



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

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

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

AGENDA

DESIGN REVIEW BOARD

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES: **DECEMBER 17, 2015**

4. DESIGN REVIEW BOARD APPLICATIONS:

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

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

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

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

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

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

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

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

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

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

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

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

5. ADJOURNMENT.

PLANNING AND ZONING BOARD

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

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES: DECEMBER 17, 2015

4. ORDINANCE:

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

5. DISCUSSION ITEMS:

1. Future Agenda Items

6. ADJOURNMENT.

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

AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE TOWN CLERK, TOWN OF SURFSIDE TOWN HALL, 9293 HARDING AVENUE. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE TOWN CLERK AT 305-861-4863. TWO OR MORE MEMBERS OF TOWN COMMISSION OR OTHER TOWN BOARDS MAY ATTEND AND PARTICIPATE AT THIS MEETING. THESE MEETINGS MAY BE CONDUCTED BY MEANS OF OR IN CONJUNCTION WITH COMMUNICATIONS MEDIA TECHNOLOGY, SPECIFICALLY, A TELEPHONE CONFERENCE CALL. THE LOCATION 9293 HARDING AVENUE, SURFSIDE, FL 33154, WHICH IS OPEN TO THE PUBLIC, SHALL SERVE AS AN ACCESS POINT FOR SUCH COMMUNICATION.



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

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

**DECEMBER 17, 2015
7:00 PM**

MINUTES

DESIGN REVIEW BOARD

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 7:01 pm.

2. ROLL CALL

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

3. APPROVAL OF MINUTES: **NOVEMBER 19, 2015**

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

Board Member James Mackenzie entered at 7:03 p.m.

4. DESIGN REVIEW BOARD APPLICATIONS:

A. Request of the Owner of Property located at 525 92 Street

The applicant is requesting to build an addition to the front of the house.

Town Planner Sarah Sinatra presented the item. The architect Ekrem Vzman gave more details on the project and both Mr. Vzman and Town Planner Sinatra addressed questions from Board Members. Board Member Mackenzie questioned the location of the shed and ac in front of the house. Suggestions of removing the shed and moving the ac were discussed.

Board Member Rubenstein made a motion to approve. The motion received a second from Board Member Gutierrez and the motion carried 6/1 with Board Member Mackenzie voting in opposition.

B. Request of the Owner of Property located at 9559 Harding Avenue

The applicant is requesting to replace an existing cabinet sign.

Town Planner Sarah Sinatra presented the item and is recommending with conditions. The sign installer answered questions from the Board.

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

1. Applicant shall provide evidence that “Authorized Dealer” is part of the trade name or a registered logo. Otherwise, it shall be removed.
2. If the applicant provides evidence that “Authorized Dealer” is permitted, the sign shall be a type of individually mounted letter signage, permitted by section 90-73 (a)(3)b1 of the Town Code.

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

C. Request of the Owner of Property located at 225 95 Street

The applicant is requesting a reverse channel sign for a new restaurant.

Town Planner Sarah Sinatra presented the item and is recommending with the following condition. A representative from the sign company spoke about the sign and said a sign has to reflect what the business is.

Board Member Rubenstein made a motion to approve with the following condition.

1. Applicant shall provide evidence that “Rockin Asian Kitchen” is part of the trade name or a registered logo. Otherwise, it shall be removed.

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

D. Request of the Owner of Property located at 9013 Dickens Avenue

The applicant is requesting to add a four foot high decorative picket style fence with two rolling gates at the front of the property.

Town Planner Sarah Sinatra presented the item and staff is recommending denial.

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

E. Request of the Owner of Property located at 9200 Bay Drive

The applicant is requesting to add a pre-fabricated shed to the rear of the property. Town Planner Sarah Sinatra presented the item and staff is recommending approval with no conditions. Vice Chair Kligman asked where the shed is to be located as he did not see it in the plans. The applicant spoke and said the plan was submitted and Town Planner Sinatra had a copy of the plan which she shared with the Board.

