



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

**AGENDA  
SEPTEMBER 29, 2016  
7:00 PM**

Town Hall Commission Chambers – 9293 Harding Ave., 2<sup>nd</sup> Floor  
Surfside, Florida 33154

*Any person who received compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the Town Clerk prior to engaging in lobbying activities per Town Code Sec. 2-235. "Lobbyist" specifically includes the principal, as defined in this section, as well as any agent, officer or employee of a principal, regardless of whether such lobbying activities fall within the normal scope of employment of such agent, officer or employee. The term "lobbyist" specifically excludes any person who only appears as a representative of a not-for-profit corporation or entity (such as charitable organization, a trade association or trade union), without special compensation or reimbursement for the appearance, whether direct, indirect, or contingent, to express support or opposition to any item.*

*Per Miami Dade County Fire Marshal, the Commission Chambers has a maximum capacity of 99 people. Once reached this capacity, people will be asked to watch the meeting from the first floor.*

**DESIGN REVIEW BOARD**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES: **AUGUST 25, 2016**
4. DESIGN REVIEW BOARD APPLICATIONS:

**A. Request of the Owner of Property located at 9532 Carlyle Avenue**

The applicant is proposing the construction of a second story addition to the existing single-family residence. This application was deferred from the August Design Review Board meeting due to concerns with the roof top deck. The applicant has decided to remove the roof top deck.

**B. Request of the Owner of Property located at 9000 Bay Drive.**

The applicant is requesting a four foot high picket style fence along the east portion of their property to enclose the portion of their lot that they utilize as their side yard. The fence will be concealed with existing landscaping.

**C. Request of the Owner of Property located at 9454 Harding Avenue.**

The applicant is requesting an illuminated channel lettering sign for a new retail shop, Levinsky Roasting, Nuts & Dried Fruits. The proposed signage includes red and white lettering and a channel letter logo.

**5. DISCUSSION ITEMS:**

**A. Architectural Significant Buildings on H120 Zoned Lots**

**6. ADJOURNMENT.**

**PLANNING AND ZONING BOARD**

**AGENDA  
SEPTEMBER 29, 2016  
7:00 PM**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES: August 25, 2016**
- 4. ORDINANCE: MONUMENT SIGN**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 "ZONING"; SECTION 90-69. DEFINITIONS; AMENDING THE DEFINITION OF "AREA" OF A SIGN TO INCLUDE THE SUPPORTING STRUCTURE WITHIN THE MAXIMUM ALLOWABLE SIGN AREA; AMENDING THE DEFINITION OF "MONUMENT SIGN" TO ADD THAT THE BASE OF THE SIGN IS INDEPENDENT OF THE WALL, ENTRY FEATURE OR FENCE; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.**

**5. DISCUSSION ITEMS:**

- 1. Carport Canopy**
- 2. Requiring Notice of Demolition of Houses**
- 3. Workforce housing update**
- 4. Construction hours update**
- 5. Roof Pitch & Height**
- 6. Future Agenda Items**

**6. ADJOURNMENT.**

**THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS WHO ARE DISABLED AND NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE TOWN CLERK AT 305-861-4863 EXT. 226 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING. 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  
AND  
PLANNING AND ZONING BOARD  
MINUTES**

**AUGUST 25, 2016**

**7:00 PM**

**Town Hall Commission Chambers – 9293 Harding Ave., 2<sup>nd</sup> Floor  
Surfside, Florida 33154**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Town Clerk Sandra Novoa called the roll with the following members present: Chair Lindsay Lecour, Vice Chair Judith Frankel, Board Member Brian Roller, Board Member Richard Iacobacci, Board Member Jorge Gutierrez and Board Member Peter Glynn. Commissioner Daniel Gielchinsky attended as liaison.

**3. APPROVAL OF MINUTES: July 18, 2016**

Board Member Gutierrez made a motion to approve. The motion received a second from Board Member Roller and all voted in favor. Liaison Gielchinsky gave an update on the Commission level some of which was sea level rise impact fees and historic preservation.

**4. DESIGN REVIEW BOARD APPLICATIONS:**

**A. Request of the Owner of Property located at 725 93<sup>rd</sup> Street.**

The property is located at 725 93<sup>rd</sup> Street, within the H30B zoning district. The applicant was heard by the Design Review Board on March 31, 2016 when they were proposing to convert a screen patio to a garage, construct a driveway, convert the existing storage room/garage façade and add a second story addition above the proposed garage in an existing single family residence. The applicant has modified the scope of the project and eliminated the second story addition. The proposed project includes a one story addition, remodel and a relocation of the garage.

Town Planner Sarah Sinatra presented the item and staff is recommending approval with a condition.

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

1. The curb cut of the driveway do not exceed 18 feet in width.

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

**B. Request of the Owner of Property located at 1355 Biscaya Drive.**

**The applicant is proposing to renovate the front façade of the existing home. The renovations include adding metal louvers and decorative columns.**

Town Planner Sarah Sinatra presented the item. Board Member Gutierrez said he preferred seeing the louvers. The applicant's representative spoke and said there would be louvers.

Board Member Gutierrez made a motion to approve with the louvers. The motion received a second from Board Member Roller and all voted in favor.

**C. Request of the Owner of Property located at 9381 Abbott Avenue.**

**The applicant is requesting to convert their garage to additional living space.**

Town Planner Sarah Sinatra presented the item and is recommending approval with conditions. The applicant spoke about the conversion as the Board wanted to be sure it could not be used as an additional dwelling but was part of the interior of the house.

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

1. Landscaping to be the full span of the converted garage.

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

**D. Request of the Tenant of Property located at 9573 Harding Avenue.**

**The applicant is requesting an illuminated cut PVC lettering sign for a new retail shop Gourmet Temptations. The proposed signage includes black lettering, illuminated purple bars and a ½ inch offset of the sign. The applicant is also proposing a new black awning.**

Town Planner Sarah Sinatra presented the item and is recommending approval with conditions. The applicant spoke about the item and answered questions from the Board.

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

1. Check trade name of establishment to include "Paris."
2. No electrical equipment shall be visible.

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

**E. Request of the Tenant of Property located at 9531 Harding Avenue.**

**The applicant is requesting a reverse channel LED lettering sign for Razzledazzle Barbershop. The proposed signage includes black lettering and a ½ inch offset.**

Town Planner Sarah Sinatra presented the item and is recommending approval. The applicant spoke about the item and answered questions from the Board.

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

1. No switches exposed on the sign.
2. Façade needs to be re-stucco.

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

**F. Request of the Tenant of Property located at 9532 Carlyle Avenue.**

**The applicant is proposing the construction of a second story addition with a roof top deck to the existing single-family residence.**

Town Planner Sarah Sinatra presented the item. The architect spoke and gave a visual presentation. There was discussion regarding roof top decks and privacy of neighbors. Town Planner Sinatra read the code regarding roof decks. She said when she originally read the plan it was clear to her that this had a third story and struck it. She also read the code regarding setbacks of decks. After further discussion the Board felt it needed more information and an updated design.

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

**5. QUASI-JUDICIAL APPLICATION:**

**9133 COLLINS AVENUE AND 9149 COLLINS AVENUE**

**A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, PLANNING AND ZONING BOARD; RECOMMENDING APPROVAL OF A SITE PLAN APPLICATION, PURSUANT TO SECTION 90-41 ET SEQ. OF THE ZONING CODE TO PERMIT THE DEVELOPMENT OF PROPERTY LOCATED ON THE EAST SIDE OF COLLINS AVENUE WITH THE ADDRESSES OF 9133 COLLINS AVENUE AND 9149 COLLINS AVENUE FOR 54 CONDOMINIUM UNITS WITH CONDITIONS OF APPROVAL; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.**

Town Clerk Sandra Novoa read the title of the resolution. Chair Lecour wanted to point out that the Town Attorney has noted a typo in the resolution as number 4 appears twice and will be remedied.

Chair Lecour read the process and rulings of a quasi-judicial hearing.

Town Clerk Novoa confirmed that compliance with advertising notice requirements have been met. Attorney Miller asked the Board if anyone had ex-parte communications with the Applicant or any objector. All answered no. Town Clerk Nova swore in the people who wished to speak on the item.

Town Planner presented the item and staff is recommending approval with conditions. Neisen Kasden representing the applicant gave more details and an overview of the item. He said they are working with the town and had some red line items he wanted read into the record. He also pointed out that the setbacks are being significantly exceeded.

