

Town Planner Sarah Sinatra presented the item to the Planning and Zoning Board and recommends approval.

Chair Lecour opened the public hearing.

Olha Sperkalz speaking on behalf of Bohdanna Popel, asked if their property next door, or neighboring properties will lose value. Town Planner Sinatra indicated that there are several second story homes in the neighborhood and the variance requested is consistent with the neighborhood. Neither Town Planner Sinatra nor members of the Commission could comment on appraisal.

Vice Chair Peter Glynn made a motion to grant pending the variance is approved by the Town Commission. The motion received a second by Board Member Castellanos. Motion passed with all voting in favor.

5. PLANNING AND ZONING APPLICATIONS:

A. Request of the Owner of Property located at 8810 Garland Avenue

The applicant is requesting to build a screen porch.

Town Planner Sarah Sinatra presented the item to the Board.

Applicant spoke in favor of the item.

Vice Chair Glynn made a motion to approve with staff recommendations there be a 20 foot rear setback to meet code requirements. The motion received a second from Board Member Castellanos and all voted in favor.

B. Request of the Owner of Property located at 500 94 Street

The applicant is requesting to build a masonry wall.

Town Planner Sarah Sinatra presented the item to the Board.

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

1. provide landscaping in front of the wall;
2. reduce the length of the wall by two feet;
3. paint wall to match the house.

The motion received a second from Vice Chair Glynn and all voted in favor.

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

The applicant is requesting to install a shed in their back yard

Town Planner Sarah Sinatra presented the item to the Board.

Board Member Castellanos made a motion to approve and received a second from Vice Chair Glynn. All voted in favor.

D. Request of the Owner of Property located at 1356 Biscaya Drive

The applicant is requesting to renovate an existing garage.

Town Planner Sarah Sinatra presented the item to the Board.

Board Member Castellanos made a motion to approve and received a second from Vice Chair Glynn. All voted in favor.

**E. Request of the Owner of Property located 8859 Carlyle Avenue.
The applicant is requesting to build a second story addition.**

**** Item was discussed after item 4A****

Town Planner Sarah Sinatra presented the design item.

Board Member Koshal made a motion to approve with a condition of adding moderate landscape buffers on either side of the property. The motion received a second from Board Member Castellanos and all voted in favor.

6. ORDINANCES:

A. Trellises

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 "ZONING" SPECIFICALLY SECTION 90-19 "SINGLE-FAMILY AND TWO-FAMILY DEVELOPMENT PROCESS" TO ADD "TRELLISES" LOCATED IN THE REAR OR INTERIOR SIDE YARD TO ITEMS NOT SUBJECT TO PLANNING & ZONING BOARD REVIEW; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Planner Sarah Sinatra presented the item.

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

B. Metal Roofs

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 "ZONING" SPECIFICALLY SECTION 90-50 "ARCHITECTURE AND ROOF DECKS" TO EXCLUDE METAL ROOFS FROM PLANNING & ZONING BOARD REVIEW; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE

Town Planner Sarah Sinatra presented the item.

Vice Chair Glynn asked if there were guidelines as to color. Town Planner Sinatra said she would review the ordinance and modify the language if necessary. Vice Chair made a motion to approve with condition that metal roof color be consistent with neighborhood. The motion received a second from Board Member Castellanos and all voted in favor.

C. Carports

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 “ZONING”, AND SPECIFICALLY AMENDING SECTION 90-58 “CARPORT CANOPIES” FOR CONSISTENCY WITH DRIVEWAY REGULATIONS AND CONSTRUCTION STANDARDS; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Planner Sarah Sinatra presented the item.

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

D. Hardpack Easement

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 SECTION 90-60 “CONSTRUCTION ADJACENT TO BULKHEAD LINES” SUBSECTION 90-60.1 OF THE TOWN OF SURFSIDE CODE OF ORDINANCES REQUIRING NO PERMIT SHALL BE ISSUED FOR THE REPAIR, EXTENSION, ALTERATION OR REPLACEMENT OF ANY HABITABLE, FULLY-ENCLOSED STRUCTURE EAST OF THE OCEAN BULKHEAD LINE; NO PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF ANY HABITABLE, FULLY ENCLOSED STRUCTURE CLOSER THAN 20 FEET TO THE WEST OF THE OCEAN BULKHEAD LINE; ALL PROPERTIES EAST OF THE OCEAN BULKHEAD LINE WILL BE REQUIRED TO PROVIDE AN ACCESS EASEMENT TO THE TOWN GRANTING THE PERPETUAL USE OF THE HARDPACK TO THE PUBLIC; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Planner Sarah Sinatra presented the item.

After some discussion whether this should be voluntary, mandatory or retroactive, Board Member Koshal made a motion to approve subject to the outcome of a legal research regarding the legality of requesting property owners to provide an access easement before permit is granted. The Ordinance and report from legal is to be discussed at the August Regular Town Commission meeting. The motion received a second from Vice Chair Glynn and all voted in favor.

7. DISCUSSION ITEMS:

A. Veterinary clinics

Town Planner Sarah Sinatra presented the item and indicated that the Code does not permit this service. The discussion is to introduce the idea of this type of business and possibly changing the code. She stated that she received four (4) emails from businesses in opposition.

Public Speaker David Carmona, DVM gave a Power Point presentation with facts and statistics supporting the need for veterinary services for the community.

Public Speaker Joe Corderi spoke in favor of the item and would like to see this service in the town.

The Board discussed the item and is receptive to such a service but have concerns regarding where this type of service can be placed with a defined space (yard) for walking the dogs, access to and exiting the business as well as noise and odors.

Public Speaker Juan C. Valdes spoke in favor and alternate locations for businesses.

Town Manager Michael P. Crotty asked if the Board could make a recommendation and present it to the Commission for discussion at the next Commission meeting August 13, 2013.

The consensus from the Board was to recommend this item to the Town Commission for approval.

B. Schedule Continuous Wall Frontage workshop

Town Planner Sarah Sinatra said they are ready to put this on the next agenda and some of the items on the future agenda which tie into this may be addressed at a joint meeting with the Commission.

8. FUTURE AGENDA ITEMS:

A. Capital Improvement Element update

B. Sign Code

C. Satellite Dishes

D. Solar Panels

D. Dimensions of parking spaces

E. Pyramiding effects of setbacks

F. Side setbacks as a percentage of lot frontage

Town Manager Michael P. Crotty indicated that the public would have a chance to give input on zoning code changes by participating in a survey on the town website. A joint workshop meeting will be set up in September which will allow time for surveys to be analyzed.

Commissioner Joe Graubart spoke about the amount of paperwork being generated and indicated that a couple of years ago there were joint committee meetings and by doing so it could move things along more quickly. Commissioner Graubart also spoke on Sign Code.

Chair Lindsay Lecour would like items a; c; and d. brought back soon and items e. and f. discussed at the joint meeting.

9. PERMITS ISSUED AND REVENUE REPORT FOR JUNE 2013.

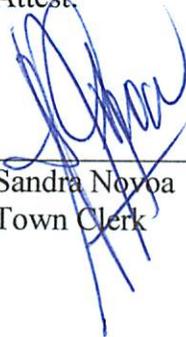
10. ADJOURNMENT.

There being no further business to come before the Planning and Zoning Board, the meeting adjourned at 8:40p.m.

Accepted this 29th day of August, 2013


Chair Lindsay Lecour

Attest:


Sandra Noyva
Town Clerk