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

5. ADJOURNMENT.

There being no further business to come before the Design Review Board the meeting adjourned at 7:34 p.m.

Accepted this ____ day of _____, 2015

Chair Lindsay Lecour

Attest:

Sandra Novoa, MMC
Town Clerk

PLANNING AND ZONING BOARD
MINUTES
DECEMBER 17, 2015
7:00 PM

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 7:34 pm.

2. ROLL CALL

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

3. APPROVAL OF MINUTES: NOVEMBER 19, 2015

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

4. ORDINANCES:

A. AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING CHAPTER 90 ZONING TO IMPLEMENT THE CORRIDOR ANALYSIS PROPOSALS FOR THE AREA BETWEEN COLLINS AND HARDING AVENUES FROM 94TH STREET TO 88TH STREET; AMENDING SECTION 90-2 “DEFINITIONS”; AMENDING SECTION 90-44 “MODIFICATIONS OF HEIGHT REGULATIONS”; AMENDING SECTION 90-44.2; AMENDING SECTION 90-45 “SETBACKS”; AMENDING SECTION 90-50 “ARCHITECTURE AND ROOF DECKS”; AMENDING SECTION 90-50.1 “ARCHITECTURE”; AMENDING SECTION 90-51 “MAXIMUM FRONTAGE OF BUILDINGS”; AMENDING SECTION 90-61 “PAVING IN FRONT AND REAR YARDS IN H31 AND H40 DISTRICTS”; AMENDING SECTION 90-61.2 “CURB CUTS FOR PROPERTIES FRONTING ON COLLINS AVENUE HARDING AVENUE AND EVERY EAST-WEST STREET IN BETWEEN COLLINS AVENUE AND HARDING AVENUE, EXCLUDING H30B DISTRICT PROPERTIES”; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY;

**REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES
IN CONFLICT HEREWITH; AND PROVIDING FOR AN
EFFECTIVE DATE.**

Recording Clerk Nissa Benjamin read the title of the ordinance.

Town Planner Sinatra presented the item and said courtyards will now be referred to as forecourts. Planner Sinatra had some visuals on the item. Commissioner Cohen had suggestions on the concept and landscaping. He also asked if consideration was given to sea level rise. Planner Sinatra said sea level rise is a different item and Chair Lecour would like that item to be a priority and asked it be put on the agenda on top of the list for future items.

Chair Lecour opened the meeting to public speakers.

Public Speakers:

Michael Karukin speaking not as Commissioner, thanked the Board for bringing this ordinance forward as this has been discussed for a long period of time.

Nick Barshel filling in for Mr. Kasdin who represents the owner, requested a change in the ordinance in Section 90-45 regarding an extra 5 ft side setback (top floor) and feels it is not necessary. Other than that the applicant is in favor of the ordinance. Planner Sinatra addressed the request of Mr. Barshel and explained why the ordinance was written that way.

Board Member Glynn was not in favor of the change. Commissioner Cohen asked if there could be some flexibility on that subject. Board Member Rubenstein asked Planner Sinatra her opinion of the ordinance. She said there was a give and take and feels they have reached a fair balance with the ordinance as written.

Jorge Guitierrez as a public speaker spoke on the subject and would like to see the length of the building reduced.

Public Speaker Victor May spoke and had questions about parcels being developed.

Chair Lecour said the ordinance pretty much addresses all that they have been discussing over the months and would like to see it move forward. She did suggest a language change in a couple of sentences to soften it.

Chair Lecour closed the public comment.

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

**B. AN ORDINANCE OF THE TOWN OF SURFSIDE, FLORIDA AMENDING
ARTICLE VI "SIGNS" OF CHAPTER 90 ZONING" OF THE TOWN OF
SURFSIDE CODE OF ORDINANCES; SPECIFICALLY AMENDING SECTION
90-69 "DEFINITIONS"; SPECIFICALLY AMENDING SECTION 90-74
"TEMPORARY SIGNS"; PROVIDING FOR REPEAL OF CONFLICTING
PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR
INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

Recording Clerk Nissa Benjamin read the title of the ordinance.
Town Planner Sinatra presented the item.

