avenue

The applicant is requesting a carport conversion.
Town Planner Sarah Sinatra presented the item and staff is recommending approval.
Board Member Gutierrez questioned the location of the steps leading into the house and the lack of hand rails. Staff was directed to look into whether guard rails are needed.

Board Member Glynn made a motion to approve with the condition to look into whether guard rails are needed. The motion received a second from Board Member Gutierrez and all voted in favor with Board Member Weiss absent.

D. Request of the Owner of Property located at 908 Surfside Blvd

The applicant is requesting to convert a garage.
Town Planner Sarah Sinatra presented the item and staff is recommending approval.

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

E. Request of the Owner of Property located at 9001 Dickens Avenue

The applicant is requesting to a fence in the front of the property.
Town Planner Sarah Sinatra presented the item and staff is recommending approval.

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 Weiss absent.

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

The tenant is requesting to convert a garage.

Town Planner Sarah Sinatra presented the item and staff is recommending approval. Michael Filmer from the architect firm gave more details and answered questions posed by the Board.

Board Member Glynn made a motion to approve with the condition that landscaping be at the base of the converted garage. The motion received a second from Vice Chair Kligman and all voted in favor with Board Member Weiss absent.

G. Request of the Owner of Property located at 8917 Froude Avenue

The owner is requesting to build an addition.

Town Planner Sarah Sinatra presented the item and staff had a number of concerns.

Edward Landers, structural engineer gave a power point presentation of the proposed project with some changes that were of concern to staff. The Board was not in favor of the design and there was discussion on this issue as the addition is not consistent with the existing structure. Some options were suggested by the Board and the applicant was asked to come back addressing the concerns.

Board Member Castellanos made a motion to defer the item. The motion received a second from Board Member Glynn and all voted in favor with Board Member Weiss absent.

5. ADJOURNMENT.

There being no further business to come before the Design and Review Board the meeting adjourned at 8:36 p.m.

Accepted this _____ day of _____, 2015

Chair Lindsay Lecour

Attest:

Sandra Novoa, CMC
Town Clerk

PLANNING AND ZONING BOARD

MINUTES

March 26, 2015

7:00 PM

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 8:36 pm.

2. ROLL CALL

Recording Clerk Frantza Duval called the roll with the following members present: Board Member Peter Glynn, Chair Lindsay Lecour, Vice Chair Jacob Kligman, Board Member Armando Castellanos and Board Member Moisha Rubenstein.

Commissioner Cohen attended as liaison.

3. APPROVAL OF MINUTES: FEBRUARY 26, 2015

Vice Chair Kligman said the vote on the muncell number of sand was omitted from the minutes. The minutes will be amended to read "The Board had a little difference of opinion on the muncell number 7 of sand with three for #7 and two for #6."

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

4. P&Z SITTING AS THE LOCAL PLANNING AGENCY:

AN ORDINANCE OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING THE TOWN'S WATER SUPPLY FACILITIES WORK PLAN AND APPLICABLE ELEMENTS WITHIN THE TOWN'S COMPREHENSIVE PLAN RELATING TO WATER SUPPLY PLANNING; PROVIDING FOR INCLUSION IN THE TOWN OF SURFSIDE COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Recording Clerk Frantza Duval read the title of the Ordinance.

Town Planner Sarah Sinatra presented the item.

Vice Chair Kligman made a motion to forward to the Commission. The motion received a second from Board Member Castellanos and all voted in favor.

5. DISCUSSION ITEMS:

A. Sheds

Public Speaker Larisa Alonso said she felt the requirement of landscaping is excessive and gave her reasoning. Michael Karukin speaking as a resident and not a Commissioner agrees with Ms. Alonso. There was some discussion about landscaping and who would enforce the code in someone's back yard. Board Member Glynn's concern was a neighbor's view of the top of the shed with no landscaping to buffer it. Many residents are converting their garages into more living space and more people will want to put in sheds for storage. Providing landscaping at the discretion of the DRB was considered. Chair Lecour said legislation is difficult because every case is different. They discussed that if there were a six foot opaque fence in place perhaps they would not need the landscaping. Town Planner Sinatra will come back with new text for the May agenda.

Commissioner Cohen left the meeting at 8:54 p.m.