Kobi Karp, architect, presented visuals of the project and provided details. Mr. Kasden provided the Board with the red line items and read into the record the revisions he would like made. One being that under Number 2, regarding the historic plaque they wish the aesthetics be left up to the developer and as to the location that will be done with cooperation of the town. The language in number 6 needs to be tweaked as he feels as long as there is an active building permit a bond is not needed. Other items mentioned were Numbers 7 and 8 will leave as is except for the last sentence requiring bond requirements. In Numbers 17, 18 and 19 regarding the parking plan they feel their construction workers should be able to park in the town. Number 21 regarding change of ownership they will comply until the condominium is turned over Number 22 dealing with hard pack easement they would comply with the provisions of the code not the language in the resolution. Number 25 deals with water and sewer fees he said the town is responsible for the infrastructure for them to connect to and would like a credit if repairs are needed. Number 26 they are asking for an extra 30 days to present a construction schedule.

Town Manager Olmedillo said they are agreeable to Number 2 and have no issues with Number 6. Regarding Number 7, it is part of code and also mentioned Number 8. He saw no issues with Number, 17, 18, and 19. Under Number 21 he feels this is a legal issue and there will be many owners when the condominiums are sold. Under Number 22 he would like the Town Attorney to look at the language. He had concerns about Number 25 he said they can work together on that issue.

(Liaison Gielchinsky left at 9:40 p.m.)

Chair Lecour opened the public hearing.

Public Speakers:

-Denyse Fowley spoke about impact and said they are eliminating units but asked if they are increasing the number of bedrooms and are the units larger. The architect responded and said there will be larger units but the number of people living there should be the same. She also spoke about community centers, emergency services, etc. which are staying the same and yet we are having more people and impact fees. She then spoke on behalf of her neighbor Pamela O'Hagan who could not attend this evening and she wanted to bring up the issue of affordable housing and if it was included in this property. Chair Lecour said she did not think that affordable housing was part of this project and wanted to clarify that she did not say it should be at the last meeting.

-Deborah Cimadevilla (was sworn in before she spoke) talked about construction workers and parking in residential areas. There has been a big problem in her area with construction workers parking in the area. She feels there is also a lot of litter and also makes the neighborhood unsafe and fines should be increased to more than \$50.

Mr. Kasden spoke regarding the parking issue and said their workers should not be parking in residential areas and they will work with the town to try to resolve that. He does not feel revoking a building permit for parking issues is fair.

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

Regarding the design, Board Member Gutierrez complimented the architect and thought it was very nice. The Board was in agreement and had a few suggestions and the architect answered some questions from the Board.

Regarding the applicant's changes to the resolution on Number 19 parking, Board Member Iacobbaci was in disagreement with the change suggested and said there are problems when workers park in the city and especially in residential areas and some home owners were allowing workers to park in their driveway for a fee. He believes the developer should have strict regulations regarding parking. He also said the fines should be \$1,000 and an offender receiving a fine three times should be terminated from the project. Mr. Kasden said they can add language that residents cannot lease out parking for construction workers. He also said the first time someone parks in a space they should not, they will be terminated. The amount of the fine was discussed and the Board felt \$50 was not sufficient. Board Member Roller said there could be an issue in identifying whose car is parked. He said the contractor should come up with a plan to be able to identify the cars, better enforcement and the fine being much higher than \$50. The revised parking policy would be across the board for all developers not just this one. Board Member Roller thought it would be acceptable to have workers park in the town if they park on construction sites the developer owns. Chair Lecour suggested to amend the resolution to keep in the statement no parking in the city but construction workers can park only on the properties of the developer. Board Member Glynn was in agreement the fine should be as high as \$500. The Town Manager explained the difference from a parking ticket which is put on a car and a fine which would be given to the developer.

Chair Lecour said they will recommend to the Commission to increase the fine from \$50 to \$500, add a clause of not being able to rent or lease spaces from Surfside residents (Town Attorney will look into this), and this policy be applicable to all construction sites.

Regarding the historic plaque, Vice Chair Frankel said the Historic Board would probably want to have a say on this but she suggested something small with name and date. Chair Lecour suggested the language be "up to the applicant subject to approval by the Historic Preservation Board."

The Board is asking for more publication of their hotline website which would apply to all developer's construction sites.

Board Member Glynn had comments regarding water and sewage and feels the cost of repairs to the infrastructure should be split rather than having the developer fix it and then get credit. He suggested it may be more cost effective for the city to put it out to bid instead of writing a blank check but that may delay the project. Building Official Prieto said the line the city is providing is functioning and not crumbled or damaged. Town Manager Olmedillo said the Building Official said we have the infrastructure to serve the developer and if that can be confirmed then we do not need the revision the applicant is requesting. If something should occur, then the city will put it out to bid.

Town Attorney Miller responded to number 22 regarding easement. The applicant wanted it clear that this is a separate project. The applicant wants to have further conversations with the city on this and they will comply with the code but rather not have an easement at all. The Board feels strongly that they provide an easement. Board Member Glynn said he would never approve it unless he sees a bike path or walking path for the public in the plan. The applicant said they are not legally bound to do this and Board Member Glynn said we can put this on hold and change the code as there must be walking paths for the public. The applicant brought up the placing

and storage of beach chairs which they are having issues with and feels it is not fair. They are in agreement to discuss this with the city and not have this process here as they received information late.

Manager Olmedillo asked the Town Attorney when she received the red line and her response was tonight. Manager Olmedillo said if they wanted something to be reviewed it should have been presented sooner as the Manager said he had to look it over at this meeting. Chair Lecour agreed with the Manager but said they are trying to accommodate the applicant but is firm on the easement and walking paths and said the Town Attorney and applicant should have further discussions to come to an agreement.

On the conditions Kobi Karp said the rendering was not correct and they are following the drawing on page 8403.

In summation Chair Lecour made the following recommendations: Number 2 - Subject to Historic Preservation Board approval; Number 9 - they would like the website url to be advertised to the residents and this would be applicable to all construction sites; Number 18 – the applicant shall provide evidence of a construction parking plan for the provision of off town street parking with the exception of parking on applicant’s property; Number 19- raising the penalty from \$50 to \$500 per parking ticket and adding a provision that construction workers cannot lease parking spaces from residents and that policy will be applicable to all construction sites; Number 22 – regarding hard pack is subject to further review with Town Manager, Town Attorney and caveat that the Board strongly wants to maintain public access to the hard pack; Number 25 – regarding water/sewer we agreed that the town go out and bid the work or the applicant does it and we split the credit.

Board Member Gutierrez made a motion to forward the recommendations to the Planning and Zoning Board. The motion received a second from Board Member Glynn and all voted in favor.

**5. ADJOURNMENT.**

There being no further business to come before the Design Review Board the meeting adjourned at 9:57 p.m.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2016

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Chair Lindsay Lecour

Attest:

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Sandra Novoa, MMC  
Town Clerk

**PLANNING AND ZONING BOARD**

**MINUTES**

**August 25, 2016**

**7:00 PM**

**1. CALL TO ORDER**

Chair Lindsay Lecour called the meeting to order at 9:58 pm.

**2. ROLL CALL**

Town Clerk Sandra Novoa called the roll with the following members present: Chair Lindsay Lecour, Vice Chair Judith Frankel, Board Member Brian Roller, Board Member Richard Iacobacci, and Board Member Peter Glynn.

**3. APPROVAL OF MINUTES: July 18, 2016**

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

**4. QUASI-JUDICIAL APPLICATION:**

**A. 9133 COLLINS AVENUE AND 9149 COLLINS AVENUE**

**A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, PLANNING AND ZONING BOARD; RECOMMENDING APPROVAL OF A SITE PLAN APPLICATION, PURSUANT TO SECTION 90-41 ET SEQ. OF THE ZONING CODE TO PERMIT THE DEVELOPMENT OF PROPERTY LOCATED ON THE EAST SIDE OF COLLINS AVENUE WITH THE ADDRESSES OF 9133 COLLINS AVENUE AND 9149 COLLINS AVENUE FOR 54 CONDOMINIUM UNITS WITH CONDITIONS OF APPROVAL; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.**

City Clerk Sandra Nova read the title of the resolution.

Chair Lecour reminded everyone that the rules and process of a Quasi-Judicial hearing stated in the Design Review Board Meeting apply here also.

Chair Lecour asked if anyone wishing to speak to please stand and be sworn in. There were no public speakers who had not spoken at the previous meeting. No one wishing to speak Chair Lecour closed the public hearing.

Board Member Iacobacci made a motion to forward to the Town Commission with the recommendations approved by the Review Design Board.