Commissioner Cohen suggested that the sign could be placed flat against a window and not 12 inches back as a sign is allowed to be placed flat against a wall on the outside. There was discussion on the number of temporary signs that may be placed. Planner Sinatra said this ordinance increases the number from one to three. Commissioner Cohen feels only allowing three signs are impractical as there may be more than three running for office and someone's rights may be taken away. Board Member Rubenstein mentioned that more signs on a window would cover up the inside of the store and the appearance from the outside would not be very nice. There was much discussion over political signs, real estate signs, and other signs. Town Attorney Miller said this ordinance was not designed just for political signs but for the façade and aesthetics.

Chair Lecour said they are removing the placement of 12 inches from windows and signs may be placed against the window but she is not in favor of allowing more than three signs. Board Member Rubenstein feels leaving it as three signs is misleading.

Board Member Glynn suggested the signs be limited to a certain number of square feet. Planner Sinatra said in the code for the business district each sign can be three square feet. She also said we need to be simple in the ordinance or it will be difficult to enforce. Michael Karukin, public speaker not as Commissioner, agrees with Planner Sinatra and asks the Board to keep it simple and enforceable. Building Official Ross Praetor gave his point of view on the issue.

Public Speaker Victor May said there should be no limits on the number of political signs.

Commissioner Cohen questioned the language regarding a banner. Planner Sinatra gave some details on banners and their temporary use.

Board Member Glynn made a motion that the signs in the business district (SP40) be no more than 8 1/2x 11 inches. The motion passed 3/2 with Board Members Kligman and Rubenstein voting in opposition. A roll call was taken regarding the number of only 3 signs (8 1/2 x 11) in the retail district. The motion passed 4/1 with Board Member Rubenstein voting in opposition.

Vice Chair Kligman made a motion to move the ordinance to the Commission with the one change of a sign being 8 1/2 x 11 inches. The motion received a second from Board Member Castellanos and all voted in favor with Board Member Rubenstein in opposition.

C. AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING CHAPTER 90 ZONING SECTION 90-51 MAXIMUM FRONTAGE OF BUILDINGS AND SPECIFICALLY AMENDING SECTION 90-51.1 CONTINUOUS WALL FRONTAGE OF 150 FEET IN THE H120 DISTRICT; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Recording Clerk Nissa Benjamin read the title of the ordinance.
Town Planner Sinatra presented the item.

Michael Karukin public speaker not as Commissioner, has been advocating for this for many years and feels we have learned our lesson and should go back to the 150 ft max.

Board Member Glynn and Rubenstein are in favor of pursuing this. Vice Chair Kligman and Board Member Castellanos were not in favor. Chair Lecour was not ready to say yes and would like more information on the item.

Vice Chair Kligman made a motion to recommend denial to the Commission. The motion received a second from Board Member Castellanos and passed 4/1 with Board Member Glynn voting in opposition.

5. DISCUSSION ITEMS:

1. Residential zoning district – Massing Study

Town Planner Sinatra gave an update on the item and had a comparison chart with options. There were suggestions and changes given as well as discussion on sea level rise. Board Member Glynn suggested that our architects are available when this is discussed again.

2. Future Agenda Items

Revisiting zoning codes per sea level issues

Town Planner Sinatra said The Commission did not recommend the referendum regarding the one way street plan and is not moving forward at this time although it was an interesting plan.

Commissioner Cohen exited at 9:08 P.M.

6. ADJOURNMENT.

There being no further business to come before the Planning and Zoning Board the meeting adjourned at 9:16 p.m.

Accepted this ____ day of _____, 2015

Chair Lindsay Lecour

Attest:

Sandra Novoa, MMC
Town Clerk



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: January 28, 2016
Re: 9180 Byron Avenue – Garage Conversion

The property is located at 9180 Byron Avenue, within the H30B zoning. The applicant is requesting an after the fact permit for a garage conversion. The prior owners of the home converted the garage. The current owner is attempting to bring the property into compliance.