B. Practical Difficulty Variance

Town Planner Sinatra gave an update and the concerns of the Commission. Ms. Sinatra went through the four conditions an applicant has to meet to obtain a hardship variance. Landscape requirements were also presented by the Town Planner. Vice Chair Kligman was concerned about someone doing this for financial gain and within a year sell the house. Ms. Sinatra addressed the concern and said this was not for this variance and explained the difference. Vice Chair Kligman said he would like to see maximum lot coverage of 50%. Chair Lecour asked for a show of hands as to agrees and the Board did not agree. There was only one change in wording to "adverse" and Ms. Sinatra will make that change and bring this back to the May agenda.

Board Member Rubenstein left the meeting at 9:15 p.m.

C. Interior Balcony

Town Planner Sinatra gave an update and the new language staff is suggesting.

D. Future Agenda Items

Workshop on single family home designs and massing

Changing of windows

Increasing minimum code regarding landscaping and grants or government help to those who do not have the means to be up to code

E. Peter Glynn's Request-Proactive

Building Official Ross Prieto gave an update.

6. ADJOURNMENT

There being no further business to come before the Planning and Zoning Board, the meeting adjourned at 9:25 p.m.

Accepted this _____ day of _____, 2015

Chair Lindsay Lecour

Attest:

Sandra Novoa, CMC
Town Clerk



**TOWN OF SURFSIDE
SPECIAL PLANNING AND ZONING BOARD**

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

**MINUTES
MARCH 26, 2015
6:00 PM**

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 6:06 pm.

2. ROLL CALL

Recording Clerk Frantza Duval called the roll with the following members present: Board Member Peter Glynn, Chair Lindsay Lecour, Vice Chair Jacob Kligman, Board Member Armando Castellanos and Board Member Moshe Rubenstein. Commissioner Cohen attended as liaison.

3. APPROVAL OF MINUTES: FEBRUARY 18, 2015

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

4. DISCUSSION ITEMS:

A. Corridor Analysis

Mr. Gianni Feoli, of CGA gave an overview as to what was presented at the last Special Meeting. At that meeting he received some direction from the Board and will now present two different scenarios for their review. The presentation showed the restrictive and less restrictive massing. In the demonstration, Mr. Feoli explained in detail the scaling difference in the buildings and walked them around the block to view all sides (Collins Avenue and Harding Ave as primary frontage). He said landscaping will soften the façade of the structures.

He is recommending setting the maximum setting footprint at 75 feet as it is more consistent with the smaller scale historical and present buildings that are there. As to the breezeways he is recommending a 12 foot minimum and bringing it up to 17 feet when the lot frontage is greater than 200 feet. He further suggest 30% landscaping of the footprint of the breezeway, it has to be accessible at all times and provide security lighting and lined by habitable space, no blank walls. As to setbacks, to redefine the Harding and the Collins as primary frontage to 20 feet and explained what he proposed as to parking. The East/West Streets to be at 10 feet as well as his recommendation for the interior.

Mr. Feoli made his recommendation on building articulation. He thoroughly explained the articulation study they did and how they came to their recommendation. He said if one or more buildings are constructed there has to be at least a 30% variation in the façade so they all don't look the same.

Chair Lecour opened the meeting for public hearing.

Public Speakers:

-Rick Superstein asked what the plans are for accommodating the buildings which have been designated as historical by the Historical Preservation Board (several which he owns). The decision has been delayed and the town of Surfside is working with Dade County. Mr. Feoli said perhaps only the façade may have to be preserved and explained some options the town may have. Town Planner Sarah Sinatra spoke about zoning in progress which will be coming up at the April Commission Meeting.

-Michael Karukin speaking as a resident and not a member of the Commission thanked the Board for taking up this issue. He asks the Board to please support the zoning in progress. He also commented on two aspects of the comprehensive plan particularly Policy 1 and Policy 3, Policy 3 deals with hotels on the west side of Harding a new type of land zone for that area, and Policy 1 about density and intensity and asks the Board to think about these two policies. He also suggested they look at it as "a look and feel look" whether it be hotel usage or residential.

- Carli Koshal representing a developer asks for consideration to applicants who have already started the process for future development under the current codes as they have already put forth some expenses. Ms. Koshal then spoke as a resident regarding the historic preservation issue and asks for some support and guidance for the people that are involved in this issue such as Mr. & Mrs. Silverstein.

No one else wishing to speak the public hearing was closed.

Board Member Glynn said he believed every Board Member here cared about the city and served not for power but for love of the city. After viewing the presentation his concerns are that we are doing what the developers and architects are wanting and not what the residents want. Surfside is a special place and he said the Board has the opportunity now to stop development from getting too big and keeping Surfside small. He is asking the Board to view this from being a resident of Surfside and not from a developer's point of view.

