



**Town of Surfside
PLANNING & ZONING BOARD
AGENDA**

April 30, 2019 – 6:00 p.m.

Town Hall Commission Chambers –
9293 Harding Ave, 2nd Floor, Surfside, FL 33154

Rule 7.05 Decorum. Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the commission shall be barred from further appearance before the commission by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. Signs or placards may be disallowed in the commission chamber by the presiding officer. Persons exiting the commission chambers shall do so quietly.

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 community-based organization for the purpose of requesting a grant without special compensation or reimbursement for the appearance; and any person who only appears as a representative of a neighborhood, homeowners or condominium association without compensation for the appearance, whether direct or indirect or contingent, to express support of 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.

1. Call to Order/Roll Call

2. Town Commission Liaison Report – Vice Mayor Gielchinsky

3. Approval of Minutes – March 28, 2019

4. Applications:

A. 801 89th Street - *The applicant is requesting to fix and replace their old fence*

B. 9173 Abbott Avenue - *The applicant is requesting to substantially renovate an existing house by remodeling the existing open den and converting it into a bedroom and enclosing the existing terrace and converting it into a family room*

C. 9480 Harding Avenue - *The applicant is requesting one window sign for their business.*

5. Projects

A. Introduction of Professors - Guillermo Olmedillo, Town Manager

6. Local Planning Agency Items

A. Prohibition of Hotels in the H40 District

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-41, "REGULATED USES", TO CHANGE THE LIST OF PERMITTED, CONDITIONAL, AND PROHIBITED USES TO PROHIBIT HOTELS IN THE H-40 ZONING DISTRICT SOUTH OF 93RD STREET AND ADDRESS HOTEL ACCESSORY USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS AND PROVIDING FOR AN EFFECTIVE DATE.

7. Discussion Items:

A. Freeboard & Height

B. Future Agenda Items

8. Adjournment

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE TOWN CLERK AT 305-861-4863 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. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE TOWN WEBSITE AT www.townofsurfsidefl.gov.

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 & ZONING BOARD
MINUTES**

March 28, 2019 – 6:00 p.m.

Town Hall Commission Chambers –
9293 Harding Ave, 2nd Floor, Surfside, FL 33154

1. Call to Order/Roll Call

Chair Lecour called the meeting to order at 6:00 p.m.

Present: Chair Lindsay Lecour, Vice Chair Judith Frankel, Board Member Peter Glynn, Board Member Jorge Garcia and Board Member Rochel Kramer.

Board Member Brian Roller entered at 6:08 p.m.

Absent: Board Member Marina Gershanovich, and Vice Mayor Gielchinsky.

2. Town Commission Liaison Report – Vice Mayor Gielchinsky

Vice Mayor Gielchinsky was absent therefore no report was provided.

3. Approval of Minutes – February 28, 2019

A motion was made by Vice Chair Frankel to approve the February 28, 2019 Planning & Zoning Minutes as amended reflecting that Vice Mayor Gielchinsky was absent and therefor no report was given for Item No. 2, motion received a second by Board Member Glynn. Motion carried with a 5-0 vote with Board Member Roller and Board Member Gershanovich absent.

4. Applications:

A. 9041 Abbot Avenue - The applicant is requesting to renovate their existing house by enclosing the existing rear covered patio and convert it into a new bathroom and storage area.

Town Planner Hickey introduced the item and gave staff recommendations that applicant would like to make the conversions to add more living space.

Chair Lecour suggested that possibly the code could be changed to reflect that any applications that have changes that are under 100 square feet would not have to go before the Planning & Zoning Board.

A motion was made by Board Member Glynn, seconded by Vice Chair Frankel to approve the application with staff recommendations. Motion carried with a 5-0 vote with Board Member Roller and Board Member Gershanovich absent.

5. Discussion Items:

A. Landscaping in front of fences

Town Planner Hickey introduced the item and stated that staff drafted the language as discussed with the Board regarding landscaping in front of the fences.

Town Attorney Arango advised the Board the ordinance would be drafted and go before the Commission for approval and then it would come back before the Planning & Zoning Board.

Discussion among the Board and Staff took place regarding the language of the ordinance with specifics of landscaping and asked Staff to follow-up with the language.

B. Zoning Workshop action items

Town Planner Hickey gave an overview of the items discussed at the Zoning Workshop, which comments could be enacted on and changes made to the Code.

The following public speakers spoke on the item:

George Kousoulas.

Chair Lecour addressed speaker Kousoulas' concerns on publication and what the Code requires.

Board member Glynn gave his comments, problems he has seen on some of the houses that architects and developers are building that look like cement boxes and are very big which changes the section of Bay.

Board member Glynn stated that there is a need in putting a restriction of the physical look of the house from the street and believes the code needs to be changed to not allow these massive homes within 10 feet of each other.

Board member Kramer agrees with Board member Glynn on the size of those big houses, does not think that the flat roof is the problem and aesthetics and design styles change over time.

Board member Kramer gave another example of another house on Bay that has a different style but still is a very large home and doesn't think making the roof flat changes the footprint of the building but does believe more can be done to prevent these large homes from being built.

Further discussion continued among the Board members and Town Staff on the setbacks, the sizes of the homes, the interior setbacks, what the code currently requires and if the code needs to be amended.

The Board asked Staff to come back at the next meeting to review what is written in the code, the chronology of those homes and when the new revised code became effective.

Board member Glynn commented on Item 1 regarding parking.

Chair Lecour stated that the density and intensity need to be revisited as well as parking.

Discussion among the Board members took place regarding Item 1 on the parking, unused parking spaces at some of the hotels, parking garages and the parking issue currently being experienced.

Chair Lecour suggested to come up with a list with bullet points of what the Town has already accomplished in the last 8 to 10 years in reference to density and intensity revisions in the zoning code and put it in the newsletter to advise the residents of what the Town has been doing.

C. Freeboard & Height

Town Planner Hickey presented the item.

There was discussion among the Board members and Town Planner Hickey regarding the item. They recommended to get an election timeline for the Board to include public education. The Board also requested defining BFE, crown of road, upgrades vs. stilt and requested staff to follow-up. The Board also requested having a possible workshop to discuss further.

Town Planner Hickey answered the Board members questions.

The following speakers spoke on this item:

George Kousoulas
Jeff Rose

D. Future Agenda Items

Board requested to have future agenda items on the Zoning Workshop and Free Board.

Board agreed on the next Planning & Zoning Board Meeting to take place on May 23, 2019.

6. Adjournment

There being no further business a motion was made by Vice Chair Frankel, seconded by Board Member Glynn to adjourn the meeting without objection at 7:59 p.m.

Accepted this _____ day of _____, 2018

Chair Lindsay Lecour

Attest:

Sandra Novoa, MMC
Town Clerk



MEMORANDUM

To: Planning and Zoning Board

Thru: Guillermo Olmedillo, Town Manager

From: Sarah Sinatra Gould, AICP, Town Planner

CC: Lillian Arango, Town Attorney

Date: April 30, 2019

Re: 801 89th Street – Fix and replace old fence

The property is located at 801 89th Street, within the H30B zoning. The applicant is requesting to fix and replace their old fence. The proposed fence will be of wood material and six feet high, as measured from grade.



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

- Applicable Zoning Code regulations, along with the results of the review
- Applicable Design Guideline standards, along with the results of the review
- Staff Findings

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.56 Fences, walls and hedges

90-56.5 Modification of secondary frontage fence and ornamental wall regulations

	Required	Proposed
Fence	<p>A fence or ornamental wall that has a maximum opacity of 100 percent and a maximum height of six feet, as measured from grade, may project into or enclose the street side yard of a corner lot, provided:</p> <ul style="list-style-type: none"> a. The fence or wall is not placed in front of the front facade of the primary residential structure and extends beyond the plane of the front facade on only one side of the primary residential structure; b. The fence or wall is setback three feet from any property line; c. Shrubs shall be installed at the time the fence or wall is installed; and d. The shrubs shall be planted a minimum of 36 inches in height, shall be placed a maximum of 24 inches on center and shall cover the exterior of the fence or wall within one year after the final inspection of the fence. 	<p>6 foot high wooden fence</p> <ul style="list-style-type: none"> a. The fence is not placed in front of the front façade b. The fence is setback 3' from the property line c. The applicant has not provided shrubs

FINDINGS

Staff finds the application meets the Code requirements subject to the following;

Condition of Approval;

- 1) Shrubs must be installed at the time the fence or wall is installed
 - a. Shrubs shall be planted a minimum of 36 inches in height, shall be placed a minimum of 24 inches on center and shall cover the exterior of the fence or wall within one year after the final inspection of the fence.



