



**TOWN OF SURFSIDE
PLANNING AND ZONING BOARD
MINUTES
MAY 30, 2013
7:00 PM**

1. CALL TO ORDER

Chair Lecour called the meeting to order at 7:00 pm.

2. ROLL CALL

Town Clerk Sandra Novoa called the roll with the following members present: Board Member Jennifer Dray, Board Member Carli Koshal, Board Member Armando Castellanos and Chair Lecour. Vice Chair Peter Glynn was absent.

**3. APPROVAL OF MINUTES: JANUARY 31, 2013 (DEFERRED)
 APRIL 25, 2013 (ATTACHED)**

Board Member Dray made a motion to approve. The motion received a second from Board Member Koshal and all voted in favor.

4. PLANNING AND ZONING APPLICATIONS:

A. Request of the Owner of Property located at 9332 Abbott Avenue

The applicant is requesting to build a new single family home.

Town Planner Shelly Eichner presented the item to the Planning and Zoning Board. Architect Jorge Gutierrez presented the item to the Planning and Zoning Board. Board Member Koshal made a motion to approve with staff recommendations. The motion received a second from Board Member Castellanos and all voted in favor.

B. Request of the Owner of Property located at 9408 Byron Avenue

The applicant is requesting to build a new single family home.

Town Planner Shelly Eichner presented the item to the Planning and Zoning Board. Applicant Salomon Reines presented the item and spoke in favor. Board Member Dray made a motion to approve with staff recommendations which are to provide at least five trees of two different species. The motion received a second from Board Member Castellanos and all voted in favor.

C. Request of the Owner of Property located at 9300 Bay Drive

The applicant is requesting to build a new front entrance.

Town Planner Shelly Eichner presented the item to the Planning and Zoning Board.
Applicant Kenneth E. Hubbs presented the item.

Board Member Dray stated that she is happy that they are renovating the house but she would like to see something different done to the house.

Chair Lecour recommended removal of the brown color and do something with the entryway. She would like to see more green space.

Board Member Koshal stated that the applicant should consider using a different material because wood deteriorated quicker.

Board Member Dray stated that she is not sure what architectural style the house is and if the proposed changes fit to that style. She is not in favor of approving the changes due to color and style and suggested the applicant to drive around Surfside and get a better idea of the home styles and come back with something more compatible.

After some discussion Board Member Castellanos made a motion to defer the item to the June 27, 2013 Planning and Zoning Board meeting. The motion received a second from Board Member Dray and all voted in favor.

D. Request of the Owner of Property located at 9536, 9538, 9540 Harding Avenue

The applicant is requesting to remodel the building façade.

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

Board Member Koshal would like the Town to make sure that if this project moves forward the design is compatible with the similar one that was approved at an earlier meeting.

Chair Lecour would like to see more green, maybe a climbing vine to hide the fence.

Duncan Tavares, TEDACS Director spoke on the item and asked the applicant to be mindful when placing their awning and not to go only by what the Town code states but to also have in mind that the Town will be planting new trees in the Downtown area.

Town Planner Shelley Eichner would rather have the applicant come back with all the changes so the board has a chance to look at the new rendering with the new changes.

Board Member Dray made a motion to approve with the following conditions and bring back to the board:

- Screening and adding landscape to the electrical meter

- Undergrounding utilities in the alley
- Add more landscape to the rear and make it taller
- Make the front column between the office space the same width
- Rear façade to be open to the length of the building
- Provide three separate awnings
- Place the sign below the eyebrows
- Remove the color and use LED lighting instead

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

E. Request of the Owner of Property located at 8827 Emerson Avenue.

The applicant is requesting to build an addition to an existing single family home.

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

Board Member Koshal made a motion to approve with staff recommendations. The motion received a second from Board Member Dray and all voted in favor.

5. PLANNING AND ZONING ORDINANCE:

A. Comp Plan Text Amendment (*title included below on page 2*)

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE FUTURE LAND USE ELEMENT OF THE TOWN OF SURFSIDE COMPREHENSIVE PLAN BY AMENDING POLICY 1.1 TO INCLUDE NUMBER OF STORIES IN HEIGHT LIMITATION IN ALL FUTURE LAND USE MAP CATEGORIES AND TO ADD PLACES OF PUBLIC ASSEMBLY USES IN ACCORDANCE WITH POLICY 10.6 TO THE LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL/TOURIST AND GENERAL RETAIL/SERVICES FUTURE LAND USE MAP CATEGORIES AND BY ADDING POLICY 10.6 TO PROVIDE FOR LAND DEVELOPMENT REGULATIONS THAT ALLOW REASONABLE RELIEF FOR RELIGIOUS USES; PROVIDING A SEVERABILITY CLAUSE; 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.

Vice Mayor Karukin spoke on the item and presented a PowerPoint presentation regarding Intensity/Density limits in the comprehensive plan and a discussion took place.

After some discussion Board Member Koshal made a motion to proceed and recommend approval to the Town Commission. Also to bi-furcate the ordinance and eliminate policy 1.1 that includes number of stories in height limitation in all future land use map categories. The motion received a second from Board Member Dray and all voted in favor

6. DISCUSSION ITEMS:

A. Discussion of "Paseo" at 9536, 9538, 9540 Harding Avenue

Duncan Tavares, TEDACS Director presented the item. He explained that the Downtown Advisory Committee looked at it and they thought it was a great idea. He stated that the original build out will be the Town's responsibility and the estimated cost from the Building Official is \$300,000 to build the passage way that will be six (6) feet wide by one hundred (100) feet long. Then the Town will enter into a ten (10) year lease agreement at a fixed rate of \$120.00 per square foot per year which is an approximately \$6,000 per month or \$72,000 yearly.

No one made a motion to move forward with this project.

B. Discussion of Planning and Zoning Board Membership and Alternatives

Interim Assistant Town Attorney Sarah Johnston presented the item to the Board. She stated that the Town has been unable to find an Architect to sit on the Board and she explained the different options available.

Mayor Dietch suggested and asked if it is possible to use non licensed Architects. Meaning Architects that have the proper education and training from another country.

Board Member Dray asked if that person could be an ex-officio position and that will eliminate the need of adding two more seats to the board.

After some discussion the Board will give the Town Commission one month to identify potential candidates and directed the Legal Department to draft a resolution to remove the license requirements and add the ex-officio position.

7. FUTURE JOINT WORKSHOPS WITH THE TOWN COMMISSION:

A. Fences, Walls and Hedges

B. Signs and Awnings in Business District

C. Massing and Zoning Discussion

Vice Mayor Karukin would like the Board to discuss the items and make the necessary recommendations to the Town Commission instead of waiting for a joint meeting.

After some discussion the Board decided that the massing and zoning discussion should be a priority and scheduled separately sometime in July. It was the Board's agreement that the easement hard pack could be discussed at a regular meeting. The fences, walls and hedges the Board will piggy back on the Town Commission workshop that will be schedule shortly.

The signs and awnings, solar panels and the parking spaces dimensions in business district should be discussed during another meeting maybe in the middle of a month.

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

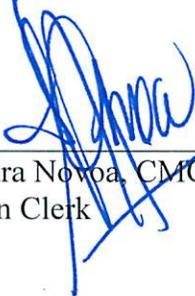
No action taken

9. ADJOURNMENT.

There being no further business to come before the Planning and Zoning Board, the meeting adjourned at 10:21 p.m.

Accepted this 27th day of June, 2013

Attest:



Sandra Novoa, CMC
Town Clerk



Chair Lindsay Lecour