Chair Lecour said she agrees this is a high priority issue but wants to see it balanced out and scaled to the town. She feels we do need new development as the corridor is getting to look old and worn.

Chair Lecour then went through the recommendations by Mr. Feoli.

They discussed the maximum 75 ft building length and the size and number of apartments it could accommodate. Board Member Glynn said developers will find a way to build in the space we will allow them. He said Surfside is overpopulated now and developers want to come to Surfside as it is the place to be. Jorge Guitterez, speaking as a resident agrees with Board Member Glynn. He said he does like the new buildings that have been developed but asks do we really want more hotels. He spoke about apartments and various sizes which could be developed. Vice Chair Kligman favors 150 ft which is less restrictive. Board members gave their views and felt a good balance point would be 150ft building length on Collins and 75ft on Harding.

The Board discussed the breezeways and Board Member Glynn believes 12 ft. looks like a bowling alley and is favor of at least 17 feet. There was discussion on safety and security and asked if the Police Dept. could review the proposal. The feeling is the wider the breezeway the more safe it can be and 17 ft. is preferred.

Articulation was then viewed and variations in the façade. Mr. Feoli will bring back more details on articulation. Chair Lecour asked if we could have a third party look at the proposal to have a fresh view. Chair Lecour also brought up the structures that have been designated as historic and how that would work with the articulation. The recommendations made by Mr. Feoli and the changes the Board proposed will be brought back for another review.

Board Member Glynn asked the citizens to give feedback either by calling or email as to whether they think the town should be more or less restrictive on this issue.

Board Member Glynn spoke about the town and how real estate has become a very hot commodity. He is concerned that many homes will be sold and then torn down and new block like structures constructed on the lots that may meet our codes but do not fit into the nature of the community. He believes we have to start looking at design guidelines and feels this is as critical as the corridor. Town Planner Sinatra gave input on what is in place now and will work on scheduling something for a future meeting.

6. ADJOURNMENT.

There being no further discussion the meeting adjourned at 7:42 p.m.

Accepted this ____ day of _____, 2015

Chair Lindsay Lecour

Attest:

Sandra Novoa, CMC
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: April 30, 2015
 Re: 8917 Froude Avenue

The property is located at 8917 Froude Avenue, within the H30B zoning. The applicant is proposing the construction of one story addition to the front of the home. This application was presented to the Planning and Zoning Board on March 26, 2015 and the board voted to defer the application due to a number of outstanding items. The applicant has revised the package to address the Board's concerns.



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
H30A	30 feet	14 Feet 6 inches

Sec. 90.45 Setback

Setbacks	Required	Proposed
Primary Frontage	Minimum 20 feet	20 feet
Interior side	5 feet	5 feet
Rear	Minimum 20 feet	N/A - not affecting rear setback

Sec. 90.49 Lot standards

Lot Standards H30B	Required	Proposed
Minimum Lot width	50 feet	50 feet
Minimum lot area	5,600 square feet	5,625 square feet
Maximum lot coverage	40%	35%
Pervious area	35% (minimum)	36.8%

Sec. 90.50 Architecture and roof decks

	Required	Proposed
Wall openings	10% for all elevations	Exceeds 10% wall openings for each elevation.
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.	Tile proposed to match existing home.

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 one story structure 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.	The addition is consistent with the remainder of the home.

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.	The windows are consistent throughout the building.

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.

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;	Tile is proposed

<p>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.</p>	
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Windows and Trims

Required	Proposed
Window styles should always be consistent among all elevations of a building.	The windows are 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