MEMORANDUM

To: Planning and Zoning Board

Thru: Guillermo Olmedillo, Town Manager

From: Sarah Sinatra Gould, AICP, Town Planner

CC: Lillian Arango, Town Attorney

Date: April 30, 2019

Re: 9173 Abbott Avenue– Renovation and Addition

The property is located at 9173 Abbott Avenue, within the H30B zoning. The applicant is requesting to substantially renovate an existing house by remodeling the existing open den and converting it into a bedroom and enclosing the existing terrace and converting it into a family room. The proposed residence will be a 1,980 square foot structure. The design of the proposed house includes a new third bedroom and bathroom and a family room.



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

- Applicable Zoning Code regulations, along with the results of the review
- Applicable Design Guideline standards, along with the results of the review
- Staff Findings

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 42.92 Lowest Floor Elevation

Residential	Required Lowest Floor	Proposed
Single-Family Residential	Base Flood +2	Existing – Pending review by the Building Official

Sec. 90.43 Maximum building heights

Height	Required Maximum	Proposed
H30B	30 feet	Existing: 14'0 to Chimenea Proposed addition: 11'

Sec. 90-45. Setbacks

<i>H30B</i> UPPER STORY FLOOR AREA IS LESS THAN 50% OF FIRST STORY FLOOR AREA	Required	Proposed
<i>Maximum Lot Coverage</i>	40%	36.24%
FIRST STORY		
Primary Frontage	Minimum 20 feet	26.71 feet
Interior side (lots equal to or less than 50 feet in width)	Minimum 5 feet	North side existing: 5.05 feet South side existing: 4.84 feet
Secondary Frontage	Minimum 10 feet	N/A
Rear	Minimum 20 feet	Existing 11.63'

Sec. 90.49 Lot standards

Lot Standards H30B	Required	Proposed
Minimum Lot width	50 feet	50 feet
Minimum lot area	5,600 square feet	5,463 square feet
Maximum lot coverage	40%	36.25%
Pervious area	35% (minimum)	49.4%

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 proposed home will feature different lengths, widths and massing,

	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.	façade materials and roof style and pitch.
Wall openings	10% for all elevations	All elevations shall result in a zero percent net loss of wall openings.
Roof Material	(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color if granted approval by the Board; (d)Architecturally embellished metal if granted approval by the Board; or (e)Other Florida Building Code approved roof material(s) if granted approval by the Board.	Existing flat roof deck with shingle tiles

Sec. 90-50.1 (7) Garage Facades

Required	Proposed
1 window	2 windows are proposed (2 in the front).
Landscaping required along the base	A landscaped planter is provided along the base

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

Paving Yards	Required	Proposed
Front setback permeability	50% minimum	> 50%
Front yard landscaped	30% minimum	> 30%
Rear yard landscaped	20% minimum	> 20%
Number of Curb Cuts	One minimum	one
Curb Cut side set back	5 feet minimum	5.05 feet
Curb cut width	18 feet width maximum	18'

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.	
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Sec. 90-77 Off-Street Parking Requirements

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

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

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.

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.	Consistent

Roof Materials, Types, and Slopes

Required	Proposed
Roof types and slopes should be generally the same over all parts of a single building.	Consistent
Restricted materials for roofs are pre-determined in the Town’s Building Code, which restricts roofing materials to: 1. Clay tile; 2. White concrete tile; 3. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.	Flat roof is proposed with shingle tile.

Windows and Trims

Required	Proposed
Window styles should always be consistent among all elevations of a building.	Consistent
Frame materials should never vary on a single building.	Consistent
Window, door and eave trim should be consistent on all elevations of the house	Consistent

FINDINGS

Staff finds the application meets the Code subject to the following conditions:

1. At time of Building Permit, the FFE will need to be verified and approved by the Building Official.
2. Provide landscaping to be planted directly into the ground in lieu of a planter in front of the converted garage. Per code section 90-50.1, the installation of planter is only permitted when the landscaping will result in insufficient off-street parking. There is sufficient space in the front yard for a landscaped strip which will not impede off-street parking.

Section 90-50.1: If the garage entrance is located at the front or primary corner of the property, landscaping shall be provided along the base of the new exterior wall. When the installation of landscaping results in insufficient off-street parking, a landscaped planter shall be permitted in lieu of the required landscaping.



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Lillian Arango, Town Attorney
 Date: April 30, 2019
 Re: 9480 Harding Avenue – Lahn Salon Window Sign

The subject property is located at 9480 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one window sign for their business.

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 Findings

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-73

Signs	Permitted	Proposed
Area	Window Sign: Not to exceed 20% of glass (approximately 12 square feet)	Window Sign: Less than 20% (approximately six square feet)
Lettering	Eight inches in height	6.6" inches in height

FINDINGS

Staff finds that the application is consistent with the Zoning code requirements. However, the signage that was installed without a permit does not meet the code. Condition: The window signs must reflect the graphics provided in the submittal package to the Planning & Zoning Board.



MEMORANDUM

ITEM NO. 6A

To: Planning & Zoning Board
From: Sarah Sinatra Gould, AICP, Town Planner
Date: 04/30/19
Subject: Prohibiting Hotels in H40

Commissioner Karukin presented a discussion item (attached) at the February 12, 2019 Commission meeting to prohibit hotels in the H40 district. This area is generally described as the west side of Collins Avenue, south of 93rd Street to 88th Street. The Commission directed staff to prepare an ordinance addressing this limitation. The code modification proposed will continue to permit accessory uses on the west side of Collins Avenue but would prohibit hotel rooms. The modification will be within the table of uses and will not impact the comprehensive plan.

The Town Commission heard this item on first reading on March 12, 2019. The ordinance was approved on first reading, however the Commission requested further analysis on the impacts of hotels versus residential. The Commission also directed staff to evaluate the prohibition limited to properties south of 90th street.

Staff prepared the attached spreadsheets which analyses multifamily residential, hotels and hotels with ballrooms relating to parking needs, number of units allowed, water consumption and vehicular trips generated by the uses. The analysis includes all properties on the west side of Collins Avenue south of 93rd Street and a separate worksheet provides an analysis of the property on the west side of Collins Avenue south of 90th Street.

Staff Findings: The trip calculation was based on the International Traffic Engineering (ITE) formula for determining trips per use. Hotels without ballrooms had the lowest requirement for parking spaces as well as the least number of vehicular trips. Hotels with ballrooms have the highest parking requirements and generate the most vehicular trips out of the three uses. Multi-family residential is in between the two hotel uses.

Hotels are not evaluated by the Miami-Dade School Board as they do not have an impact on schools. Although multi-family does impact schools, any existing units that a new project replaces will be given a credit for those units.

Water consumption rates adopted by Miami-Dade County provide a Gallon per Day (GPD) rate for uses. For purposes of this analysis, the categories chosen were apartment and hotel. Amenities for both a residential development and a hotel development would add to the GPD rate, however the analysis was strictly performed on number of units/rooms. Based on this

analysis, hotels use less GPD, however the Town's density for hotels is greater than residential in the subject area. This results in hotels utilizing greater GPD than multi-family residential.

Staff is researching further data points such as carbon emissions. If the data is readily available, staff will include the further information in the backup for the May 14, 2019 Commission meeting.

Recommendation: The Town Commission instituted a Zoning in Progress which will expire on June 10, 2019. Staff is requesting the Planning and Zoning Board to provide a recommendation to the Town Commission. The item is scheduled for second reading on May 14, 2019.

Reviewed by: GO 

Prepared by: SSG



**Town of Surfside
Town Commission Meeting
February 12, 2019
7:00 pm**

Town Hall Commission Chambers - 9293 Harding Ave, 2nd Floor
Surfside, FL 33154

DISCUSSION ITEM MEMORANDUM

Agenda #:

Date: February 12, 2019

From: Commissioner Michael Karukin

Subject: Prohibit Hotels in H40 zoning district south of 93rd Street within the Moderate High Density Residential area of the Future Land use map

Title – Prohibit Hotels in H40 zoning district south of 93rd Street within the Moderate High Density Residential area of the Future Land use map (see figure 1).