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 | Provided |
|-------------------------------------|--|
| 1 window | 1 window |
| Landscaping required along the base | A landscaped area is provided. Landscaping shall be installed. |

Sec. 90-77 Off-street Parking Requirements

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

Sec. 90.50 Architecture and roof decks

| | | |
|---------------|------------------------|--|
| Wall openings | 10% for all elevations | All facades meet or exceed the 10% minimum wall opening requirement. |
|---------------|------------------------|--|

Windows and Trims

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

RECOMMENDATION

Staff recommends approval with the condition that the applicant plant landscaping in the landscaped area.



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: January 28, 2016
Re: 9057 Garland Avenue – Garage Conversion

The property is located at 9057 Garland Avenue, within the H30B zoning. The applicant is requesting an after the fact permit for a garage conversion.



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 Surside Zoning Code, Applicable Requirements

Sec. 90-50.1 (5) Garage Facades

| Required | Proposed |
|-------------------------------------|--------------------------|
| 1 window | 2 windows |
| Landscaping required along the base | Landscaping is proposed. |

Sec. 90-77 Off-street Parking Requirements

| Required | Minimum Space Requirements | Proposed |
|---------------|----------------------------|--|
| Single-family | 2 spaces | 2 spaces provided on the plans, however, the applicant is proposing a concrete driveway, flush with the side property line. A five foot setback is required and the concrete must be color and texture treated. Stripping is not required for single family. |

Sec. 90.50 Architecture and roof decks

| | | |
|---------------|------------------------|--|
| Wall openings | 10% for all elevations | All facades meet or exceed the 10% minimum wall opening requirement. |
|---------------|------------------------|--|

Windows and Trims

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

RECOMMENDATION

Staff recommends approval with the condition that the applicant provides a five foot setback for the driveway and the concrete must be color and texture treated. Stripping is not required for single family.



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: January 28, 2016
 Re: 9349 Collins Avenue – Signage

The property is located at 9439 Collins Avenue, within the H120 zoning district. The site is currently under construction and being developed as a Fendi Chateau. The applicant is proposing a monument sign on facing Collins Avenue. The proposed sign has a marble veneer with frosted glass to provide the LED sign.

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

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

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-73 (b) Monument Sign

| Signs | Permitted | Proposed |
|-----------------------|--|---|
| Area | 25 sf | 23 sf |
| Approved word content | Signs may include the following: 1) Trade name of establishment 2) Nature of business, services rendered or products sold on premises. | "Fendi Chateau Residences" (Trade Name) |
| Location | Monument signs. a. Monument signs shall be permitted in the H30C, H40, MU and H120 districts and are subject to the following restrictions: 1. One sign per street frontage. 2. Maximum sign area is 25 square feet. 3. Maximum height is five feet. | 1. One sign 2. Sign area is 23 sf. 3. Sign height is 5 feet. 4. Sign is located 5 feet from the property line. |

| | | |
|--|---|--|
| | <p>4. Signs shall maintain a five-foot setback from all property lines and no portion shall be permitted to project within this five-foot setback area.</p> | |
|--|---|--|

RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: January 28, 2016
 Re: 9509 Harding Avenue – Signage

The property is located at 9509 Harding Avenue, within the SD-B40 zoning district. The proposed use is an attorney's office. The prior use was a realtor. The sign will have reverse channel lettering and will be externally illuminated. The applicant is also providing an offset of the plastic formed lettering to allow rainwater behind the letters.

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

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

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-73 (b) Monument Sign

| Signs | Permitted | Proposed |
|-----------------------|--|--|
| Area | 25 sf | 24.35 sf |
| Approved word content | Signs may include the following: 1) Trade name of establishment 2) Nature of business, services rendered or products sold on premises. | "Green and Kahn, P.L." (Trade Name) |
| Location | With the exception of theater marquees and V-box signs, no sign shall be erected so that any portion thereof shall project over a dedicated street or sidewalk or so that any portion thereof shall project more than five feet from any main building wall. | Sign does not project over the sidewalk or street. |

| | | |
|----------------------------|---|--------------------------------------|
| <p>Illumination</p> | <p>All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. The illumination may be either internal illumination or external illumination, however, all walls below the sign shall be illuminated with white wall wash LED lighting. It shall be located and directed solely at the sign. The light source shall not be visible from or cast into the right-of-way, or cause glare hazards to pedestrians, motorists, or adjacent properties.</p> | <p>LED illumination is provided.</p> |
|----------------------------|---|--------------------------------------|

RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: January 28, 2016
Re: 9549 Carlyle Avenue, Façade Change

The property is located at 9549 Carlyle Avenue, within the H30B zoning district. The applicant was granted approval for the construction of a new two story single-family residence at the September 24, 2015 Planning and Zoning Board meeting. The applicant is now requesting front façade modifications which include modifying the main entry, added a frame to the façade and modified the columns on the second floor. Staff recommends approval of the modifications.

Proposed Façade



Prior Façade





MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: January 28, 2016
 Re: 919 92nd Street, New Residence

The property is located at 919 92nd Street, within the H30A zoning district. The applicant is proposing the construction of a new two story single-family residence.



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

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

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

STANDARDS / RESULTS
Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.43 Maximum building heights

| Height | Required Maximum | Proposed |
|---------------|-------------------------|-----------------|
| H30A | 30 feet | 30 feet |

Sec. 90-45. Setbacks

| Setbacks | Required | Proposed |
|------------------|------------------------------|-----------------|
| Primary Frontage | Minimum 20 feet | 20 feet |
| Interior side | Minimum 5.5 feet | 5.5 feet |
| Corner side | Minimum 10 feet | 10 feet |
| Rear | Minimum 50 feet from seawall | 50 feet |

Sec. 90-45. Setbacks

| | | |
|---|---|-----------------------------------|
| <i>H30A UPPER STORY FLOOR AREA IS 65% - 80% OF FIRST STORY FLOOR AREA</i> | <i>Required</i> | <i>Proposed</i> 73% |
| <i>Maximum Lot Coverage</i> | 40% | 36% |
| FIRST STORY | | |
| Primary Frontage | Minimum 20 feet | 20 feet |
| Interior side | Minimum 5.5 feet | 5.5 feet |
| Corner side | Minimum 10 feet | 10 feet |
| Rear | Minimum 50 feet from the seawall | 50 feet |
| UPPER STORY | | |
| Primary frontage | Minimum 20 feet/Average 25 feet | 24.5 feet/Average is over 25 feet |
| Interior side | Minimum 10% of lot frontage/ Average 20% of lot frontage | Average 11 feet |
| Rear | Minimum 50 feet from seawall | 50 feet |

Sec. 90.49 Lot standards

| Lot Standards H30A | Required | Proposed |
|---------------------------|-------------------|--------------------|
| Minimum Lot width | 50 feet | 50 feet |
| Minimum lot area | 8,000 square feet | 10,402 square feet |
| Maximum lot coverage | 40% | 39% |
| Pervious area | 35% (minimum) | 36% |

Sec. 90.50 Architecture and roof decks

| | Required | Proposed |
|------------------|--|--|
| Unique Elevation | A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3) of the following architectural features: (a)Length, width and massing of the structure; (b)Number of stories; (c)Façade materials; (d)Porches and other similar articulation of the front façade; (e)Number and location of doors and windows; and (f)Roof style and pitch. | The façade is stucco with balconies which is different than the neighboring facades. The neighbor to the north has a two story building as well. |
| Wall openings | 10% for all elevations | All facades meet or exceed the 10% minimum wall opening requirement. |
| Roof Material | (a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is granted approval by the Design Review Board; (d)Architecturally embellished metal if granted approval by the Design Review Board; or (e)Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board. | Tile roof is proposed. |