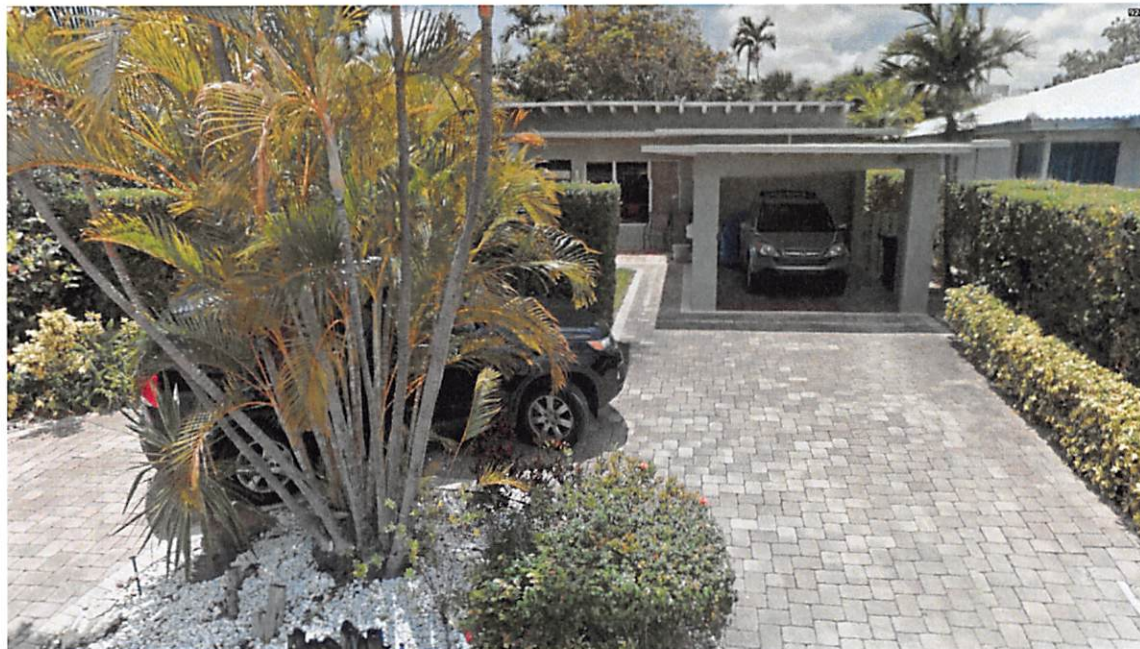
Staff recommends approval.



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: April 30, 2015
Re: 9208 Carlyle Ave– Carport Conversion to Garage

The property is located at 9208 Carlyle Avenue, within the H30B zoning. The applicant is proposing to convert the existing carport to a garage by adding a steel garage door. A glass impact door and window will also be added.



RECOMMENDATION

Staff is recommending approval.



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: April 30, 2015
Re: 9017 Byron Ave– Garage Conversion

The property is located at 9017 Byron Avenue, within the H30B zoning. The applicant is proposing to convert the garage to additional living space.



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

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

STANDARDS / RESULTS**Town of Surfside Zoning Code, Applicable Requirements*****Sec. 90-50.1 (5) Garage Facades***

Required	Proposed
1 window	1 window
Landscaping required along the base	Landscaping is provided along the base

Sec. 90-77 Off-street Parking Requirements

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

RECOMMENDATION

Staff is recommending approval.



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: April 30, 2015
Re: 9480 Bay Drive

The property is located at 9480 Bay Drive, within the H30A zoning. The applicant has received approval from the Design Review Board in October of 2014 for a new two story single family home. The applicant is now requesting modifications, including the following:

- The windows and door configurations were changed, including the arches above the windows were removed.
- The pool was removed.
- The first floor rear family room was extended under the covered loggia for an increase of 325 square feet.



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
H30A	30 feet	29 Feet 2 inches

Sec. 90.44 Modifications of height regulations

	Maximum height	Proposed
Chimney	3 feet	3 feet

Sec. 90-45. Setbacks

H30A UPPER STORY IS 65% to 80% of the FIRST FLOOR AREA	Required	Proposed (67%)
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	43 feet, 10 inches
UPPER STORY		
Primary frontage	Minimum 20 feet/Average 30 feet	20 feet
Interior side	Minimum 5 feet/Average 10 feet	5 feet, 10 feet
Rear	Minimum 20 feet/ Average n/a	54 feet 2 inches

Sec. 90.49 Lot standards

Lot Standards H30A	Required	Proposed
Minimum Lot width	50 feet	50 feet
Minimum lot area	8,000 feet	9,107 square feet
Maximum lot coverage	40%	37%
Pervious area	35% (minimum)	45.1%

Sec. 90.50 Architecture and roof decks

	Required	Proposed
Unique Elevation	A unique elevation from the main buildings of the adjacent two (2)	Façade will be painted stucco.

	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.	
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 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.	White Spanish tile 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 (500 sf)	600 sf
Front yard landscaped	30% minimum (333 sf)	400 sf
Rear yard landscaped	20% minimum (1,834 sf)	25%, 2,300 sf
Number of Curb Cuts	One	One curb cut
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 Pavers

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: April 30, 2015
 Re: Young Israel Congregation – Wall along south side of property

Young Israel Congregation, located at 9850 Abbott Avenue is within the H-30B zoning district. Young Israel Congregation is requesting to install a precast six foot high wall along the south end of the property, two feet north of the property line. There was an existing wall also located two feet north of the property line. The Development Order requires the applicant to submit an application to the Planning and Zoning Board for approval of a new wall to be placed in the same location as the previous wall.