Objective – Improve residential quality of life by preventing any more large scale hotel projects in an area that is supposed to be reserved for moderate high density residential development.

Consideration – In 2009, Comp Plan policy 3.9 was modified (now policy 3.6) expanding the locations of where a “tourist facility” such as a dedicated hotel can be built from only “the east side of Collins Avenue” to the west side, spanning the Collins to Harding corridor covering 2 additional land use categories. As indicated by the tracked changes version of the 2009 EAR report, the Moderate Density Residential Tourist and Moderate High [Density] Residential land use categories were added to the policy thereby increasing the land area that would allow dedicated hotels to be built (see figure 2).

Now that we have some experience with large scale hotel projects, and in order to preserve and protect the residential character of a portion of the city that is supposed to be restricted to moderate high density residential development, and to mitigate the negative consequences to residential quality of life from commercial development in the area due to property aggregation, it seems it is in the best interest of the city to restrict the ability for large dedicated hotels to be built in that portion of the town zoned H40 and covered by the Moderate High [Density] Residential land use category as illustrated in the future land use map FLU-7.

This restriction was attempted in 2016 during the comprehensive plan amendment process but due to the complexities and risks associated with the comprehensive plan approvals from the State, using comp plan as a means to achieve the restrictions did not work. When I asked staff about resurrecting the same request to modify the comp plan, staff reminded me of the State approval process for any comp plan amendments could delay or even make matters

worse. However, staff creatively suggested that this objective can be achieved using zoning code modifications instead.

Recommendation – Our rules to direct staff to work on ordinances require direction from the TC. Therefore, I am asking the TC to direct the TM to develop an ordinance for our consideration that restricts hotel projects in the H40 zoning district south of 93rd Street within the Moderate High Density Residential area of the Future Land use map for first reading at the March 2019 Commission meeting.

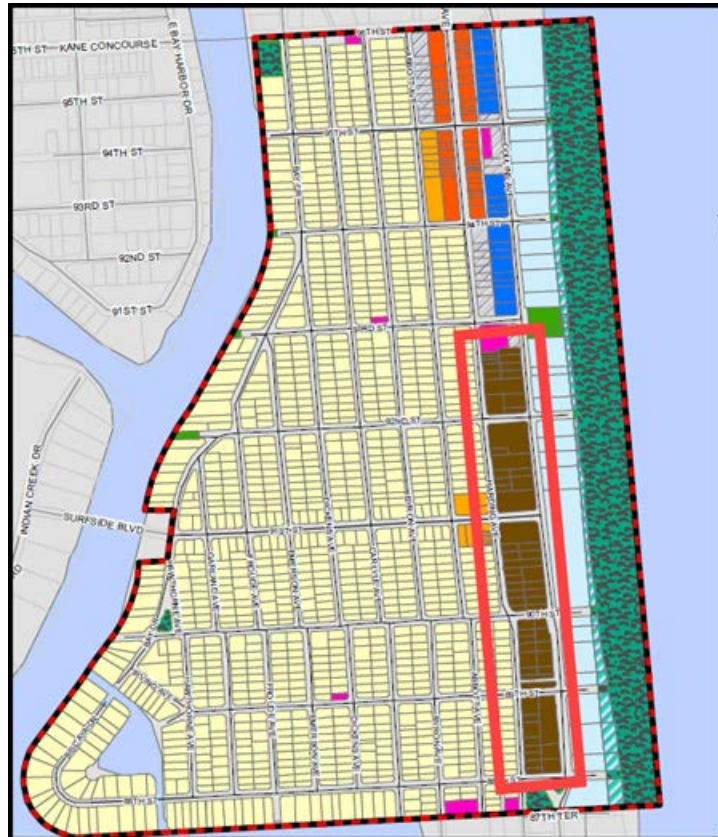


Figure 1 Area of surfside showing moderate high density residential designation

Tracked changed version of old comp plan showing cross out of east side of Collins and addition of other land use categories from 2009 EAR Report.

What was policy 3.9 is now policy 3.6.

~~Policy 3.9-6 – The Town shall maintain~~ Maintain a future land use map pattern and other development regulations which ~~limits~~ limit new tourist facilities to properties ~~on the east side of Collins Avenue~~ in the Moderate Density Residential/Tourist, Moderate-High Residential, and High Density Residential/Tourist land use categories.

From 2009 EAR Surfside Comp Plan Amendments.

Figure 2 Tracked change version of comp plan policy 3.9 now policy 3.6

Parcel #	Ownership*	Address	Lot Size	(SF)	Residential Density (du)	Hotel Density (Units)	Water Use Gallons per day (GPD)	Residential Parking Spaces	Hotel Parking Spaces	Hotel Trips Ends without Ballroom**	Hotel Trips Ends with Ballroom	Multifamily Trip Ends (Mid-Rise)***
1	Town of Surfside	9293 Harding Ave.	7,500	13	18	Condo: 1,755 Hotel: 2,070	26	18	18	2.28	12.78	5.33
2	Town of Surfside	9293 Harding Ave.	7,500	13	18	Condo: 1,755 Hotel: 2,070	26	18	18	2.28	12.78	5.33
3	Reference Only (*CO)	9248 Collins Ave.	9,517	16	22	Condo: 2,160 Hotel: 2,530	32	22	22	3.92	15.40	6.56
4	HDP TLD Partners LLC	9200 Collins Ave.	74,465	135	185	Condo: 18,225 Hotel: 21,275	270	185	185	70.75	111.60	55.35
5	Reference Only (*CO)	9172 Collins Ave.	64,249	122	166	Condo: 16,470 Hotel: 19,090	244	166	166	62.96	100.90	50.02
6	Reference Only (*CO)	9156 Collins Ave.	33,118	60	82	Condo: 8,100 Hotel: 9,430	120	82	82	28.52	52.37	24.6
7	Reference Only (*CO)	9140 Collins Ave.	9,480	16	22	Condo: 2,160 Hotel: 2,530	32	22	22	3.92	15.40	6.56
8	Reference Only (*CO)	9124 Collins Ave.	17,400	30	42	Condo: 4,050 Hotel: 4,830	60	42	42	12.12	28.11	12.3
9	SC West Condominiums LLC	9100 Collins Ave.	38,068	68	93	Condo: 9,180 Hotel: 10,695	136	93	93	33.03	58.87	27.88
10	SC West Parking LLC	9080 Collins Ave.	38,068	68	93	Condo: 9,180 Hotel: 10,695	136	93	93	33.03	58.87	27.88
11	Esther Merrick Properties Inc	9064 Collins Ave.	7,500	13	18	Condo: 1,755 Hotel: 2,070	26	18	18	2.28	12.78	5.33
12	Esther Merrick Properties Inc	9056 Collins Ave.	7,500	13	18	Condo: 1,755 Hotel: 2,070	26	18	18	2.28	12.78	5.33
13	9040 LLC	9040 Collins Ave. 9048 Collins Ave.	28,100	51	70	Condo: 6,885 Hotel: 8,050	102	70	70	23.6	45.20	20.91
14	90 Street Intl Investment Corp	9024 Collins Ave.	7,500	13	18	Condo: 1,755 Hotel: 2,070	26	18	18	2.28	12.78	5.33
15	90 Street Intl Investment Corp	9016 Collins Ave.	7,500	13	18	Condo: 1,755 Hotel: 2,070	26	18	18	2.28	12.78	5.33
16	Reference Only (*CO)	9008 Collins Ave.	9,420	16	22	Condo: 2,160 Hotel: 2,530	32	22	22	3.92	15.40	6.56
17	Reference Only (*CO)	9008 Collins Ave.	6,729	11	16	Condo: 1,485 Hotel: 1,840	22	16	16	1.46	11.46	4.51
18	Reference Only (*CO)	8966 Collins Ave.	6,669	11	16	Condo: 1,485 Hotel: 1,840	22	16	16	1.46	11.46	4.51
19	Reference Only (*CO)	8954 Collins Ave.	11,314	19	27	Condo: 2,565 Hotel: 3,105	38	27	27	5.97	18.64	7.79
20	ASPR Suzer 8955 LLC	8926 Collins Ave.	31,533	56	77	Condo: 7,560 Hotel: 8,855	112	77	77	26.47	49.39	22.96

