



TOWN OF SURFSIDE
PLANNING AND ZONING BOARD
MINUTES
FEBRUARY 28, 2013
7:00 P.M

1. CALL TO ORDER

Chair Lindsay Lecour the called meeting to order at 7:00 P.M.

2. ROLL CALL

Recording Clerk Anastacia Deleon called the roll with the following members present: Chair Lindsay Lecour, Member Armando Castellanos, Member Carli Koshal and Member Jennifer Dray. Vice Chair Peter Glynn was absent.

Also in attendance: Town Manager Roger Carlton; Interim Town Attorney Linda Miller and Building Official Edward Rojas,

Chair Lindsay Lecour recommended a motion to defer Item 7 PLANNING AND ZONING DISCUSSION ITEMS (*Building massing related to new construction*) to the next Planning and Zoning Meeting.

- Member Jennifer Dray made a motion to defer Item 7 to the next Planning and Zoning Meeting. Member Carli Koshal seconded the motion. All members present voted in favor and there was no opposition.

3. APPROVAL OF MINUTES

Minutes of January 31, 2013 were deferred to the next Planning and Zoning Meeting.

4. UPDATE ON THE PLANNING AND ZONING BOARD PROCESS AND REVIEW OF VARIANCE CRITERIA

Town Planner Sarah Sinatra Sinatra explained the licensing requirements for an architect to serve on the board, and further mentioned that at this time the Town does not have a vacancy for a new member. Sarah Sinatra also explained the variance criteria of the Town of Surfside.

5. PLANNING AND ZONING APPLICATIONS

A. Request of the Owner of Property located at 8939 Abbott Avenue

The applicant is requesting converting their carport to a garage and adding a privacy wall.

Richard Cannone of CGA advised that the request met all the criteria.

Lillian Pratz, 6422 Collins Avenue #1203, spoke on behalf of Applicant and mentioned that the Applicant was requesting a privacy wall and a garage.

Member Armando Castellanos made a motion to approve the request of converting the carport to a garage and adding a privacy wall with the condition that the plans be revised and the landscaping be addressed. Member Jennifer Dray seconded the motion. All members present voted in favor and there was no opposition.

B. Request of the Owner of Property located at 1452 Biscaya Drive

The applicant is requesting to re-roof a portion of their existing single family home.

Richard Cannone of CGA recommended denial of the Applicant's request to re-roof a portion of their existing single family home based on an inspection report made by a roofing company and given to the Town Building Official Edward Rojas. The reason was the use of asphalt shingles which are prohibited.

Applicant Donna Jefferson located at 1452 Biscaya Drive spoke of the confusion of the two types of roof finishes on her roof.

Town Manager Roger Carlton suggested the Board approve the re-roof in order for the owner to repair the roof before the rainy season. Clarification was made that asphalt shingle roofs are not allowed in the Town. The Board asked the Applicant if she was willing to do the entire roof portion with white concrete flat tiles rather than asphalt shingles. In that case the Applicant would not need to come before the Board and must only obtain a roofing permit.

The Applicant stated that she was willing to repair the portion of the roof with concrete flat tile.

All agreed that this was sufficient and the Board's approval was not necessary.

- C. Request of the Owner of Property located at 9592 Harding Avenue**
The applicant is requesting to redesign the existing building façade.

Member Armando Castellanos made a motion to approve the request to redesign the existing building façade and provide a description of the material being used and screening of air conditioning. Member Jennifer Dray seconded the motion. All members present voted in favor and there was no opposition.

- D. Request of the Owner of Property located at 9390 Bay Drive**
The applicant is requesting to build a two-story single family residence.

Member Carli Koshal made a motion to approve a request a new two-story single family residence. Member Armando Castellanos seconded the motion. All members present voted in favor and there was no opposition.

There was also discussion of the Town's commitment to provide landscaping to screen the new storm sewer lift station. The Town Manager stated that the Town was committed to do this and a reasonable plan would be worked out with the Applicant.

6. ZONING HEARINGS ARE QUASI-JUDICIAL PUBLIC HEARINGS

Request of Owner of Property located at 1233 Biscaya Drive

The applicant at 1233 Biscaya Drive is requesting a side setback variance.

**A RESOLUTION OF THE TOWN OF SURFSIDE,
FLORIDA PLANNING & ZONING BOARD
CONSIDERING THE APPLICATION OF 1233 BISCAYA
DRIVE, TO PERMIT A SIDE SETBACK VARIANCE
FROM THE REQUIREMENTS OF SECTION 90-45 OF
THE TOWN OF SURFSIDE CODE OF ORDINANCES TO
ALLOW THE EXISTING SINGLE FAMILY HOME TO
REPLACE THE EXISTING DECK WITH A NEW
CONCRETE DECK; PROVIDING FOR AN EFFECTIVE
DATE.**

Member Carli Koshal made a motion to approve the request for a side set back variance. Member Jennifer Dray seconded the motion. All members present voted in favor and there was no opposition.

There was also discussion of the need to have an engineer analyze the wind load capacity of the shade structure. The Applicant agreed to have this done and no building permit for the deck would be issued until the shade structure wind load was resolved.

7. PLANNING AND ZONING DISCUSSION ITEMS:

A. *Building massing related to new construction.*

Item 7 deferred to the to next Planning & Zoning Meeting

8. PERMITS ISSUED/REVENUE REPORT

Building Official Edward Rojas prepared a new graph for the year's trend dated February 2012 to January 2013 rather than the old single month report. A total of 931 permits were issued.

8. ADJOURNMENT

Member Jennifer Dray made a motion to adjourn. Member Carli Koshal seconded the motion. All members present voted in favor and there was no opposition. The meeting adjourned at 9:12 pm.

Accepted this 3rd day of April, 2013


Lindsay Lecour, Chairperson

Attest:


Recording Clerk

Anastacia Deleon