

Architect Kobi Karp spoke on the item and showed a Power Point presentation to the Board.

Ree Stoppa spoke about the project and posed some questions about the parking and how many parking spaces the Surf Club will have and if the amendment will impact the traffic study. She also raised a question about potential development to the north of the Surf Club.

Mr. Tucker Gibbs, representing the Surf House, spoke in favor of the site plan amendment.

Town Manager Roger M. Carlton stated that there are no applications from the buildings to the north, however, interest in those buildings was very high for redevelopment.

Board Member Dray stated that she was satisfied with the easement on the hard pack and comfortable with the Town Manager's explanation.

Michael Conaghan, from Fort Capital Management, answered questions from the Planning and Zoning Board members.

Board Member Castellanos stated that the project is beautiful and it will be good for the Town. His only concern is where the construction workers will park during construction. Architect Kobi Karp responded that construction workers will park on site and that the original approval by the Town Commission prohibited parking in the nearby single family neighborhood.

Board Member Castellanos made a motion to approve. The motion received a second from Board Member Dray. Motion passed 4-0.

5. PLANNING AND ZONING APPLICATIONS:

A. Request of the Tenant of Property located at 9531 Harding Avenue

The applicant is requesting to install a new sign with illuminated channel lettering.

Town Planner Shelly Eichner presented the item to the Planning and Zoning.

The applicant spoke in favor of the item.

Board member Dray made a motion to approve with staff recommendations and asked the applicant to tone down the color of the awning. The motion received a second from Board Member Koshal. The motion passed 3-1 with Madam Chair Lecour voting in opposition.

Board Member Dray made an amended motion to accept staff recommendation with the Town Manager's condition to select a more compatible color for the awning. The motion received a second from Board Member Koshal and all voted in favor.

B. Request of the Tenant of Property located at 9477 Harding Avenue

The applicant is requesting to install a new sign with illuminated channel lettering.

Town Planner Shelly Eichner presented the item to the Planning and Zoning Board.

Mr. Daniel Tarrab representing the applicant spoke in favor of the item.

Pamela Lerne spoke on the item and stated that the Town let the previous owner have the etching on the glass. This etching cannot be removed and the signs on the glass cover the etchings which have the name of the previous tenant.

Board Member Dray stated that the proposed design is not creative and that the Planning and Zoning Board is trying to make downtown a nicer place and would like to have a more appealing art work instead of the same sign on all windows.

Board Member Castellanos asked where the air conditioning will be placed. Town Planner stated that it was part of the staff recommendation that the applicant could have it as long as the unit is not visible.

Board Member Koshal made a motion to approve staff recommendations approving the wall sign, Conditions 1, 3, 4, 5 and modifying Condition 2 to reflect that the lettering should only appear on the vinyl on the doors and the applicant will resubmit and come back to the board for what they would like to put on the windows understanding that the Board would prefer some type of artistic design. The motion received a second from Board Member Dray and all voted in favor.

6. PLANNING AND ZONING ORDINANCES:

A. Outdoor Dining Ordinance [Proposed Ordinance Attached]:

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 "ZONING", ARTICLE IV "DISTRICT REGULATIONS" AND SPECIFICALLY AMENDING SECTION 90-41 "REGULATED USES" OF THE TOWN OF SURFSIDE CODE OF ORDINANCES ADDING OUTDOOR DINING AS A PERMITTED USE IN THE SD-B40 ZONING DISTRICT; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE

Town Planner Shelly Eichner presented the item to the Planning and Zoning Board.

Board Member Dray made a motion to recommend approval to the Town Commission. The motion received a second from Board Member Castellanos and all voted in favor.

7. PLANNING AND ZONING DISCUSSION ITEMS:

A. Building massing related to new construction.

Vice Mayor Karukin presented the item to the Planning and Zoning Board and stated he was not looking for an action this evening due to the complexity of some of the issues. He just wanted to introduced the issue and request the Planning and Zoning Board to begin this discussion.

He spoke about the maximum frontage issue that for years was a maximum of 150 feet. It then became unlimited and in his opinion is not good because then you can have a 570 foot building. It then was recommended to put a limit and the Town was able to do that.

He explained that he would like the Board to look at the various items and consider how to mitigate the construction of large “massive” structures.

Mayor Dietch asked the Vice Mayor how he defines a “massive” building. Vice Mayor Karukin responded that a massive building to him is a 700 unit building that he was told could have been built on the Chateau or Surf Club sites but luckily it was not, something with a continuous wall frontage that takes an entire town block is a massive building and anything above the Town’s maximum height.

Board Member Dray made a motion to direct staff to work with the Planning and Zoning Board members and the Town Commission to schedule a workshop to discuss Vice Mayor’s Karukin’s concerns.

B. Parking Feasibility Study

(1) Access from Abbott Lot to Harding Avenue

Town Manager Roger M. Carlton presented the item.

Architect Eddie Lamas representing C3TS presented the item with a Power Point presentation with the parking study and showed different parking solutions and ideas.

Board member Castellanos stated that something needs to be done about the parking problem in the Town. He asked how long it will take to build a parking garage. Town Manager Roger M. Carlton responded that it would take about nine (9) months to design and about fifteen (15) months to complete.

After some discussion Chair Lecour stated that after the presentation and the discussion she recommends this item to move forward to the Town Commission for determination.

Board Member Koshal made a motion to forward this item to the Town Commission. The motion received a second from Board Member Dray and all voted in favor

8. REPORT OF PERMITS ISSUED/REVENUE REPORT FOR FEBRUARY 2013.

Building Official Eddie Rojas spoke on the revenue report for February. He was requested to amend the chart to reflect the size of the columns that relates to the actual dollars.

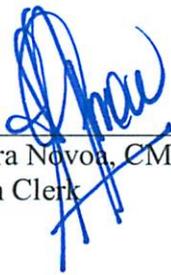
9. ADJOURNMENT

There being no further business to come before the Planning and Zoning Board, the meeting adjourned at 10:00 pm.

Accepted this 25 day of April, 2013


Chair Lindsay Lecour

Attest:


Sandra Novoa, CMC
Town Clerk