21	ASPR Suzer 8955 LLC	8926 Collins Ave.	12,100	22	30	44	30	7.2	20.56	9.02
						Condo: 2,970 Hotel: 3,450				
22	Realty Brioni Corp	8918 Collins Ave.	6,150	11	15	22	15	1.05	10.79	4.51
						Condo: 1,485 Hotel: 1,725				
23	Kristina Vida Sirois Houser	8910 Collins Ave.	11,950	21	29	42	29	6.79	19.92	8.61
						Condo: 2,835 Hotel: 3,335				
24	Reference Only (*CO)	8900 Collins Ave.	12,472	22	30	44	30	7.2	20.56	9.02
						Condo: 2,970 Hotel: 3,450				
25	Reference Only (*CO)	8888 Collins Ave.	47,107	85	116	170	116	42.46	72.30	34.85
						Condo: 11,475 Hotel: 13,340				
26	Reference Only (*CO)	8816 Collins Ave.	15,298	27	37	54	37	10.07	24.98	11.07
						Condo: 3,645 Hotel: 4,255				
27	8809 Harding Development LLC	8809 Harding Ave.	28,368	51	70	102	102	23.6	45.20	20.91
						Condo: 6,885 Hotel: 8,050				
	CO: Condo Ownership					Condo:135 gpd/unit Hotel: 115 gpd/room		**T=0.41 (x) - 5.10 X = number of rooms T = Trip Ends		**t=x*0.41 x=number of du t=trip ends

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

DENSITY BACKGROUND

is what % of 43,560 = (x)

What is (x)% of 79 and 108 =

Example:

7,500 is 17% of 43,560 (1 acre) > 17% of 79 dwelling units is 13 dwelling units | 17% of 108 is 18 hotel units

PARKING REQUIREMENT

Residential parking requirement: 2 spaces per unit

Hotel parking requirement: 1 space for each room

WATER CONSUMPTION

Calculation is Miami-Dade's Adopted Level of Service Standard. The calculation is solely for number of rooms/units. It does not take into account amenities or fixtures.

**EXHIBIT "B" OF AGREEMENT
BETWEEN
MIAMI-DADE COUNTY
AND**

SCHEDULE OF DAILY RATED GALLONAGE FOR VARIOUS OCCUPANCY

<u>TYPES OF LAND USES</u>	<u>GALLONS PER DAY (GPD)</u>
RESIDENTIAL LAND USES	
Single Family Residence	210 gpd/unit (under 3,001 sq. ft.)
	310 gpd/unit (3,001-5,000 sq. ft.)
	510 gpd/unit (over 5,000 sq. ft.)
Townhouse Residence	165 gpd/unit
Apartment	135 gpd/unit
Mobile Home Residence/Park	160 gpd/unit
Duplex or Twin Home Residence	150 gpd/unit
Residential Facility/Institution:	
a) Congregate Living Facility (CLF)	75 gpd/bed
b) Apartment Dormitory	100 gpd/unit
c) Fire Station	10 gpd/100 sq. ft.
d) Jail	150 gpd/person
e) Other	100 gpd/person
COMMERCIAL LAND USES	
Airport:	
a) Common Area/Concourse/Retail	10 gpd/100 sq. ft.
b) Food Service	see restaurant use for allocation
Bank	10 gpd/100 sq. ft.
Banquet Hall (with or without kitchen)	10 gpd/100 sq. ft.
Bar, Cocktail Lounge, Nightclub, or Adult Entertainment	20 gpd/100 sq. ft.
Barber Shop	10 gpd/100 sq. ft.
Beauty Shop	25 gpd/100 sq. ft.
Big Box Retail	2.5 gpd/100 sq. ft.
Bowling Alley	100 gpd/lane
Car Wash:	
a) Manual Washing	350 gpd/bay
b) Automated Washing	5,500 gpd/bay
Coin Laundry	110 gpd/washer
Country Club with or without kitchen	20 gpd/100 sq. ft.
Dentist's Office	20 gpd/100 sq. ft.
Fitness Center or Gym	10 gpd/100 sq. ft.
Funeral Home	5 gpd/100 sq. ft.
Gas Station/Convenience Store/Mini-Mart:	
a) Without car wash	450d/unit
b) With single automated car wash	1,750 gpd/unit
Additional single automated car wash	1,300 gpd/unit
Hospital	250 gpd/bed
Hotel or Motel	115 gpd/room

TYPES OF COMMERCIAL LAND USES (CONTINUED)	
House of Worship	10 gpd/100 sq. ft.
Industrial use NOT discharging a process wastewater and NOT utilizing potable water for an industrial process (including but not limited to automotive repair, boat repair, carpentry, factory, machine shop, welding)	4 gpd/100 sq. ft.
Industrial use discharging a process wastewater or utilizing potable water for an industrial process based on system design and evaluation by the Department	4 gpd/100 sq. ft.
Kennel	15 gpd/100 sq. ft.
Marina	60 gpd/slip
Nail Salon	30 gpd/100 sq. ft.
Nursing/Convalescent Home	125 gpd/bed
Office Building	5 gpd/100 sq. ft.
Pet Grooming	20 gpd/100 sq. ft.
Physician's Office	20 gpd/100 sq. ft.
Public Park:	
a) With toilets only	5 gpd/person
b) With toilets and showers	20 gpd/person
Public Swimming Pool Facility	30 gpd/person
Recreational Vehicle (RV) Park (seasonal use)	150 gpd/space
Restaurant	
a) Fast Food	65 gpd/100 sq. ft.
b) Full Service	100 gpd/100 sq. ft.
c) Take-Out	100 gpd/100 sq. ft.
Retail	10 gpd/100 sq. ft.
School:	
a) Day care/Nursery (adults and children)	10 gpd/100 sq. ft.
b) Regular school	12 gpd/100 sq. ft.
Self-service storage units	1.5 gpd/100 sq. ft.
Shopping Center/Mall Shell/Common Area	10 gpd/100 sq. ft.
Spa	20 gpd/100 sq. ft.
Sporting Facilities and Auditorium	3 gpd/seat
Theater	
a) Indoor	1 gpd/seat
b) Outdoor/Drive-in	5 gpd/space
Veterinarian Office	20 gpd/100 sq. ft.
Warehouse/Speculation Building	2 gpd/100 sq. ft.
Wholesale Food Preparation (including but not limited to meat markets and commissaries)	35 gpd/100 sq. ft.

LEGEND:

gpd - gallons per day
sq. ft. - square feet

NOTES:

- 1) Sewage gallonage refers to sanitary sewage flow on a per unit and/or use basis for average daily flow in gallons per day.
- 2) Condominiums shall be rated in accordance with the specific type of use (e.g., apartment, townhouse, warehouse, etc.).

ORDINANCE NO. 19 - _____

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-41, "REGULATED USES", TO CHANGE THE LIST OF PERMITTED, CONDITIONAL, AND PROHIBITED USES TO PROHIBIT HOTELS IN THE H-40 ZONING DISTRICT SOUTH OF 93RD STREET AND ADDRESS HOTEL ACCESSORY USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS AND PROVIDING FOR AN EFFECTIVE DATE.

1 **WHEREAS**, Article VIII, Section 2 of the Florida Constitution, and Chapter 166, Florida
2 Statutes, provide municipalities the authority to exercise any power for municipal purposes,
3 except where prohibited by law, and to adopt ordinances in furtherance of such authority; and

4 **WHEREAS**, the Town Commission of the Town of Surfside ("Town Commission") finds it
5 periodically necessary to amend its Code of Ordinances and Land Development Code ("Code") in
6 order to update regulations and procedures for maintain consistency with state law and to
7 implement municipal goals and objectives; and

8 **WHEREAS**, on February 12, 2019, the Town Commission directed staff to evaluate and
9 prepare an ordinance prohibiting hotel use within the H40 zoning district south of 93rd Street; and

10 **WHEREAS**, the Planning and Zoning Board, as the local planning agency for the Town,
11 held its hearing on the proposed amendment on _____, 2019 with due public notice and
12 input; and

13 **WHEREAS**, the Town Commission held its first public hearing on March 12, 2019 and
14 recommended _____ of the proposed amendments to the Code of Ordinances having
15 complied with the notice requirements by the Florida Statutes; and

16 **WHEREAS**, the Town Commission has conducted a second duly noticed public hearing on
17 these regulations as required by law on _____, 2019 and further finds the proposed
18 change to the Code necessary and in the best interest of the community.