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

| Paving Yards | Required | Proposed |
|----------------------------|-----------------------|-----------------------|
| Front setback permeability | 50% minimum | 95% |
| Front yard landscaped | 30% minimum | 95% |
| Rear yard landscaped | 20% minimum | 59% |
| Number of Curb Cuts | One | Two |
| Curb Cut side set back | 5 feet minimum | 20 feet |
| Curb cut width | 18 feet width maximum | 18 width per driveway |

| | | |
|--------------------|---|--------|
| Driveway Materials | Limited to the following 1. Pavers 2. Color and texture treated concrete, including stamped concrete 3. Painted concrete shall not be permitted. 4. Asphalt shall not be permitted. | Pavers |
|--------------------|---|--------|

Sec. 90-77 Off-street Parking Requirements

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

Sec. 90-89.4(6). Street Tree Requirements

| Required | Required | Proposed |
|--|----------|--|
| Street trees shall be required at one shade tree/palm tree per 20 linear feet of street frontage thereof along all public or private street right-of-ways in all zoning districts. | 10 trees | 11 trees, plus two Italian Cypress trees |

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

| Required | Required | Proposed |
|--|--------------------|---------------------------|
| A minimum of five trees of two different species and 25 shrubs shall be planted per lot. | 6 trees, 35 shrubs | 13 trees, over 100 shrubs |

Town of Surfside Adopted Residential Design Guidelines

Building Massing

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

Main Entries

| Required | Proposed |
|--|---|
| Prominent and oriented to the street | Main entry is prominent. |
| Rendered in appropriate scale for the block as well as the individual building | The neighboring property to the north is also a two story structure. The property to the south is separated by the street end. Therefore, the structure is in scale with the waterfront lots. |
| Entry feature should not extend above the | The entry feature does not extend above |

| | |
|--|---|
| eave line of the structure | the eave line. |
| Should not be obstructed from view by fences, landscaping or other visual barriers | Main entry is not obstructed from view. |

Decorative Features

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

Overall Architectural Style

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

Parking Driveways

| | |
|---|----------------------------------|
| Required | Proposed |
| The width of paved driveways on private property as well as driveway cuts at the curb should be as narrow as possible | 18 feet per driveway is proposed |

Driveway Treatments

| | |
|-----------------------------------|-----------------|
| Required | Proposed |
| Town encourages the use of pavers | Pavers |

Wall Materials and Finishes

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

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 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. |

RECOMMENDATION

Staff recommends approval.



Town of Surfside Planning and Zoning Board Communication

Agenda Date: January 28, 2016
Subject: Second Floor Balconies
From: Sarah Sinatra Gould, AICP, Town Planner

Background: Numerous applicants have presented plans that utilize interior balconies in an attempt to meet the additional setbacks required for the second floor. In an attempt to further limit the mass of a structure, the proposed modification would clarify that second floor balconies or terraces will not be counted towards the setback, except when the roof line of the balcony meets the average setbacks for the second floor.

The proposed language clarifies the intent of the original ordinance that provided greater setbacks for the second floor as well as less visible massing of the second floor.

Staff Recommendation: The Town Commission approved this ordinance on first reading. Staff recommends the Planning and Zoning Board recommend approval to the Town Commission.

Sarah Sinatra Gould, AICP, Town Planner

Guillermo Olmedillo, Town Manager

ORDINANCE NO. - _____

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

WHEREAS, numerous applicants have presented plans that utilize interior balconies in an attempt to meet the additional setbacks required for the second floor; and

WHEREAS, in an attempt to further limit the mass of a structure, the proposed amendment to the Code will clarify that second floor balconies or terraces will not be counted towards the setback, except when the roof line of the balcony meets the average setbacks for the second floor; and

WHEREAS, the proposed amendment clarifies the intent of the original ordinance that provided greater setbacks for the second floor as well as less visible massing of the second floor; and

WHEREAS, the Town Commission held its first public reading on January 12, 2016 and recommended approval of the proposed amendments to the Code of Ordinances having complied with the notice requirements by the Florida Statutes; and

WHEREAS, the Planning and Zoning Board, sitting as the Local Planning Agency, has reviewed the revisions to the code for consistency with the Town's Comprehensive Plan at a duly noticed hearing on January 28, 2016 and recommended approval; and

WHEREAS, the Town Commission has conducted a second duly noticed public hearing on these regulations as required by law on March 8, 2016 and further finds the proposed change to the Code necessary and in the best interest of the community.