**B. SIGN MODIFICATION**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 “ZONING”; SECTION 90-69. DEFINITIONS; AMENDING THE DEFINITION OF “AREA” OF A SIGN TO INCLUDE THE SUPPORTING STRUCTURE WITHIN THE MAXIMUM ALLOWABLE SIGN AREA; AMENDING THE DEFINITION OF “MONUMENT SIGN” TO ADD THAT THE BASE OF THE SIGN IS INDEPENDENT OF THE WALL, ENTRY FEATURE OR FENCE; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.**

City Clerk Sandra Nova read the title of the ordinance.

Town Planner Sarah Sinatra presented the item.

The Board would like some clarifying language and the Town Planner will work on it.

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

**6. DISCUSSION ITEMS:**

1. Future Agenda Items
2. Sustainability Subcommittee Verbal Report from Planning and Zoning Board Member, Peter Glynn
3. Impact fees

The receiving of materials late, such as this evening, was discussed and how to deal with that issue and there should be a clear policy on that.

**6. ADJOURNMENT**

There being no further business to come before the Planning and Zoning Board the meeting adjourned at 10:11 p.m.

Accepted this \_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
Chair Lindsay Lecour

Attest:

\_\_\_\_\_  
Sandra Novoa, MMC  
Town Clerk



## MEMORANDUM

To: Design Review Board  
Thru: Guillermo Olmedillo, Town Manager  
From: Sarah Sinatra Gould, AICP, Town Planner  
CC: Linda Miller, Town Attorney  
Date: September 29, 2016  
Re: 9532 Carlyle Avenue, Addition

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The property is located at 9532 Carlyle Avenue, within the H30B zoning district. The applicant is proposing the construction of a second story addition to the existing single-family residence. This application was deferred from the August Design Review Board meeting due concerns with the roof top deck. The applicant has decided to remove the roof top deck.



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

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

**STANDARDS / RESULTS**  
**Town of Surfside Zoning Code, Applicable Requirements**

**Sec. 90.43 Maximum building heights**

Height	Required Maximum	Proposed
H30B	30 feet	23 feet 8 inches.

**Sec. 90-45. Setbacks**

Setbacks	Required	Proposed
Primary Frontage	Minimum 20 feet	No change
Interior side	Minimum 5 feet	5 feet
Rear	Minimum 20 feet	20 feet

**Sec. 90-45. Setbacks**

H30A UPPER STORY FLOOR AREA IS LESS THAN 50% OF FIRST STORY FLOOR AREA	<b>Required</b>	<b>Proposed</b> <b>49%</b>
Maximum Lot Coverage	40%	39.64%
<b>FIRST STORY</b>		
Primary Frontage	Minimum 20 feet	No change
Interior side	Minimum 5 feet	5 feet
Rear	Minimum 20 feet	20 feet
<b>UPPER STORY</b>		
Primary frontage	Minimum 20 feet/Average 22.5 feet	No change
Interior side	Minimum 5 Feet/ Average n/a	5 feet
Rear	Minimum 20 feet/ Average n/a	20 feet

**Sec. 90.49 Lot standards**

Lot Standards H30B	Required	Proposed
Minimum Lot width	50 feet	50 feet
Minimum lot area	5,600 feet	5,625 square feet
Maximum lot coverage	40%	39.64%
Pervious area	35% (minimum)	35%

**Sec. 90.50 Architecture and roof decks**

	Required	Proposed
Unique Elevation	A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3)	The façade is stucco with the story structure portion of the structure located at the rear, which

	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.	is different that the neighboring facades.
Wall openings	10% for all elevations	Meets or exceeds 10% wall openings on 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.	Standing seam metal roof is proposed.

**90-50.2 Roof deck provisions**

	<b>Required</b>	<b>Proposed</b>
Stairs	Exterior and interior stairs shall be permitted.  No extension of stairs shall be permitted over the 30-foot height limitation of the building.	Exterior stairs are provided. The proposed stairs do not exceed the 30 foot height limitation of the building.

**Town of Surfside Adopted Residential Design Guidelines**  
**Building Massing**

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

**Main Entries**

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

**Decorative Features**

<b>Required</b>	<b>Proposed</b>
Decorative features should be stylistically consistent throughout the entire building.	Consistent.

**Overall Architectural Style**

<b>Required</b>	<b>Proposed</b>
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.

**Wall Materials and Finishes**

<b>Required</b>	<b>Proposed</b>
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**

<b>Required</b>	<b>Proposed</b>
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.	Metal roof is proposed.

**Windows and Trims**

<b>Required</b>	<b>Proposed</b>
Window styles should always be consistent	Consistent.

among all elevations of a building.	
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 following conditions:

1. The rear setback shall be no greater than 20 feet measured from the closest point of the home to the rear property line.



# MEMORANDUM

To: Design Review Board  
 Thru: Guillermo Olmedillo, Town Manager  
 From: Sarah Sinatra Gould, AICP, Town Planner  
 CC: Linda Miller, Town Attorney  
 Date: September 29, 2016  
 Re: 9000 Bay Drive

The property located at 9000 Bay Drive is within the H30B zoning district. The applicant is requesting a four foot high picket style fence along the east portion of their property to enclose the portion of their lot that they utilize as their side yard. The fence will be concealed with existing landscaping.

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. 90.56 Fences, walls and hedges**

	<b>Required</b>	<b>Proposed</b>
Fence	Fences in the front are only permitted with the Planning and Zoning Board's approval.	Aluminum rail fencing is proposed within the front setback.

**Sec. 90-56.4 Front yard and corner yard fences and ornamental walls—Table.**

<b>Frontage</b>	<b>Maximum Height (Feet)</b>	<b>Maximum Opacity (Percent)</b>	<b>Proposed</b>
57.6 feet	4 feet	All wall and fence surfaces above two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent	4 foot ornamental picket style fence proposed. Maximum opacity is 50%

**Recommendation**

Staff recommends approval.

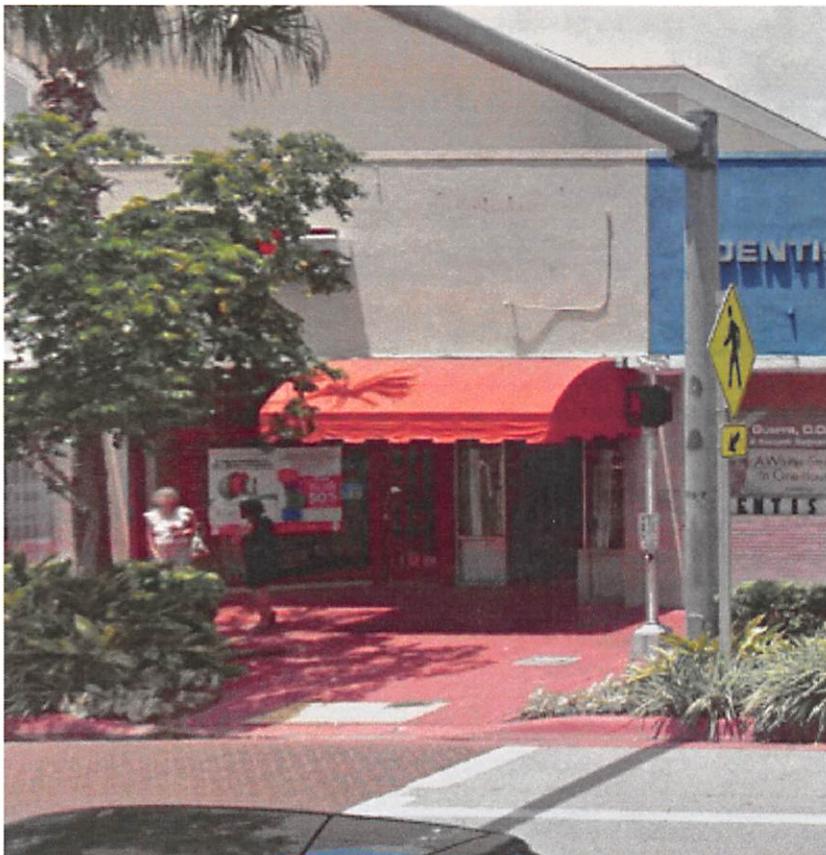


## MEMORANDUM

To: Design Review Board  
Thru: Guillermo Olmedillo, Town Manager  
From: Sarah Sinatra Gould, AICP, Town Planner  
CC: Linda Miller, Town Attorney  
Date: September 29, 2016  
Re: 9454 Harding Avenue

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The property located at 9454 Harding Avenue is within the SD-B40 zoning district. The applicant is requesting an illuminated channel lettering sign for a new retail shop, Levinsky Roasting, Nuts & Dried Fruits. The proposed signage includes red and white lettering and a channel letter logo.