19
¹Additions to the text are shown in underline. Deletions are shown in ~~strikethrough~~.

20 **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF**
 21 **THE TOWN OF SURFSIDE, FLORIDA¹:**

22
 23 **Section 1. Recitals.** The above Recitals are true and correct and are incorporated herein by
 24 this reference:

25
 26 **Section 2. Town Code Amended.** Section 90-41. – “Regulated Uses” of the Surfside
 27 Town Code of Ordinances is hereby amended and shall read as follows¹:

28 **Sec. 90-41. Regulated uses.**

29 (a) *Purpose.* Permitted uses are considered to be fundamentally appropriate within the district
 30 in which they are located and are deemed to be consistent with the comprehensive plan.
 31 These uses are permitted as of right, subject to the required permits and procedures
 32 described in this section. Permitted uses require final site plan review and approval for
 33 compliance with the standards applicable to a particular permitted use as provided in this
 34 zoning code.

35 (b) *Permits required.* Except as explicitly provided herein, no use designated as a permitted use
 36 in this chapter shall be established until after the person proposing such use has applied for
 37 and received all required development permits.

38 (c) Table—Regulated uses.

39 * * *

	H30A	H30B	H30C	H40	H-120	SD-B40
Lodging Uses						
Hotel	-	-	-	P(7) (31)	P(7)	-
<u>Hotel Accessory Uses</u>	-	-	-	<u>P(7)</u>	<u>P(7)</u>	<u>:</u>
Suite Hotel	-	-	-	P(7)	P(7)	-

41 Key: P: Permitted Blank: Not Permitted (#): Refer to Notes CU: Conditional Use

42 * * *

43 (d) *Uses table notes.*

44 * * *

¹ Additions to the text are shown in underline. Deletions to the text are shown in ~~strike through~~.

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(7) May provide a beauty/personal services, dining room, and coffee shop, bar or cocktail lounge, telegraph office, tobacco, candy, and newsstand, automobile rentals where rental vehicles are not kept on premises, ready to wear shops, travel agencies, gift and sundry shops, coin operated machines, washing machines, and marble, coin or amusement machines (other than gambling devices), and diet and health spas providing services solely to guests; provided, however, that such facilities may be entered only from the inside of the structure and there shall be no window or evidence of such facilities from outside the hotel or motel.

* * *

(31) Hotels must be located north of 93rd Street. Hotels are prohibited south of 93rd Street.

* * *

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 12th day of March, 2019.

PASSED and ADOPTED on second reading this _____ day of _____, 2019.

On Final Reading Moved by: _____

On Final Reading Second by: _____

FINAL VOTE ON ADOPTION:

83 Commissioner Barry Cohen _____
84 Commissioner Michael Karukin _____
85 Commissioner Tina Paul _____
86 Vice Mayor Daniel Gielchinsky _____
87 Mayor Daniel Dietch _____

88
89
90

Daniel Dietch, Mayor

91
92
93 **ATTEST:**

94
95 _____
96 Sandra Novoa, MMC, Town Clerk

97
98 **APPROVED AS TO FORM AND LEGALITY FOR THE USE**
99 **AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:**

100
101 _____
102 Weiss Serota Helfman Cole and Bierman, P.A.
103 Town Attorney



Town of Surfside

MEMORANDUM

TO: Planning and Zoning Board

Agenda Date: April 30, 2018

Subject: Freeboard, Base Flood Elevation and Finished Floor Elevation

From: Sarah Sinatra Gould, AICP, Town Planner

Background:

At the March 28, 2019 Planning and Zoning Board (Board) meeting, staff presented graphics detailing the Base Flood Elevation (BFE), Finished Floor Elevation (FFE) and its relationship to mean sea level. Also depicted were the projected storm surge forecasts of the last two major storm events (Irma and Matthew) to show what the potential storm surge could have been if either storm had a direct impact to the Town. Discussion regarding these graphics led to the Board requesting additional information from staff including a potential change to the Town charter to amend how height is measured. The response to the information requested is provided below.

Analysis:

Timeline for Placing Items on the March 17, 2020 Ballot

Vice Mayor Gielchinsky (at the Planning and Zoning Board's request) brought this item to the Town Commission during their April 9, 2019 Regular Commission meeting and spoke about the Planning and Zoning Board's interest in the possibility of adding a ballot question to the March 17, 2020 Surfside Election. The Town Commission directed the Town Clerk to inquire with Miami-Dade County Elections Department about the possibility of allowing the Town to add a question to the ballot. The Clerk received confirmation from the Elections Department that the Town may add a question to the ballot.

The deadline to submit a resolution with the ballot language to the Miami-Dade County Elections Department is November 29, 2019. This deadline means that the Town Commission would need to adopt a resolution with the ballot language at their October 8, 2019 or no later than the November 12, 2019 Commission meeting.

Updated Graphics Regarding Freeboard and Height

Board members requested a few specific graphics detailing existing conditions. The request was to provide the following graphics which are attached to this memorandum:

1. Base Flood Elevation (BFE) + 2' as compared to the existing crown of road

The Board requested graphics on two separate roadways, based on the average crown of road for Bay Drive (lowest elevation in the Town) and Collins Avenue (highest). Figures 1 through 4 (attached) show the approximation of where a typical house on these two roadways are situated based on a height 18" above the crown of road. A second graphic for each roadway shows the impact of Hurricane Irma (4'-6' storm surge)

2. Proposed home elevated from ground level

Figure 5 shows a proposed home shown to be constructed at BFE+2' for FFE but shows how that design would accommodate an elevated home to allow for parking underneath the structure.

3. Show Miami Beach's allowable height (BFE+5')

Figure 6 shows the City of Miami Beach's Zoning code which allows for a structure to be built at BFE+5' instead of the Town's allowance of BFE+2'. For this graphic, the height of the home is measured from the finished floor area and not the crown of road.

For each of the graphics above, staff included doors/windows to better relay the homes height based on the crown of road.

General Definitions

Based on the discussions at the last meeting, the following definitions are being provided:

Base Flood Elevation: Base flood elevation means the water-surface elevation associated with the base flood.

Base flood means the flood having a one percent chance of being equaled or exceeded in any given year (also called the "100-year flood" and the "regulatory flood"). Base flood is the term used throughout this article.

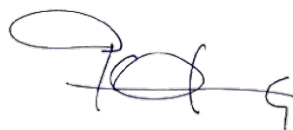
Sec. 42-41. - Definitions.

Conclusion:

Based on the above analysis, staff provided additional graphics related to the lowest crown of road elevation (Bay Drive) and the highest elevation (Collins Avenue) along with its relationship to the finished floor elevation allowance of BFE+2' as currently identified in the Zoning code. Additional graphics were provided for Miami Beach's current regulations which are BFE+5'. Additional definitions were also provided above.