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

Section 1. Recitals. The above Recitals are true and correct and are incorporated herein by this reference:

Section 2. Town Code Amended. Chapter 90, Article IV "District Regulations" is hereby amended as follows:

Sec. 90-48. Modification of side and rear yard regulations.

90-478.6 New balconies or decks located more than five feet above grade on new or existing single family homes shall not encroach into any setbacks.

90-48.7 Second floor balconies or terraces shall not be counted towards the setback, except when the roof line of the balcony meets the average setbacks for the second floor.

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

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

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

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

PASSED and ADOPTED on First Reading the _____ day of _____, 2016.

PASSED and ADOPTED on Second Reading this _____ day of _____, 2016.

Daniel Dietch, Mayor

ATTEST:

Sandra Novoa, MMC, Town Clerk

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

Linda Miller

Linda Miller
Town Attorney

On Final Reading Moved by: _____

On Final Reading Seconded by: _____

VOTE ON ADOPTION:

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

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

| | | | | | | |
|---|---|--|-------------------------------|-------------|-----------|--|
| Residential or commercial wind turbine regulations | Prepare ordinance regulating wind turbines including hurricane precautions, noise regulations, insurance considerations | possible code amendment | Draft code amendment | In contract | Future PZ | |
| Green walls | Require green walls adjacent to alleys and other buildings that about public right of ways | Research and prepare report for discussion and possible code amendment | In contract | Future PZ | | |
| Final Zoning Inspections | Town Manager will analyze | | | | | |
| ON UPCOMING COMMISSION AGENDA | | | | | | |
| ON FUTURE COMMISSION AGENDA | | | | | | |
| Commercial waste and recycling container screening | Screening for containers, green screen, vegetation, include pictures from Commissioner Kligman | Draft code amendment | In contract | | | Waiting placement on Commission Agenda |
| Driveway material regulations | Modify code to allow stamped concrete and concrete slabs with decorative rock or grass in between | Draft code amendment | In contract | | | Waiting Placement on Commission Agenda |
| Painting commercial structures | Town Staff to prepare ordinance | Prepare ordinance for commission | Building to prepare ordinance | | | Upcoming Commission agenda. |
| COMPLETED | | | | | | |
| Request Commission for a referendum on one-way streets in | The Town Commission has not approved this request at this time. | No further action | | | | |

| | | | | | | |
|---|--|---|---|--|------------------------------|--|
| residential to support a streetscape plan | | | | | | |
| Corridor Analysis | Study corridor between Collins & Harding | Prepare code amendments | Work authorization to be approved in NOVEMBER | January Commission | Complete | |
| Single Family Paint Colors | Discussion with the Planning & Zoning Board to determine if a color palette is appropriate for single family homes and what colors/criteria should be included | Place on future Planning and Zoning agenda for discussion | In contract | Will add to Joint Meeting with PZ/Commission. | Complete | |
| Parking Trust Fund | Discussion with the Planning & Zoning Board to provide a cap for payment into the fund | Ordinance on July PZ agenda | In contract | July Commission for 1 st reading; July PZ August Commission for 2 nd reading | Complete | |
| Turtle Lighting | Town Staff to prepare review | No ordinance necessary. Turtle lighting already required in code. | COMPLETE | Turtle Lighting | Town Staff to prepare review | |
| Downtown Color Palette | Discussion with the Planning & Zoning Board to determine if a color palette is appropriate and what colors/criteria should be included | Place on future Planning and Zoning agenda for discussion | In contract | Replaced with repainting of structures. | Complete | |
| Bay Drive & 96 th Street | Open Bay Drive off 96 th Street | Staff will research | Police and Building to research | No change. Police Chief cited safety concerns | COMPLETE | |
| Sign/sawing 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 | Discusses increasing canopy in town, street trees, what can be planted in ROW | Research and prepare report for discussion and | In contract | March PZ | COMPLETE Added a program | |

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