



**Town of Surfside
DESIGN REVIEW BOARD/
PLANNING & ZONING BOARD
MINUTES**

August 31, 2017 – 6:00 p.m.
Town Hall Commission Chambers –
9293 Harding Ave, 2nd Floor, Surfside, FL 33154

DESIGN REVIEW BOARD

1. Call to Order/Roll Call

Chair Lindsay Lecour called the meeting to order at 6:05 p.m.

Deputy Clerk Elora Riera called the roll with the following members present: Chair Lindsay Lecour, Vice Chair Judith Frankel, Board Member Brian Roller, Board Member Peter Glynn, Board Member Richard Iacobacci and Board Member Jorge Gutierrez.

2. Approval of Minutes – June 29, 2017

Vice Chair Frankel made a motion to adopt the minutes. The motion received a second from Board Member Glynn and all voted in favor

3. Design Review Board Applications:

A. 524 90th Street – Fence - The applicant is requesting fencing to enclose a pool. A 4.5-foot-high aluminum rail fence is proposed facing 90th Street and a 6-foot wood fence with a gate is proposed along the side and rear of the property.

Town Planner Sarah Sinatra presented the item.

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

B. 1404 Biscaya Drive – Carport Conversion - The applicant is requesting to convert their carport to additional living space.

Town Planner Sarah Sinatra presented the item.

Board Member Iacobacci stated that the plans included in the packet were not detailed and made a motion to defer to the next meeting. The motion received a second from Board Member Gutierrez and all voted in favor.

C. 9448 Harding Avenue – Sign - The applicant is requesting one (1) illuminated wall sign for an Alexia + Frankie's Beauty Bar retail business.

Town Planner Sarah Sinatra presented the item.

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

1. Proposed sign shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the wall face;
2. The wall face shall be reconditioned and painted as necessary;

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

D. 9599 Harding Avenue – Sign - The applicant is requesting one (1) illuminated wall sign for Iberia Bank.

Town Planner Sarah Sinatra presented the item.

Board Member Gutierrez made motion to accept with the following conditions:

1. Proposed sign shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the wall face;
2. The wall face shall be reconditioned and painted as necessary;
3. All power electrical boxes and switches shall be removed;

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

E. 9551 Harding Avenue - Sign - The applicant is requesting two (2) window signs and one (1) projecting sign for Araxi Burger Restaurant.

Town Planner Sarah Sinatra presented the item.

Board Member Gutierrez made a motion to accept with the following condition:

1. Two (2) hanging signs are allowed.

The motion received a second from Board Member Glynn. The motion carried 5-1 with Board Member Iacobacci voting in opposition.

F. 8811 Emerson Avenue – Addition - The applicant is requesting a 334.7 square foot addition to the rear side of the house with a covered terrace.

Town Planner Sarah Sinatra presented the item.

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

G. 8851 Froude Avenue – Addition - The applicant is proposing the construction of a two-story addition on the back of an existing single-family residence.

Town Planner Sarah Sinatra presented the item.

Mr. Jeff Rhodes spoke in favor of the item.

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

1. At Building Permit, a property survey will be required to be submitted that confirms the crown of road elevation.

The motion received a second from Board Member Gutierrez. The motion carried 6-0.

4. Quasi-Judicial Application:

A. Surf Club NW Building Site Plan Amendment

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, PLANNING AND ZONING BOARD, RECOMMENDING APPROVAL OF A SITE PLAN AMENDMENT APPLICATION, TO MODIFY THE DESIGN OF THE NORTHWEST BUILDING TO REDUCE RETAIL SPACE; REMOVE ALL RESIDENTIAL UNITS; ADD BACK-OF-HOUSE SPACE FOR THE HOTEL TO ADD OFFICE SPACE AND KITCHEN SPACE FOR THE RESTAURANT; INCREASE ON-SITE PARKING FROM 67 SPACES TO 161 SPACES; AND PERMIT MODIFICATION OF RELATED SITE IMPROVEMENTS; ALL FOR PROPERTY GENERALLY LOCATED AT 9100 COLLINS AVENUE, SURFSIDE, FL, AS SUBMITTED BY THE SURF CLUB, INC.; PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Deputy Clerk Elora Riera read the title of the resolution.

Chair Lecour explained the quasi-judicial process and the duties of the members of the Design Review Board.

Deputy Clerk Riera confirmed that compliance with advertising requirements have been met.

Town Attorney Kathy Mehaffey asked the Members of the Design Review Board if they had ex-parte communications with the applicant to which they all answered negative.

Deputy Clerk Riera swore in everyone wishing to speak in favor or against the item.

Town Planer Sarah Sinatra introduced the item to the Design Review Board by giving a PowerPoint Presentation.

Alexander Tachmes representing the applicant gave a presentation and spoke in favor of the item.

Koby Karp representing the applicant gave a presentation and spoke on the item.

Public speaker Ben Acquario spoke on the item.

Board Member Gutierrez had some questions on the site plan as to signage, elevation and other aspects of the project. The applicant addressed all the questions.

After some discussion, Board Member Iacobacci made a motion to recommend the project to the Planning and Zoning Board with the following conditions:

Revisit the five (5) foot sidewalks

Revisit shade canopies on the sidewalks

Continue to push for a crosswalk and light on East side

Ensure there is screen on the garage roof top

Adhere to Town's Tennis Club hours

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

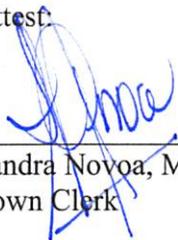
5. Adjournment

There being no further business to come before the Design Review Board, Board Member Gutierrez made a motion to adjourn the meeting. The motion received a second from Board Member Glynn and all voted in favor. Meeting adjourned at 7:18pm.