Sarah Sinatra Gould, AICP, Town Planner



Guillermo Olmedillo, Town Manager *Figure 1*

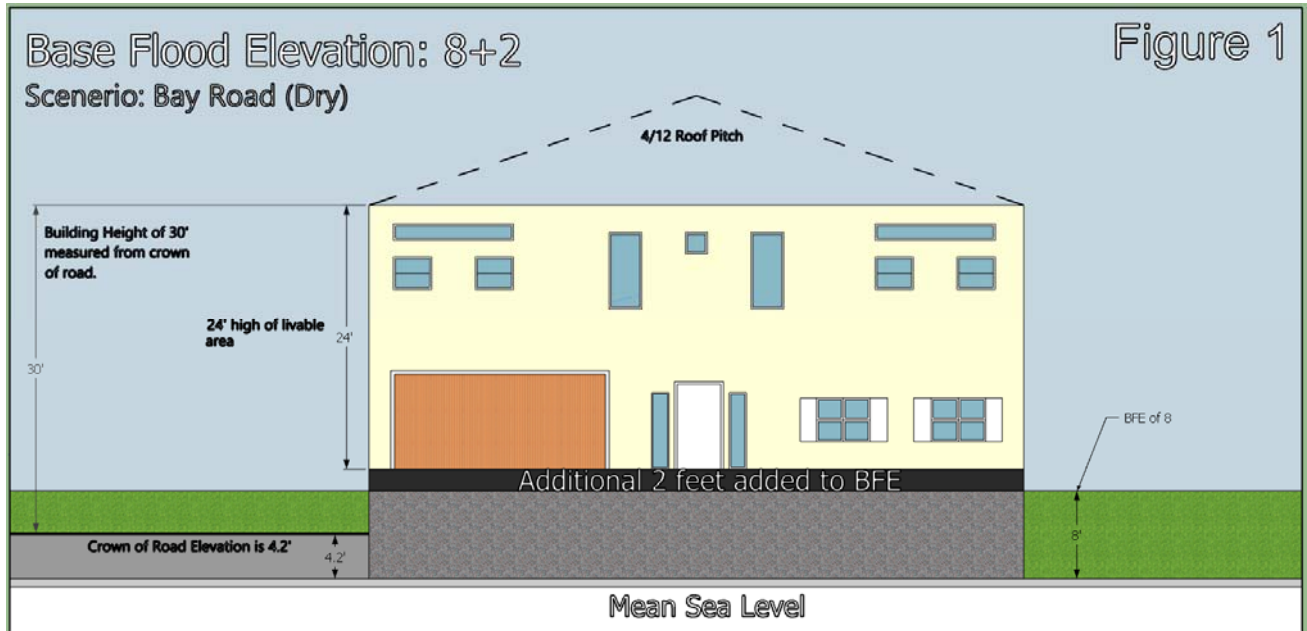


Figure 2

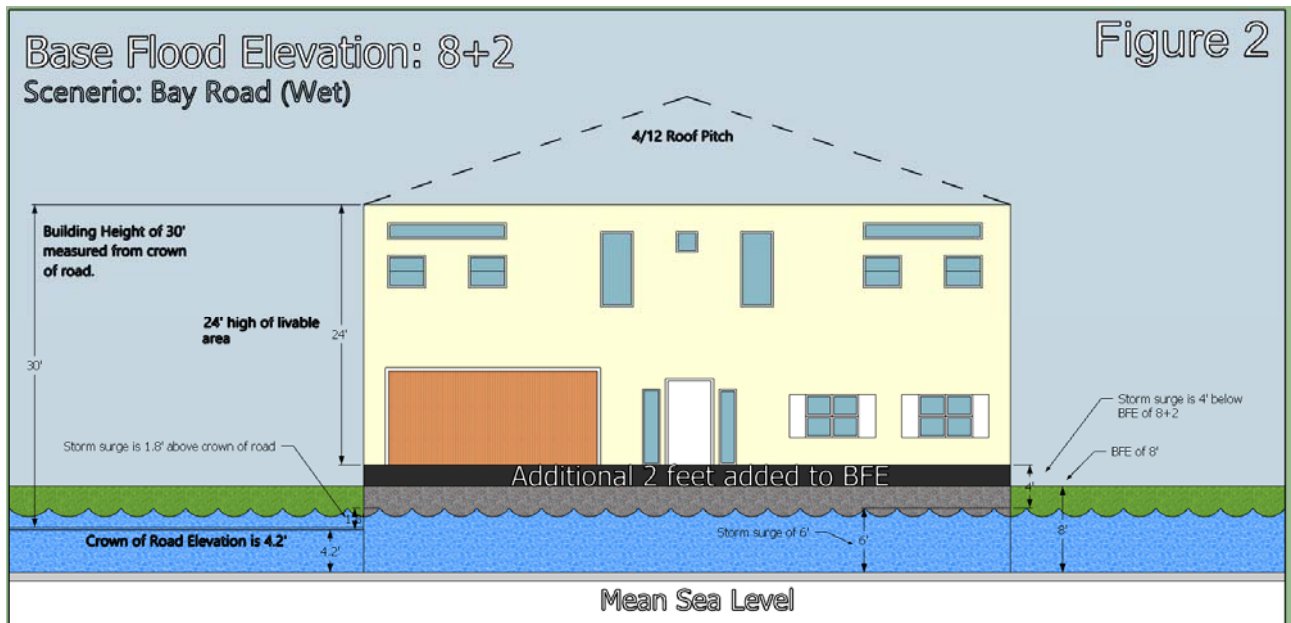


Figure 3