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

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

## STANDARDS / RESULTS

### Town of Surfside Zoning Code, Applicable Requirements

#### Sec. 90-73

Signs	Permitted	Proposed
Area	25 square feet	25 feet
Approved word content	Signs may include the following: <ol style="list-style-type: none"> <li>1) Trade name of establishment</li> <li>2) Logo of the establishment</li> <li>3) Nature of business, services rendered or</li> <li>4) Products sold on premises.</li> </ol>	Sign consists of the trade name of the establishment and the products sold on the premises.
Prohibited Word Content	Signs may not include the following: <ol style="list-style-type: none"> <li>1) Any reference to price, except as provided in regards to "window sign."</li> </ol>	No reference to price
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.
Illumination	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.	The applicant is proposing channel illuminated lettering.



### RECOMMENDATION

Staff recommends approval with the following conditions:

1. No electrical equipment shall be visible.
2. The existing electrical equipment shall be removed and concealed.
3. The façade shall be patched and repainted.



## MEMORANDUM

**To:** Design Review Board

**From:** Commissioner Daniel Gielchinsky

**CC:** Guillermo Olmedillo, Town Manager  
Linda Miller, Town Attorney  
Sarah Sinatra Gould, AICP, Town Planner

**Date:** September 29, 2016

**Re:** Architecturally Significant Buildings on H120 Zoned Lots

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**Discussion:** At the September 13, 2016 Town Commission meeting, Agenda Item 4B2 proposed a first reading ordinance to create a classification of “architecturally significant” buildings for older structures in H-120 zoned lots which may have architectural value. (See Attachment “A” Item 4B2 Commission Communication dated September 13, 2016 and Ordinance). At the September 13, 2016 meeting, the Town Commission discussed the item and voted to recommend that the Board review, discuss and make further recommendations as needed. Attached is an email dated September 22, 2016 from Graham Penn, Esq. which explains the modifications that were made to the proposed first reading ordinance after the Commission's first hearing. (See Attachment “B” Email dated September 22, 2016).



**Town of Surfside  
Commission Communication**

**Agenda #:**

**Agenda Date:** September 13, 2016

**Subject:** Architecturally Significant Buildings on H120 Zoned Lots

**From:** Commissioner Daniel Gielchinsky

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**Background:** A building owner / potential developer has approached the Commission with its ideas about how to balance the need for renovations and expansions to older buildings in the H-120 zone (east side of Collins Avenue). The owner's goals appear to be to preserve the buildings in order to retain the Town's character while allowing expansion to occur in a manner that would not require the building to comply with existing building codes that would have the building adopt a "wedding cake" style as additional floors are added to the existing structure. I have expressed my concern that older structures are at significant risk from sea level rise and storm surge because they were developed with ground floor elevations that are often significantly below the current requirements.

Some of the older structures in the H-120 zone have architectural value but may not meet the requirements to be qualified as "historic" under the Miami-Dade County Code. Accordingly, this proposed ordinance would create a classification of an "architecturally significant" building in the H-120 zone. The three architectural styles that are present in the Town are Mediterranean Revival, Streamline Modern, and Miami Modern. In order to qualify as architecturally significant under the terms of the proposed ordinance, a building would need to have been constructed prior to 1970 and incorporate at least three of the typical characteristics of its architectural style.

The proposed architectural significance program is not intended to supplant the County's existing historic preservation program, but to exist as an alternative for buildings that have value as being emblematic of the Town's architectural development. This concept is similar to that employed by the City of Miami Beach

to encourage the preservation of older properties outside of the City's historic districts.

**Determination of Architectural Significance.** The process would be initiated by the owner of an H-120 zoned lot who seeks to renovate and/or expand an existing building. The property owner would prepare an analysis of the architectural value of the building prepared by a license architect to be filed as part of an application seeking designation, at the property owner's sole cost and expense. The analysis, as well as any other information deemed necessary, would be reviewed by Town staff as well as a third party consultant retained by the Town at the property owner's sole expense. Because the designation process will be undertaken voluntarily by a property owner, the Town would not be responsible for any of the costs associated with the program.

If the Design Review Board determines that a building meets the requirements for designation, the property owner will be able to process a site plan approval application using the existing building's setbacks for any expansions or extensions. Renovations and new additions would not be subject to the standard H-120 setback requirements, i.e. the "wedding cake" effect of adding floors to an existing building. The expanded portion of the structure would be required to stay within the existing building envelope, and could not be constructed past the existing setbacks.

**Proposed Standards for Architectural Significance.** The attached ordinance will require a property owner to demonstrate that the building meets four criteria:

1. The building must be deemed to be a representative example of its architectural style. In order to qualify as a representative example, a building must incorporate at least three of the typical characteristics of its architectural style to be deemed to be architecturally significant.
2. The building must have not been altered in a manner in that substantially impacts the original building design or obscures significant architectural elements that are emblematic of its architectural style in a manner that cannot be reversed without unreasonable expense.
3. Significant exterior architectural characteristics, features, or details of the building remain intact.
4. The building embodies the scale, character and massing of the built context of its immediate area.

**Application of Architectural Significance.** Following the determination by the Design Review Board approving a property owner's request for a determination of architectural significance, any expansions to the existing building would be eligible

to rely on the existing building's setbacks rather than the setbacks that would otherwise apply in the H-120 district.

While the ordinance would provide setback relief for construction in the H-120 zone, the ordinance would also place significant limits on new development. First, any redevelopment would need to remain consistent and compatible with the existing building, maintaining the architectural significance of the building. The attached ordinance would add three additional criteria to be applied by the Town in any application for a revision to, expansion of, or addition to, an architecturally significant building:

1. The proposed alteration or addition does not require demolition or alteration in a manner that would render the building no longer architecturally significant.
2. The proposed alteration or addition is designed in a manner that is compatible with the existing building.
3. The proposed alteration or addition is compatible with the as-built scale and character of the surrounding neighborhood.

Assuming the proposed expansion meets these additional criteria, would also require both the existing building and the new development to comply with the Town's minimum finished floor elevation requirements for all portions of the building.

The building owner believes that the attached proposed ordinance therefore: (1) incentivizes the preservation of existing buildings that have architectural significance by allowing reasonable and compatible expansions to existing buildings in the H-120 zone; and (2) helps encourage investment that protects existing buildings against the impact of sea level rise and storm surge.

**ORDINANCE NO. 16-\_\_\_\_\_**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 "ZONING", AND SPECIFICALLY AMENDING SECTION 90-2 "DEFINITIONS" AND 90-33 "ALTERATION OR ENLARGEMENT OF NONCONFORMING STRUCTURES" TO PERMIT ALTERNATIVES FOR THE REDEVELOPMENT OF EXISTING ARCHITECTURALLY SIGNIFICANT BUILDINGS IN THE H120 ZONING DISTRICT; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Surfside ("Town") proposes to amend its Code of Ordinances to address expansions to existing nonconforming architecturally significant structures in the H120 zoning district; and

**WHEREAS**, the current regulations discourage the renovation and expansion of existing buildings on H120 lots, which may lead to the deterioration of structures; and

**WHEREAS**, the Town desires to incentivize the preservation, renovation and enhancement of architecturally significant buildings on H120 zoned lots by amending the provisions governing nonconforming structures; and

**WHEREAS**, the Town proposes to provide an alternative development option for owners of buildings deemed architecturally significant; and

**WHEREAS**, the Town Commission held its first public hearing on September 13, 2016 having complied with the notice requirements required by Florida Statutes; and

**WHEREAS**, the Planning and Zoning Board, as the local planning agency for the Town, held its hearing on the proposed amendment on September 29, 2016 with due public notice and input; and

**WHEREAS**, the Town Commission conducted a second duly noticed public hearing on these regulations as required by law on October 13, 2016; and

**WHEREAS**, the Town Commission hereby finds and declares that adoption of this Ordinance is in the best interest of the Town.

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

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

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

**Sec. 90-2. - Definitions.**

\* \* \*

Architecturally Significant Building: A building constructed prior to 1970 that has been determined by the Town, at the request of a property owner, to possess characteristics of a specific architectural style constructed in the Town pursuant to Section 90-33(3) of the Town Code. The exterior of the structure must be recognizable as an example of its style and/or period, and its architectural design integrity must not have been modified in a manner that cannot be reversed without unreasonable expense. The three recognized significant architectural styles in the Town are Mediterranean Revival, Streamline Modern, and Miami Modern.