The Development Order states the following: *The applicant agrees that said wall/fence shall be located two feet north of the property line and landscaping of both sides of said wall/fence shall be installed at applicant's expense. Applicant shall install wall/fence in consultation with the immediately adjacent neighbors. Said fence and landscaping shall be reviewed by the Design Review Board which shall have the final decision in this matter.*

The landscaping was previously reviewed and approved by the Design Review Board as part of the overall site plan approval process. The wall was shown on the site plan, but the design was not part of the original approval package and is therefore before the Board for review. The immediately adjacent neighbors have requested the installation of the wall as soon as possible to facilitate their move back into their home, per an email dated Monday, April 6, 2015, which satisfies the requirement to consult with the adjacent neighbors.

The following image is an example of the proposed six foot precast concrete wall. The following image is a street view of the location of the wall between the properties.



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: April 30, 2015
Re: 8810 Froude Avenue

The property is located at 8810 Froude Avenue, within the H30B zoning. The applicant is proposing to add a six foot privacy wall which will commence at the recessed façade of the home and connect to the eastern façade of the home. The applicant has stated the wall will be stucco to match the existing home and will have landscaping. A wood gate is also proposed.



RECOMMENDATION

Staff is recommending approval with the condition that the applicant provide landscaping along the wall.



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: April 30, 2015
Re: 8901 Abbott Avenue

The property located at 8901 Abbott Avenue is within the H30B zoning district. The applicant is requesting to renovate the structure and add a pool to the front of the property. The applicant is making additional upgrades to the home, including a two car paver driveway and interior renovations. The scope of the renovations to the front includes the following:

- Removing the trellis work along the front porch and replace with a railing.
- Removing and replacing the concrete steps.
- Adding new front door with side windows.
- Providing new windows.
- Adding another door to the front solely for the pool area.

A fence is a requirement of the Florida Building Code. The applicant has requested that the board hear the pool and elevation modifications first and will come back to the Design Review Board for the fence application. NOTE: The maximum height of the fence shall be no greater than four and a half feet high and no greater than 50% opaque. The applicant has noted these requirements on the plans, however the fence will still need to be reviewed by the Board at a separate meeting. The applicant could request higher landscaping when they submit for review.



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
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-50. - Architecture and roof decks.

90-50.1 Architecture.

Required	Proposed
All elevations for new structures and multi-story additions (additions greater than 15 feet in height) shall provide for a minimum of ten-percent wall openings including windows, doors or transitional spaces defined by porches, porticoes or colonnades per story.	The front elevation is adding windows, which exceed 10% of the wall plane.

90-54.2 Accessory swimming pools and decks

Required	Proposed
Pools and decks open and unenclosed, or covered by a screen enclosure, may occupy a required rear, front, or side setback, subject to the following minimum setbacks: (a) <i>Rear</i> : Five feet. (b) <i>Interior side</i> : Five feet. (c) <i>Primary (front) and secondary (Corner)</i> : Ten feet.	The applicant is proposing a pool in the front of the structure with a 10 foot setback.

STAFF RECOMMENDATION

Staff recommends approval with the condition that the fence and landscaping (if the landscaping is over 4 feet in height) shall be reviewed by the Design Review Board.



MEMORANDUM

To: Planning and Zoning Board
From: Peter Glynn
Date: March 26, 2015
Re: New Catchword for PZ – PROACTIVE

How do you place a value on the nature of a community?

I am very concerned that developers or new homebuyers will tear down our older houses and build these big blocky flat roof houses.

This will change the very nature of our community. We just saw what happens when a developer buys 3 lots and attempts to put 3 of these houses next to each other. We have also seen many of these build on 88th street.

I am picturing new buyers tearing down the existing houses on the 50' lots and placing these VISUALLY huge houses between 2 of our typical surfside houses.

IT'S NOT A PRETTY PICTURE

They could pass right through the code as it is written now but still take all the air out of the neighbor's yards.

I would like to push this up to the front of the list right next to the Harding Collins corridor.

Surfside has a great tax base with all the 5 star hotels and condos that are being built on east side of Collins. I don't believe surfside needs to grow any larger. I also don't want to see surfside slowly but surely change in nature.

I would like to discuss this and see if other board members agree with me.