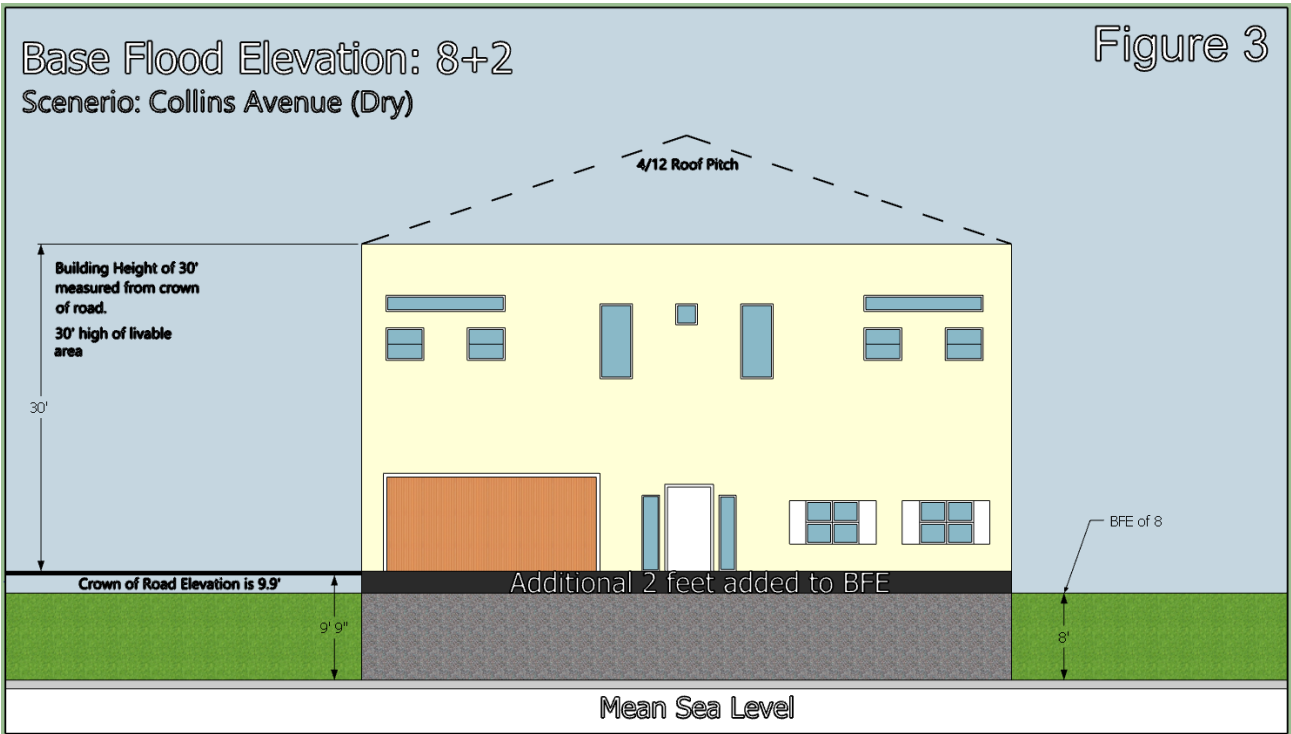


Figure 4

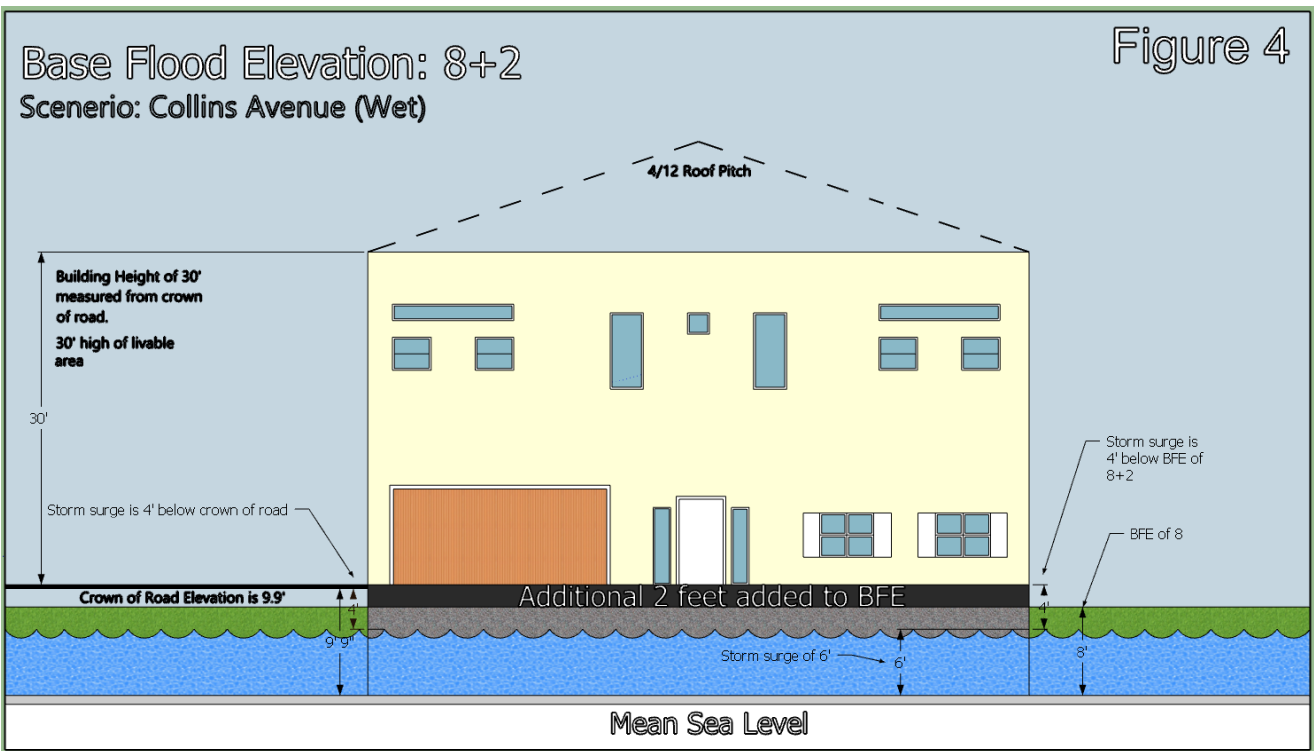


Figure 5

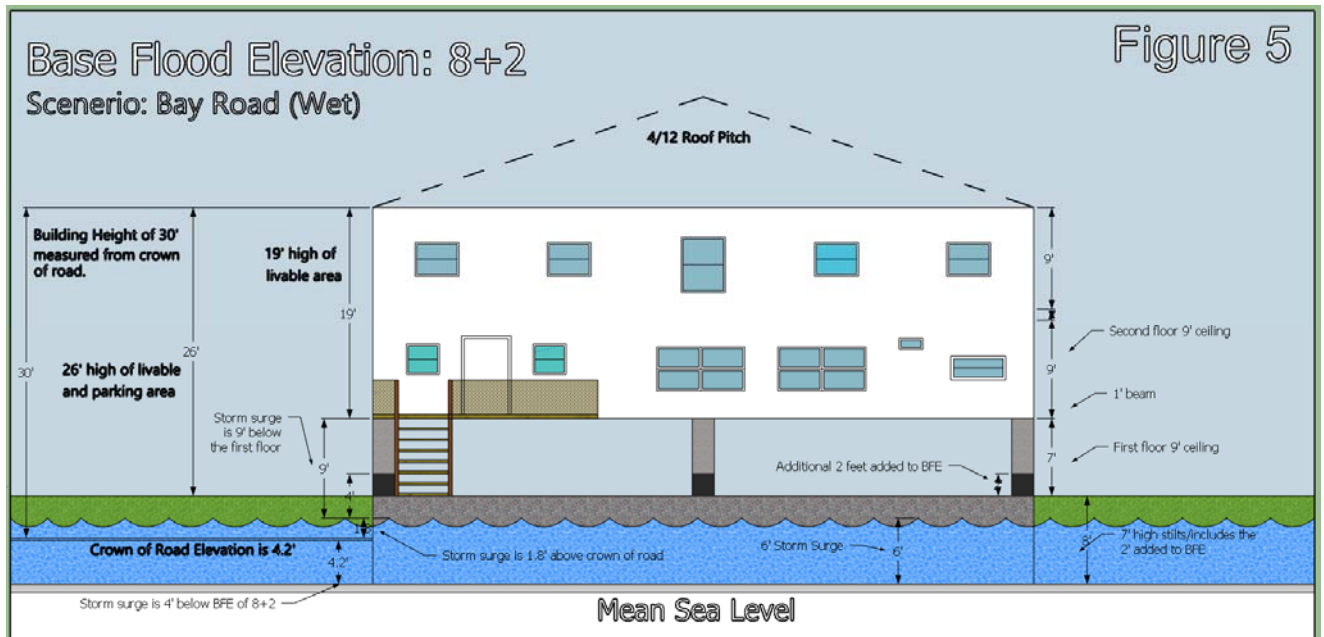
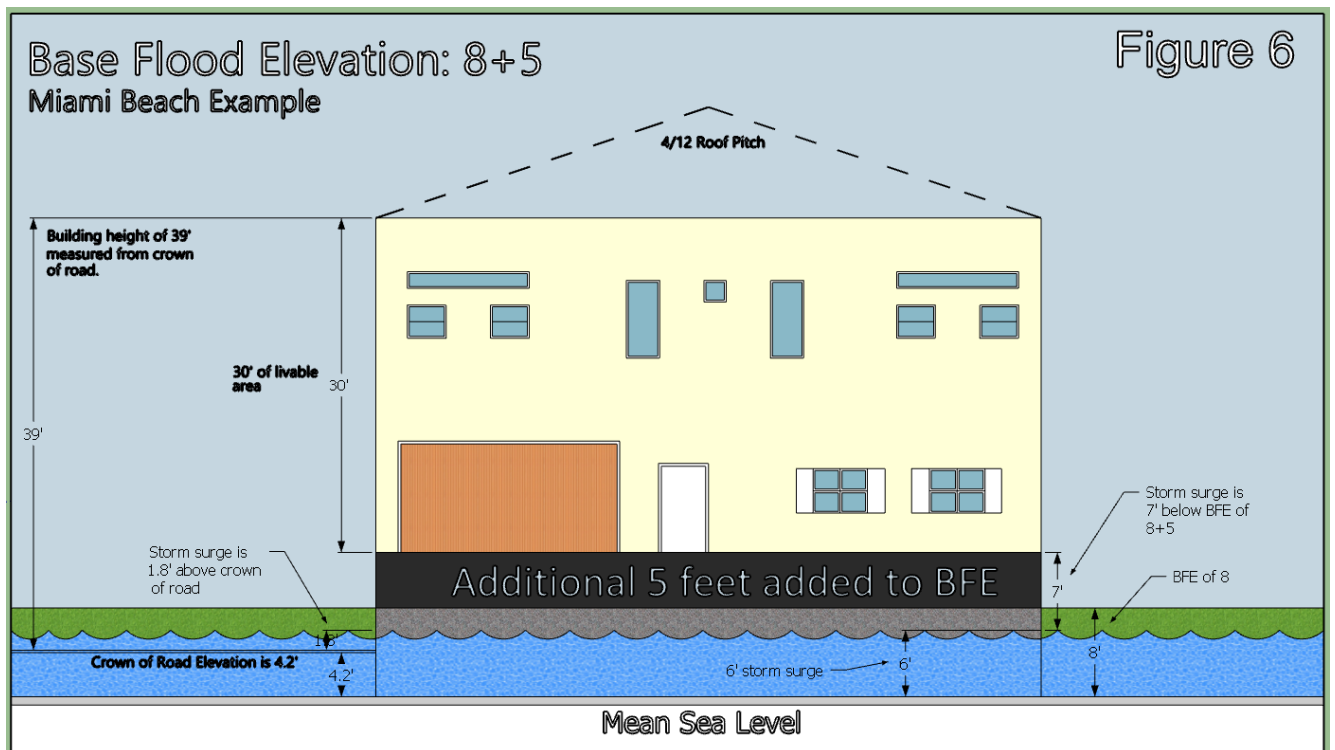