\* \* \*

**Section 3. Code Amendment.** The code of the Town of Surfside, Florida is hereby amended as follows:

**Sec. 90-33. - Alterations or enlargement of nonconforming structures.**

Except as provided in this section a nonconforming structure shall not be enlarged in any manner or undergo any structural alteration unless to make it a conforming structure. Such alteration or enlargement may be permitted provide that:

- (1) Enlargement or alteration itself conforms to the requirement of these regulations;
- (2) Building non-conformity only as to height area or floor area requirements may be altered or extended; enlarged so long as it does not increase the degree of non-conformity for the applicable district.
- (3) Alterations or additions to architecturally significant buildings on H120 zoned lots that are nonconforming as to setbacks may follow existing building lines as long as the alteration or addition maintains the architectural integrity of the existing building. The lesser of the current code-required setback or the existing building line shall be deemed to be the required setback line. Any redevelopment project undertaken under this subsection must comply with the Town’s minimum finished floor elevation requirements for all portions of the building.

(a) Determinations of Architectural Significance. Determinations of architectural significance will be made as follows:

(1) All requests for a determination of architectural significance must be made by a property owner in writing on the forms promulgated by the Town. As part of the determination application, a property owner will submit an analysis of the architectural qualities of the existing structure prepared by a licensed architect, at the property owner's expense, demonstrating why the building is consistent with the Code's definition of an architecturally significant building. This analysis shall be accompanied with other materials deemed necessary by the Town Manager or designee to accommodate the review, including, but not limited to, all available data and documentation regarding the building, site, or features.

(2) The Town Manager or designee will review the analysis prepared by the property owner and issue a recommendation as to whether the building meets the Town's standards of architectural significance. The property owner shall be responsible for the Town's costs associated with this review, including the fees charged by any necessary consultants.

(3) Determinations of architectural significance will be made by the Design Review Board, after public hearing, based on the following requirements.

(a) The building must be deemed to be a representative example of its architectural style. In order to qualify as a representative example, a building must incorporate at least three of the typical characteristics of its architectural style to be deemed to be architecturally significant. Elements of the relevant styles are as follows:

i. Miami Modern.

(A) Use of readily available materials such as concrete block, exposed concrete, aluminum, stucco, stone and aggregate materials.

(B) Use of asymmetry, acute angles, boomerang shapes, cutouts, pylons, arches, geometric shapes, repetitive motifs or hyperparaboloids.

- (C) Use of plate-glass, ribbon, clerestory and canted windows.
- (D) The mixture of two or more textured surfaces.
- (E) Use of brise-soleils and architectural screen block.
- (F) Overhanging roof plates and projecting floor slabs.
- (G) Exemplifies a regional style of architecture constructed in the post-war period.

ii. Streamline Modern.

- (A) Building forms that evoke automobiles, trains, ocean liners, and airplanes.
- (B) Massing that reflects abstract, simplified forms with rounded corners devoid of much applied decoration.
- (C) Horizontal compositions, bands of windows, racing stripes, and flat roofs.
- (D) Use of vitrolite, glass block, chrome, stainless steel, and terrazzo.
- (E) "Eyebrow" ledges over the windows, front porches,
- (F) Use of nautical motifs like porthole windows, and bas-relief panels depicting tropical scenes.

iii. Mediterranean Revival.

- (A) Use of bell towers, awnings, porches, balconies, carved stonework.
- (B) Style reflects the architectural influences of the Mediterranean coast: Italian, Byzantine, French, and Moorish themes from southern Spain.

- (C) Application of Spanish baroque decoration to openings, balconies, and cornices.
- (D) Use of arches, parapets, twisted columns, pediments, and other classical details.
- (E) Use of stucco walls, red tile roofs, wrought iron grilles and railings, wood brackets and balconies.
- (F) Use of casement windows.

(b) The building must have not been altered in a manner in that substantially impacts the original building design or obscures the significant architectural elements in a manner that cannot be reversed without unreasonable expense.

(c) Significant exterior architectural characteristics, features, or details of the building remain intact.

(d) The building embodies the scale, character and massing of the built context of its immediate area.

(b) Alterations to Architecturally Significant Buildings. Any alteration proposed for a building on H120 zoned lots determined by the Design Review Board to be architecturally significant will be reviewed by the Town Manager or his designee and the Design Review Board to determine whether:

- i. The proposed alteration or addition does not require demolition or alteration in a manner that would render the building no longer architecturally significant;
- ii. The proposed alteration or addition is designed in a manner that is compatible with the existing building; and
- iii. The proposed alteration or addition is compatible with the as-built scale and character of the surrounding neighborhood.

(c) Site Plan review for Architecturally Significant Buildings. Any addition requiring a site plan that is proposed for a building determined by the Design Review Board to

be architecturally significant will be reviewed by the Town Manager or designee, the Design Review Board, the Planning and Zoning Board, and the Town Commission to determine whether:

- i. The proposed alteration or addition does not require demolition or alteration in a manner that would render the building no longer architecturally significant;
- ii. The proposed alteration or addition is designed in a manner that is compatible with the existing building; and
- iii. The proposed alteration or addition is compatible with the as-built scale and character of the surrounding neighborhood.

**Section 4. Severability.** If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

**Section 5. Inclusion in the Code.** 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. Conflicts.** Any and all Ordinances and Resolutions or parts of Ordinances or Resolutions in conflict herewith are hereby repealed.

**Section 7. Effective Date.** This ordinance shall become effective upon adoption.

PASSED AND ADOPTED on first reading this \_\_ day of \_\_\_\_\_, 2016.

PASSED AND ADOPTED on second reading this \_\_ day of \_\_\_\_\_, 2016.

On Final Reading Moved by: \_\_\_\_\_

On Final Reading Second by: \_\_\_\_\_

**FINAL VOTE ON ADOPTION:**

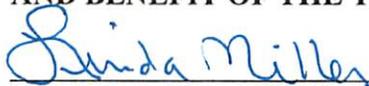
Commissioner Daniel Gielchinsky \_\_\_\_\_  
Commissioner Michael Karukin \_\_\_\_\_  
Commissioner Tina Paul \_\_\_\_\_  
Vice Mayor Barry Cohen \_\_\_\_\_  
Mayor Daniel Dietch \_\_\_\_\_

\_\_\_\_\_  
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, Town Attorney

**From:** Graham Penn <GPenn@brzoninglaw.com>  
**Sent:** Thursday, September 22, 2016 1:58 PM  
**To:** Daniel Gielchinsky; Linda Miller; Guillermo Olmedillo; Sarah Sinatra  
**Subject:** Potential Amended Language for the Arch Sign Ordinance

Folks,

Based on the comments made during the Commission hearing, we think the following revised language might improve the ordinance:

1. There was discussion that the ordinance should take into account the existing size of buildings, especially on smaller lots, to avoid the creation of buildings that are out of scale with their surroundings. Accordingly, we would like the P&Z to consider recommending this language be added:

Redevelopment projects seeking to utilize the setback exception of this subsection shall be limited as follows:

Lots 100' or greater in width may increase the number of stories on the site by a ratio of 4 total floors for every existing floor, up to a maximum of 120'.

Lots less than 100' in width may increase the number of stories on the site by a ratio of 3 total floors for every existing floor, up to a maximum of 120'.

2. There was additional discussion suggesting that the "sustainability" requirements of the ordinance be increased. We therefore suggest the following bolded language be incorporated into the text:

Any redevelopment project undertaken under this subsection must comply with the Town's minimum finished floor elevation requirements for all portions of the building **and further must be designed and developed in accordance with Leadership in Energy & Environmental Design (LEED) building design and construction standards.**

We look forward to discussing the ordinance with the P&Z and DRB members next week. Thanks again.

Graham

Bio	Vcard
<p><b>GRAHAM PENN, ESQ.</b></p> <p>Bercow Radell &amp; Fernandez, P.A.  200 South Biscayne Boulevard, Suite 850  Miami, FL 33131</p> <p>305.377.6229   Office  305.775.0340   Cell  305.377.6222   Fax  <a href="mailto:gpenn@brzoninglaw.com">gpenn@brzoninglaw.com</a></p>	



## Town of Surfside Planning & Zoning Board Communication

**Agenda Date:** September 29, 2016

**Subject:** Sign Area Definition Change

**From:** Sarah Sinatra Gould, AICP, Town Planner

**Background:** Numerous applicants have presented signs that exclude the supporting structure from the sign area. The Planning and Zoning Board has requested supporting structures be included within the maximum allowable sign area. Therefore, the definition of sign area should be modified.