FUTURE PZ DISCUSSION ITEMS					
ITEM	OUTCOME	NEXT STEPS	IN CONTRACT OR WORK AUTHORIZATION	TENTATIVE SCHEDULE	COMPLETE
Tree Canopy Initiative	\$8,000 budgeted in the FY 2014-2015 budget		Contract with separate provider	Town Administration to follow up	
Average side setback	Modify ordinance for additional side setbacks on upper floors for single family homes	Draft code amendment	In contract	May PZ. Was discussed in March. Working on changes for agenda.	
Measuring height from crown of the road	Place on agenda for discussion relating to sea level rise	Direction from Planning and Zoning		July PZ	
Parking space standards	Modify multi-family rates based on number of bedrooms and provide for guest parking, look at other cities (Coral Gables), require parking for hotel employees, no change to size of spaces, pumps in underground garages	Draft code amendment	In contract	June PZ	
Cargo container regulations	Prohibit cargo containers in the business district	Draft code amendment	In contract	September PZ	
Satellite dishes	Further review by staff	Research and prepare report for discussion and possible code amendment	In contract	September PZ	
Residential or commercial wind turbine regulations	Prepare ordinance regulating wind turbines including hurricane precautions, noise regulations,	Draft code amendment	In contract	June PZ	

	insurance considerations					
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	June PZ		
Final Zoning Inspections	Town Manager will analyze					
Corridor Analysis	Study corridor between Collins & Harding	Prepare code amendments	Work authorization to be approved in NOVEMBER	JANUARY PZ		In progress
ON UPCOMING COMMISSION AGENDA						
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	March PZ		Must be brought back to PZ for further discussion
ON FUTURE COMMISSION AGENDA						
Commercial waste and recycling container screening	Screening for containers, green screen, vegetation, include pictures from Commissioner Kligman	Draft code amendment	In contract	March PZ		Waiting placement on Commission Agenda
Driveway material regulations	Modify code to allow stamped concrete and concrete slabs with decorative rock or grass in between	Draft code amendment	In contract	November PZ		Waiting Placement on Commission Agenda
Painting of commercial structures	Town Staff to prepare ordinance	Prepare ordinance for commission	Building to prepare ordinance	March PZ		Upcoming Commission agenda.
COMPLETED						
Parking Trust Fund	Discussion with the Planning & Zoning Board to provide a cap for payment into the fund	Ordinance on July PZ-agenda	In-contract	July-Commission for 1 st reading, July-PZ		Complete

Turtle Lighting	Town Staff to prepare review	No ordinance necessary. Turtle lighting already required in code.	COMPLETE	August Commission for 2 nd reading	Town Staff to prepare review
Downtown Color Palette	Discussion with the Planning & Zoning Board to determine if a color palette is appropriate and what colors/criteria should be included	Place on future Planning and Zoning agenda for discussion	In contract	Replaced with repainting of structures.	Complete
Bay Drive & 96 th Street	Open Bay Drive off 96 th Street	Staff will research	Police and Building to research	No change. Police Chief cited safety concerns	COMPLETE
Sign/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 amendment	In contract	March PZ	COMPLETE Added a program modification to FY2015 budget
Interpretation of base flood elevation for the H120 district	No change	No further action needed		N/A	COMPLETE
Solar panel regulations	Prepare ordinance regulating solar panels	Draft code amendment	In contract	March PZ	COMPLETE
Car charging station regulations	Prepare ordinance regulating car charging stations requiring them in new multi-family, research what other communities are doing	Draft code amendment	In contract	December PZ	COMPLETE
Pyramiding effects of	No action necessary since Planning			N/A	

stepbacks-in-the-H1120-district	and-Zoning-Board-currently-reviewing-stepbacks-as-part-of-wall-frontage-modifications					
Garage-door-clarification	Modify code to remove requirement for two separate garage doors	Draft code amendment	In-contract		November-PZ	COMPLETE
10%-window-opening-requirement-per-story	Discussion with the Planning & Zoning Board	Prepare ordinance for commission	In-contract		June-PZ	November Commission for first reading
Landscaping-in-front-of-converted-garage	Determine if landscaping planter is sufficient versus requiring landscaping.	Reviewed code and determined that planter is only permitted in cases where the driveway would be too short.	In-contract		No further modification necessary	Yes
Sheds	Modify ordinance to increase square footage, but reduce height and add landscape requirements.	Draft code amendment	In-contract		Discussed at March meeting.	Commission 1st reading in May-PZ in May