Figure 6



ITEM	OUTCOME	NEXT STEPS	TENTATIVE SCHEDULE	COMPLETE
FUTURE PZ DISCUSSION ITEMS				
Freeboard & Height	PZ requests discussion on additional freeboard & height	Provide prior information to the board to discuss additional freeboard requirements.	Ongoing	
Impact fee discussion		Town is requesting a proposal from a consultant to do the impact fee analysis.	Working with consultant on proposal	
Update to sign code	Need to make revisions to the sign code	Staff to prepare	Future PZ	
Stepback discussion	Commission has requested the PZ board analyze this requirement	Prepare visual and calculation of volume, how much square footage does this equate to	Future PZ	
ON FUTURE COMMISSION AGENDA				
Landscaping in front of fences	PZ requested fences along a ROW to have landscaping	Propose code amendment to propose landscaping	June Commission	
Circulation pattern	PZ discussion on pedestrian safety and walkability	Pilot project	Ongoing	Ongoing
Parking needs	Evaluate if parking code requirements are expected to be status quo based on current ride sharing trends or if the need will be reduced	Based on direction from commission	Ongoing	
COMPLETED				
Fences & Hedges in the front of single-family residences	Discussion on hedge height in the front	December Commission → 2 nd reading	Fences & Hedges in the front of single family residences	Approved
Landscape Plans	Require landscape plans for large scale renovations (renovations)	Requested Ross to	November PZ	Ross provided details. No

	affecting more than 50% of the square footage of the house)	attend meeting to discuss requirements for landscape plans as well as the drainage review process			further action requested.
Sidewalk aesthetics	Prepare discussion item to determine if walkability can be improved.	Prepare graphics depicting 8 ft wide sidewalk & landscape buffer	November PZ	Sidewalk aesthetics	No action
Aggregation of Single Family	Requested by the Town Commission	Discuss limitations on building length relating to single family lots, if aggregated.	August Commission -- First Reading November second reading		Adopted
Resiliency Strategy	PZ has requested staff to prepare a discussion item was to improve sustainability	Invite Betsy Wheaton from Miami Beach to discuss what improvements Miami	Future PZ or Sustainability Committee		Move to sustainability

Parking in Single-Family	In-order to increase pervious areas, evaluate if two vehicles on a driveway are needed.	Beach has implemented	October PZ	No action
Update on business district	Follow up with PZ to notify the board of who is working on strategies & any improvements to the business district	Discussion of reinstating DVAC on October 9 th commission agenda	October PZ	Completed
Ways to increase pervious area of lots	Place on PZ agenda for discussion. Provide PZ with current standards		September PZ	No action
Limitation on building length in H40 & H30C	Revisit building limitations as well as green walls to soften the breaks in the building.	PZ Review. Commission heard on first reading, March 13	April PZ	Completed
H40, H30 & SDB40 Architecturally Significant ordinance	Review with PZ options for architecturally significant ordinance for other zoning districts.	PZ discussion	March PZ	No action
Green Roofs	Requested by the Town Commission		February PZ	No action
Photovoltaic Incentives	Requested by the Town Commission	Discuss requiring solar panels for all residential properties.	February PZ	No action
Driveway	Prepare code modification that limits a driveway so that it does not exceed the front plane of the home.		January Commission	Complete
Give a foot, get a foot relating Sea Level Rise	Place on agenda for discussion on referendum	Prepare visuals,	February Commission 2 nd reading	Complete

<p>- Flat-Roof-vs. Pitch roof</p>	<p>Modify ordinance to include roof pitch above top of the truss as an architectural feature</p>	<p>timeline and cross-section.</p>	<p>Provide side by side elevation in current code to the top of the flat roof to demonstrate it is 3 feet above the top of a pitched roof.</p>	<p>February Commission 2nd reading</p>		<p>Complete</p>
<p>Trellis</p>	<p>Review if a trellis attached to the house is considered an accessory structure.</p>		<p>This has not been a reoccurring issue. Provide direction if this is necessary.</p>	<p>Trellis</p>	<p>Review if a trellis attached to the house is considered an accessory structure.</p>	<p>This has not been a reoccurring issue. P</p>
<p>Average side setback /Massing</p>	<p>Modify ordinance for additional side setbacks on upper floors for single family homes</p>		<p>Direction if this is necessary. The Town has already modified the code to prohibit covered balconies counted</p>	<p>Average side setback /Massing</p>	<p>Modify ordinance for additional side setbacks on upper floors for single family homes</p>	<p>The Town has already modified the code to prohibit covered balconies counted towards setbacks.</p>

Satellite dishes	Further review by staff	towards setbacks. Direction if this is necessary. This issue has not come up as a problem and it is not clear if this is still desired to be regulated.	Satellite dishes	Further review by staff	This issue has not come up as a problem and it is not clear if this is still desired to be regulated.
Commercial waste and recycling container screening	Screening for containers, green screen, vegetation, include pictures from Commissioner Kligman	Draft code amendment			Did not move forward
Driveway material regulations	Modify code to allow stamped concrete and concrete slabs with decorative rock or grass in between	Draft code amendment			Did not move forward
Painting of commercial structures	Town Staff to prepare ordinance	Prepare ordinance for commission			Did not move forward
Residential or commercial wind turbine regulations	Prepare ordinance regulating wind turbines including hurricane precautions, noise regulations, insurance considerations	Direction if this is necessary. This issue has not come up as a problem and it is not clear if this is still desired to be regulated.	Residential or commercial wind turbine regulations	Prepare ordinance regulating wind turbines including hurricane precautions, noise regulations, insurance considerations	This issue has not come up as a problem and it is not clear if this is still desired to be regulated.

Setback for parapet above 30 feet on single family homes	Prepare ordinance to require additional setback	Direction if this is still necessary as the code could be modified to encourage pitched roofs.	Setback for parapet above 30 feet on single family homes	Prepare ordinance to require additional setback	Direction if this is still necessary as the code could be modified to encourage pitched roofs.
Final Zoning Inspections	Town Manager will analyze	Building performs inspections based on conditions on the plans. Need direction if anything further is necessary	Final Zoning Inspections	Town Manager will analyze	Building performs inspections based on conditions on the plans.
Requiring noticing for demolition of houses	Research option and place on agenda for discussion				Yes
Sign Definitions	Modify sign definitions for monument and sign area	Drafted code amendment			
Carports	Require improved surface on frame	Addressed in Code		September PZ	Yes
Provide summary on construction hours and noise ordinance	Place update on PZ agenda.			September PZ	Yes
Workforce housing update				September PZ	Yes

Add requirement for licensed architect for DRB submittals	Reviewing entire section relating to DRB	Draft code amendment	Work authorization to be approved in NOVEMBER	May Commission Agenda Complete
Corridor Analysis	Study corridor between Collins & Harding	Prepare code amendments	In-contract	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		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 fighting already required in code.	COMPLETE	Turtle Lighting Town Staff to prepare review
Downtown Color Palette	Discussion with the Planning & Zoning Board to determine if a color palette is appropriate and what colors/criteria should be included	Place on future Planning and Zoning agenda for discussion	In-contract	Replaced with repainting of structures. Complete
Bay Drive & 96 th Street	Open Bay Drive off 96 th Street	Staff will research	Police and Building to research	No change. Police Chief cited safety concerns COMPLETE

Sign/awning code	Discussed at Joint Meeting	Staff beginning to work on draft	Work Authorization approved	July Commission August Commission	COMPLETE
As-built reviews for residential projects	Discuss increasing canopy in town, street trees, what can be planted in ROW	Research and prepare report for discussion and possible code 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 Yes
Landscaping in front of converted garage	Determine if landscaping planter is sufficient versus requiring landscaping.	Reviewed code and determined that planter is only	In contract	No further modification necessary	Yes

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