The Planning and Zoning Board has also questioned the definition of a monument sign and the ability to connect the sign to a wall or other feature so that it is not a standalone structure. The definition of a monument sign should also be amended. The proposed changes are as follows:

**Analysis: Sec. 90-69. - Definitions.**

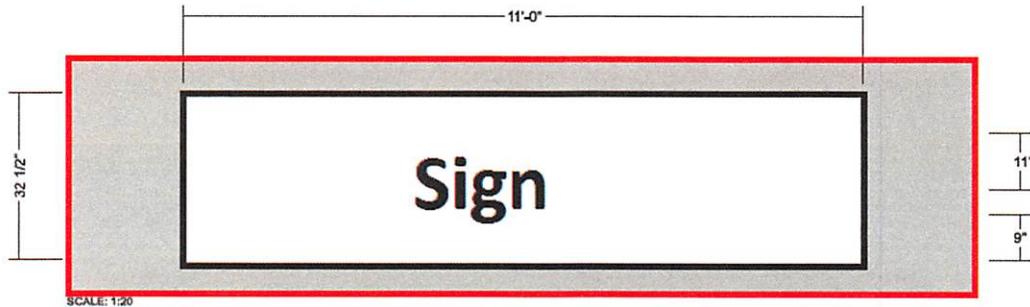
*Area: The entire perimeter of a sign which encloses visually communicative copy such as letters, symbols, or logos, including the advertising surface and any framing, trim, or molding but not including the supporting structure.*

*Entry feature: An architectural feature that identifies a residential or hotel building. Such architectural features may include columns, trellises, ornaments, metalwork, light fixtures and similar decorative elements to enhance the attractiveness of the structure and shall be consistent with the architecture of the primary structure. A sign shall be permitted and the size of that sign is limited to the area within a continuous perimeter enclosing the letters, symbols or logos.*

*Monument sign: A free-standing sign generally having a low profile where the base of the sign structure is on the ground independent of the building, wall or fence, but does not include a pole sign.*

The following are images of what the Planning and Zoning Board wants modified. The image below represents how the code is interpreted currently.

*Area definition modification explanation:* The gray box is the supporting structure and the white box is the sign. Currently, the code permits the applicant to exclude the structure from the calculation of sign area. The Planning and Zoning Board would like to remove that exclusion and require an applicant to count that area as part of the overall maximum sign area square footage.



*Monument sign definition modification explanation:* In this scenario, the signage is part of an overall knee wall that is incorporated as an entry feature. The Planning and Zoning Board would like to clarify that monument signage shall be stand alone, independent of a building, wall, entry feature or fence.



*Entry Feature definition explanation:* In this scenario, the signage will be permitted as part of an overall entry feature, but the area of that signage shall be limited to the square footage of the copy area of the sign. Here is an example of the square drawn around the letters, which would be the allowable square footage for the entry feature.



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

Sarah Sinatra Gould, AICP, Town Planner

Guillermo Olmedillo, Town Manager

**ORDINANCE NO. 16 – \_\_\_\_\_**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 “ZONING”; SECTION 90-69. DEFINITIONS; AMENDING THE DEFINITION OF “AREA” OF A SIGN TO INCLUDE THE SUPPORTING STRUCTURE WITHIN THE MAXIMUM ALLOWABLE SIGN AREA; AMENDING THE DEFINITION OF “MONUMENT SIGN” TO ADD THAT THE BASE OF THE SIGN IS INDEPENDENT OF THE WALL, ENTRY FEATURE OR FENCE; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Board has requested the definition of the “area” of a sign pursuant to Article VI of Chapter 90 of the Town of Surfside Zoning Code to be amended to include supporting structures within the maximum allowable sign area; and

**WHEREAS**, the Planning and Zoning Board has requested the definition of a “monument sign” pursuant to Article VI of Chapter 90 of the Town of Surfside Zoning Code to be amended to add that the base of the sign is independent of the wall, entry feature or fence; and

**WHEREAS**, the Town Commission held its first public hearing on July 12, 2016 having complied with the notice requirements required by Florida Statutes; and

**WHEREAS**, the Planning and Zoning Board, as the local planning agency for the Town, held its hearing on the proposed amendments on September 29, 2016 with due public notice and input and recommended approval of the proposed amendments to the Code of Ordinances and also found the proposed Code amendments to be consistent with the Comprehensive Plan; and

**WHEREAS**, the Town Commission conducted a second duly noticed public hearing on these regulations as required by law on October 13, 2016.

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

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

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

**Sec. 90-69. - Definitions.**

*Area:* The entire perimeter of a sign which encloses visually communicative copy such as letters, symbols, or logos, including the advertising surface and any framing, trim, or molding ~~but not~~ including the supporting structure.

\*\*\*

*Entry feature:* An architectural feature that identifies a residential or hotel building. Such architectural features may include columns, trellises, ornaments, metalwork, light fixtures and similar decorative elements to enhance the attractiveness of the structure and shall be consistent with the architecture of the primary structure. A sign shall be permitted and the size of that sign is limited to the area within a continuous perimeter enclosing the letters, symbols or logos.

\*\*\*

*Monument sign:* A free-standing sign generally having a low profile where the base of the sign structure is on the ground independent of the building, wall or fence, but does not include a pole sign.

\*\*\*

**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 adoption on second reading.

**PASSED and ADOPTED** on first reading this \_\_\_\_ day of \_\_\_\_\_, 2016.

**PASSED and ADOPTED** on second reading this \_\_\_\_ day of \_\_\_\_\_, 2016.

On Final Reading Moved by: \_\_\_\_\_

On Final Reading Second by: \_\_\_\_\_

**FINAL VOTE ON ADOPTION**

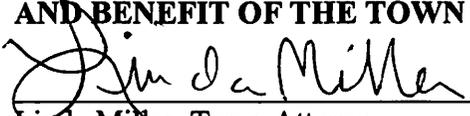
Commissioner Daniel Gielchinsky	_____
Commissioner Michael Karukin	_____
Commissioner Tina Paul	_____
Vice Mayor Barry Cohen	_____
Mayor Daniel Dietch	_____

\_\_\_\_\_  
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, Town Attorney



## Town of Surfside Planning and Zoning Board Communication

**Agenda Date:** September 29, 2016

**Subject:** Carports

**From:** Sarah Sinatra Gould, AICP, Town Planner

**Background:** The Planning and Zoning Board requested an improved surface on a frame for a carport. Staff researched and found that the code requires the frame to be galvanized, painted with a liquid zinc compound.

**Staff Recommendation:** No change necessary.

\_\_\_\_\_  
Sarah Sinatra Gould, AICP, Town Planner

\_\_\_\_\_  
Guillermo Olmedillo, Town Manager



## Town of Surfside Planning and Zoning Board Communication

**Agenda Date:** September 29, 2016  
**Subject:** Require noticing of demolition of houses  
**From:** Sarah Sinatra Gould, AICP, Town Planner

**Background:** The Planning and Zoning Board requested staff to research a code amendment requiring the noticing of neighboring properties when a property is proposed to be demolished. Staff researched numerous codes but we have not found an example of this type of noticing. If the Planning and Zoning Board wanted to require mailed notices, staff needs direction on the following:

1. Would the notices be to the adjacent property owners (front sides and rear) or to a certain radius (300 feet surrounding the property)?
2. Would the notices be required to be sent prior to Design Review Board or prior to a demolition permit? If it is prior to Design Review Board, is the intent for the public to speak on the proposed design?
3. Would this be for full demolitions only or are partial demolitions also included?

Sarah Sinatra Gould, AICP, Town Planner

Guillermo Olmedillo, Town Manager



## Town of Surfside Planning and Zoning Board Communication

**Agenda Date:** September 29, 2016  
**Subject:** Workforce housing update  
**From:** Sarah Sinatra Gould, AICP, Town Planner

**Background:** The Planning and Zoning Board requested an update on the workforce housing program. This is a Miami-Dade County initiative requiring workforce housing. This is currently being reviewed by the County, however the consideration is to exempt communities with less than 10,000 residents. Therefore, the Town would be exempt from the County mandate.

**Staff Recommendation:** No change necessary.

\_\_\_\_\_  
Sarah Sinatra Gould, AICP, Town Planner

\_\_\_\_\_  
Guillermo Olmedillo, Town Manager



**TOWN OF SURFSIDE  
Discussion Item**

**Agenda Item #**

**Agenda Date: September 13, 2016**

**From: Guillermo Olmedillo, Town Manager**

**Subject: Construction hours and notice**

GOF

**Background:** From time to time the Town of Surfside receives complaints by neighboring residents as to the conduct and practices of contractors building or rehabilitating buildings in the Town.

The Town of Surfside Code Section 54-79 states that noises associated with construction are not permitted on Sundays and all federal holidays and shall be prohibited between the hours of 6:00 p.m. and 8:00 a.m. Monday through Saturday. While the Code regulates noise, it does not specifically regulate the hours in which construction activities may take place. The attached construction hours ordinance establishes that construction activities which require building permits, aside from several exceptions, may only occur between the hours of 8:00 am and 6:00 pm Monday through Friday and are prohibited on Saturdays and Sundays and all federal holidays, providing for penalties and enforcement. Construction activities under this section do not include infrastructure and utilities, roadways, other public right of way construction activities, repair and maintenance activities inside dwelling units, and painting with manual tools. Construction activities may be outside hours listed above with approval of Town Manager or designee.

In addition, for projects over 10,000 square feet or \$1,000,000.00, contractors are required to post notice signs to state that it is an active construction site, and to provide contact information for complaints or concerns. Registered mail notices must be mailed to properties 300 feet around the construction site stating the date of commencement and planned conclusion date.

At the August 9, 2016 Town Commission meeting, the Town Commission directed Town Administration to amend the construction hours ordinance to clarify notice procedures and allow “weekend warriors”, or homeowners to perform repair and maintenance activities in their home on a Saturday and Sunday. The attached table reflects how the ordinance applies.

**Recommendation:** Accept the second reading of the ordinance, as drafted.

Type of Activity	Construction Hours Ordinance	Notice	Noise Ordinance
Construction activity which requires a building permit (ex. Drilling, sawing, concrete pours, concrete restoration)	Only 8:00 a.m. until 6:00 p.m. Monday through Friday, and is not allowed on Saturday, Sunday, and on federal holidays  May be outside hours listed above with approval of Town Manager or designee	Written courtesy notices shall be sent by first class mail, by the building permit applicant, ten (10) days prior to construction to all property owners within a radius of 300 feet of the construction site stating the date of commencement and planned conclusion of the construction activity for: → Construction activities on projects over 10,000 square feet or valued at over \$1,000,000 → Permitted construction activity outside of the hours approved by the Town Manager or designee	YES
Emergency repairs which require a building permit (ex. roof leaks, broken windows, water heaters and air conditioners)	May be outside hours listed above with approval of Town Manager or designee	NO	YES
Construction activity which does not require a building permit (ex. Fixing tiles on roof, patching walls, cosmetic repairs)	N/A	NO	YES
Construction activities on infrastructure and utilities roadways, other public right of way construction activities  Repair and maintenance activities inside dwelling units  Painting with manual tools	N/A	NO	YES

ORDINANCE NO. 2016 - 1651

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA; AMENDING "CHAPTER 14 - BUILDINGS AND BUILDING REGULATIONS, ARTICLE II. - BUILDING CODE"; SPECIFICALLY CREATING SECTION 14-32; "CONSTRUCTION SCHEDULE AND NOTICE"; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, residents in the Town of Surfside expect to enjoy a peaceful neighborhood without disruptions from construction; and

**WHEREAS**, it is in the best interest of the Town to limit construction hours, and to provide requirements for notice of construction activity to affected property owners within a radius of 300 feet of the construction site for construction projects over 10,000 square feet or valued at over \$1,000,000, and for permitted construction activity outside of the hours as prescribed herein; and

**WHEREAS**, the Town Commission held its first public reading on June 14, 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 Town Commission has conducted a second duly noticed public hearing on these regulations as required by law on September 13, 2016 and further finds the proposed change to the Code necessary and in the best interest of the community; and

**NOW THEREFORE, IT IS HEREBY ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA; AS FOLLOWS:**

**Section 1. Recitals.** The foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are made a specific part of this ordinance.

**Section 2. Town Code Created.** Section 14-32. "Construction schedule and notice" of the Surfside Town Code of Ordinances is hereby created and shall read as follows:

**Sec. 14-32. – Construction schedule and notice.**

- (1) The performance of construction activity which requires a building permit within the Town shall only be allowed from 8:00 a.m. until 6:00 p.m. Monday through Friday, and is not allowed on Saturday, Sunday, and on federal holidays. Construction activity under this section does not include infrastructure and utilities, roadways, other public right of way construction activities, repair and maintenance activities inside dwelling units, and painting with manual tools.

- (2) Construction activities outside regular hours: Construction activity which requires a building permit outside of the hours as stated in this section requires Town Manager or Town Manager designee approval. Emergency repairs which require a building permit are allowed as necessary, and must be approved after the fact by the Town Manager or designee.
- (3) Notice: For construction activities on projects over 10,000 square feet or valued at over \$1,000,000, or for permitted construction activity outside of the hours pursuant to subsection (2) of this section, written courtesy notices shall be sent by first class mail, by the building permit applicant, ten (10) days prior to construction to all property owners within a radius of 300 feet of the construction site stating the date of commencement and planned conclusion of the construction activity.
- (4) Activities under this Section must comply with noise regulations as stated in Chapter 54, Division 2 Noise, Sections 54-76 to 54-79 of the Town Code.
- (5) Violations of any provisions of this Section shall be enforced as provided by Section 1-8 of the Town Code.

**Section 3. Severability.** If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

**Section 4. Inclusion in the Code.** 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 5. Conflicts.** Any and all Ordinances and Resolutions or parts of Ordinances or Resolutions in conflict herewith are hereby repealed.

**Section 6. Effective Date.** This ordinance shall become effective upon adoption.

PASSED AND ADOPTED on first reading this 14<sup>th</sup> day of June, 2016.

PASSED AND ADOPTED on second reading this 13<sup>th</sup> day of September, 2016.

On Final Reading Moved by: Commissioner Karukin

On Final Reading Second by: Commissioner Paul

**FINAL VOTE ON ADOPTION:**

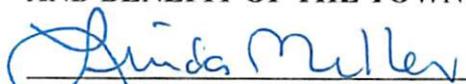
Commissioner Daniel Gielchinsky	<u>yes</u>
Commissioner Michael Karukin	<u>yes</u>
Commissioner Tina Paul	<u>yes</u>
Vice Mayor Barry Cohen	<u>yes</u>
Mayor Daniel Dietch	<u>yes</u>

  
\_\_\_\_\_  
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, Town Attorney

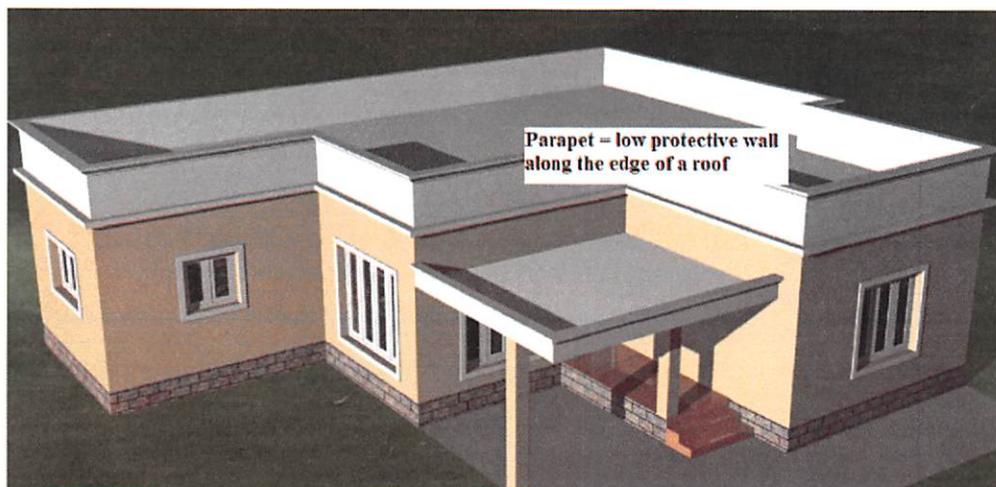


## Town of Surfside Planning and Zoning Board Communication

**Agenda Date:** September 29, 2016  
**Subject:** Roof Pitch & Height Modifications  
**From:** Sarah Sinatra Gould, AICP, Town Planner

**Background:** The Planning and Zoning Board has encouraged applicants to provide designs with pitched roofs rather than flat roofs. The Board has indicated that this type of design is more in line with the character of Surfside. In an effort to further encourage this design, the Board has requested a code change that allows the roof pitch above the top of the roof beam to be included as an architectural feature and therefore permitted to exceed the maximum height by three feet.

The code allows an applicant to build to 30 feet and then add a three foot parapet. Pitched roof homes typically would not add a parapet wall. Here is an example of a parapet, which is typical on a flat roof home.



The following images demonstrate how a flat roof home creates more square footage for properties and therefore, designs of flat roof homes are becoming more prevalent in Surfside. The Planning and Zoning board indicated a desire to “level the playing field” by allowing a pitch of a roof, which is a non-habitable space above the top of the roof, to act as an architectural feature and therefore be permitted under the permitted height encroachments.

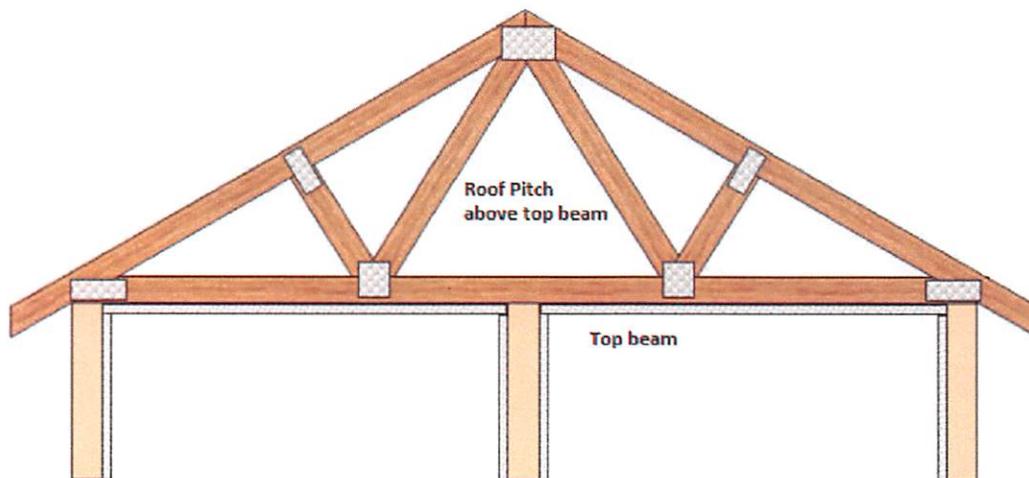
**No additional parapets  
are typical for a pitched  
roof.**





**Proposed change**

**Allow 3 feet for roof pitch to encourage pitched roofs**



**Sec. 90-44. - Modifications of height regulations.**

90-44.1 Architectural elements including cupolas, chimneys, flagpoles, spires, steeples, stair accessways, antennas, ventilators, tanks, parapets, trellises, screens, roof pitches and similar not used for human habitation, may be erected to a reasonable and necessary height, consistent with and not to exceed the following limitations:

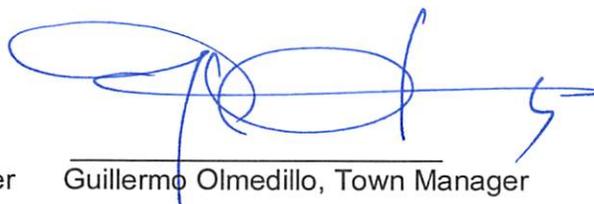
Designation	Maximum Height (Feet)	Maximum Percentage of Aggregate Roof Area
H30A	3 FT	1%
H30B	3 FT	1%
H30C	3 FT	10%
H40	12 FT	10%
H120	20 FT	30%
SD-B40	12 FT	10%

90.44.6 Parapets or similar screening on single family properties shall be setback a minimum of 10 feet from the building line.

**Staff Recommendation:** Town Commission reviewed the proposed ordinance and indicated they wished the home to be raised by three feet at the base. They requested for this ordinance to be discussed further by the Planning and Zoning Board.



Sarah Sinatra Gould, AICP, Town Planner



Guillermo Olmedillo, Town Manager

ITEM	OUTCOME	NEXT STEPS	IN CONTRACT OR WORK AUTHORIZATION	TENTATIVE SCHEDULE	COMPLETE
<b>FUTURE PZ DISCUSSION ITEMS</b>					
Setback for parapet above 30 feet on single family homes	Prepare ordinance to require additional setback	Draft code amendment		September PZ	
Requiring noticing for demolition of houses	Research option and place on agenda for discussion			September PZ	
Carports	Require improved surface on frame	Draft code amendment		September PZ	
Workforce housing update				September PZ	
Roof Pitch of Single Family	Modify ordinance to include roof pitch above top of the truss as an architectural feature	Draft code amendment		September PZ	
Provide summary on construction hours and noise ordinance	Place update on PZ agenda.			September PZ	
Requiring larger sidewalks on east side of Collins	Discussion item for PZ from the Town Commission to require setback of walls and fences on Collins to provide larger sidewalks			Future (October or November depending on items on agenda)	
Air Flow on Corridor				Future (October or November depending on items on agenda)	
Impact fee discussion				October PZ	

<p>Give a foot, get a foot relating Sea Level Rise</p> <ul style="list-style-type: none"> <li>- Flat Roof vs. Pitch roof</li> </ul>	<p>Place on agenda for discussion on referendum</p>			<p>Future PZ</p>	
<p>Ways to increase pervious area of lots</p>	<p>Place on PZ agenda for discussion. Provide PZ with current standards</p>			<p>October PZ</p>	
<p>Tree Canopy Initiative/ Single family district Streetscape master plan</p>	<p>\$8,000 budgeted in the FY 2014-2015 budget for the tree canopy</p>	<p>Town Manager analyzing. Would need inclusion in the budget for additional projects.</p>			
<p>Fences &amp; Hedges in the front of single family residences</p>	<p>Modify ordinance</p>	<p>Discussion on hedge height in the front</p>		<p>November PZ</p>	
<p>Average side setback /Massing</p>	<p>Modify ordinance for additional side setbacks on upper floors for single family homes</p>	<p>Preparing graphics on reductions in 2<sup>nd</sup> floor</p>			<p>On hold until full discussion of height and sea level rise.</p>
<p>Measuring height from crown of the road</p>	<p>Place on agenda for discussion relating to sea level rise. Staff confirmed height was measured from the crown to the top of the structure in the 2004 Code as well. This would require a referendum.</p>	<p>Include in future budget</p>			
<p>Satellite dishes</p>	<p>Further review by staff</p>	<p>Research and prepare report for discussion and possible</p>	<p>In contract</p>	<p>Future PZ</p>	

		code amendment			
Residential or commercial wind turbine regulations	Prepare ordinance regulating wind turbines including hurricane precautions, noise regulations, insurance considerations	Draft code amendment	In contract	Future PZ	
Green walls	Require green walls adjacent to alleys and other buildings that abut public right of ways	Research and prepare report for discussion and possible code amendment	In contract	Future PZ	
Final Zoning Inspections	Town Manager will analyze				
Request to Commission for a referendum on one-way streets in residential to support a streetscape plan	In budget to perform analysis for update of undergrounding				
<b>ON UPCOMING COMMISSION AGENDA</b>					
Sign Definitions	Modify sign definitions for monument and sign area	Drafted code amendment		September PZ. Commission – 1 <sup>st</sup> reading was in July	
<b>ON FUTURE COMMISSION AGENDA</b>					
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

Painting of commercial structures	Town Staff to prepare ordinance	Prepare ordinance for commission	Building to prepare ordinance	Agenda
<b>COMPLETED</b>				
Add requirement for licensed architect for DRB submittals	Reviewing entire section relating to DRB	Draft code amendment		May Commission Agenda
Corridor Analysis	Study corridor between Collins & Harding	Prepare code amendments	Work authorization to be approved in <b>NOVEMBER</b>	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	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	Complete
Turtle Lighting	Town Staff to prepare review	No ordinance necessary. Turtle lighting already required in code.	COMPLETE	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	Complete
Bay Drive & 96 <sup>th</sup> Street	Open Bay Drive off 96 <sup>th</sup> Street	Staff will research	Police and Building to research	COMPLETE

Sign/zoning 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 setbacks in the H120 district	No action necessary since Planning and Zoning Board currently reviewing setbacks as part of wall frontage modifications			N/A	
Garage door clarification	Modify code to remove requirement for two separate garage doors	Draft code amendment	In contract	November PZ	COMPLETE
10% window opening requirement per story	Discussion with the Planning & Zoning Board	Prepare ordinance for commission	In contract	June PZ	November Commission for first reading
Landscaping in front of converted garage	Determine if landscaping planter is sufficient versus requiring landscaping.	Reviewed code and determined that planter is only permitted in cases where the driveway	In contract	No further modification necessary	Yes

Sheds	Modify ordinance to increase square footage, but reduce height and add landscape requirements.	would be too short. Draft code amendment	In contract	Discussed at March meeting.	Commission 1st reading in May. PZ in May
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