Accepted this 20th day of September, 2017


Chair Lindsay Lecoul

Attest:



Sandra Novoa, MMC
Town Clerk

PLANNING & ZONING BOARD

MINUTES

1. Call to Order/Roll Call

Chair Lindsay Lecour called the meeting to order at 7:18 p.m.

Deputy Clerk Elora Riera called the roll with the following members present: Chair Lindsay Lecour, Vice Chair Judith Frankel, Board Member Brian Roller, Board Member Peter Glynn and Board Member Richard Iacobacci. Commissioner Daniel Gielchinsky attended as liaison.

2. Commissioner Daniel Gielchinsky- Town Commission Liaison Report

Commissioner Gielchinsky reported that the Commission did not meet during the month of August and spoke about the July Commission meeting. He stated that the Commission gave direction to the Town Manager to do a Community meeting with the residents from 89th and 90th Street to propose the Walkability plan. The Manager will provide feedback to the Commission during their September 12, 2017 Regular Commission meeting.

Commissioner Gielchinsky also informed the Board that the Commission will also have a Special Commission meeting on September 26, 2017 with a presentation from Doctor Kury to present the pros and cons of undergrounding the utility lines.

He spoke about the recent vacancy on the Design Review Board as Mr. Covin can no longer serve as a Board Member and encouraged anyone qualified to apply for this vacancy.

3. Planning and Zoning Board Member – Sustainability Subcommittee Liaison Report

Chair Lecour spoke about her attendance at the Sustainability Sub Committee Meeting earlier that day and gave a brief update as to what the Committee discussed.

4. Approval of Minutes – June 29, 2017

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

Chair Lecour suggested adding more detail under the discussion items section.

5. Quasi-Judicial Application:

A. Surf Club NW Building Site Plan Amendment

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PROPERTY GENERALLY LOCATED AT 9100 COLLINS AVENUE, SURFSIDE, FL, AS SUBMITTED BY THE SURF CLUB, INC.; PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Deputy Clerk Elora Riera read the title of the resolution.

Chair Lecour explained the quasi-judicial process and the duties of the members of the Planning and Zoning Board.

Deputy Clerk Riera confirmed that compliance with advertising requirements have been met.

Town Attorney Kathy Mehaffey asked the Members of the Planning and Zoning Board if they had ex-parte communications with the applicant to which they all answered negative.

Deputy Clerk Riera swore in everyone wishing to speak in favor or against the item.

Chair Lecour opened the Public Hearing. No one spoke on the item and Chair Lecour closed the Public Hearing.

Chair Lecour asked the Board for any further questions or concerns that they may have for Staff or the applicant. No further questions were asked.

Board Member Iacobacci made a motion to approve with the conditions previously discussed during the Design Review Board meeting. The motion received a second from Board Member Roller and all voted in favor.

6. Discussion Items:

A. Alexis Alvey – Safe Harbor: Creating a Walkable Surfside

FIU graduate Ms. Alvey presented to the Planning and Zoning Board with her study on how to improve walkability within the Town. She explained that her presentation is only for informational purposes.

After her presentation, the members of the Planning and Zoning Board had some questions on how to possibly make this happen within the Town.

Town Manager Olmedillo expressed his interest in achieving some of the aspects within the presentation and making Surfside a more walkable place. He also explained that he will provide the Town Commission with an update during the September 12, 2017 Regular Commission meeting.

Chair Lecour asked if there is any similar pilot program for the business district. Town Manager Olmedillo stated that anything that could be done within the Business District will attract more people into the Town.

Vice Chair Frankel suggested to have meetings with property owners to see if there can be a unified look throughout the Town.

Chair Lecour would like an update during the next meeting and maybe a more detailed presentation regarding walkability within the Business District.

Chair Lecour requested that a copy of the presentation be sent to the Board.

B. Sea Level Rise and Freeboard

Town Planner Sarah Sinatra spoke about the 5 feet of freeboard. She explained the issues that Miami Beach is facing with this as well.

She presented some graphics to show the difference between a two foot of freeboard and one foot of freeboard. Sarah explained more about the concept and offered to do some more research that will not require a referendum. Sarah Sinatra stated that she will present some new language during the next Planning and Zoning Meeting and most likely present it to the Town Commission in the month of October.

Board Member Glynn feels very strong about doing a referendum and believes the Town should do something about sea level rise and freeboard.

The Board requested to possibly leave the referendum open as they would like to discuss it further, if possible during a special meeting. The Board agreed to possibly meet on September 18, 2017.

C. Artificial Grass

Town Planner Sarah Sinatra presented the item. She explained that currently the Town code does not permit artificial grass. A resident made a request for the Town Commission to amend the code to allow artificial grass.

The resident spoke on the item and stated that he has been the only one in Town that has been cited. He provided the Board with the specification of the grass he installed and requested the Board to modify the code.

Town Manager Olmedillo spoke on the item and explained that once he was made aware of the issue and there were more people involved, he requested the Code Enforcement Director to put a hold on any code violations or citations until the issue is discussed by Planning and Zoning and the Town Commission.

After some discussion, the Board was not in favor of changing the Town Code to allow artificial grass.

D. Future Agenda Items

Five-foot sidewalk suggested by Design Review Board Member Gutierrez

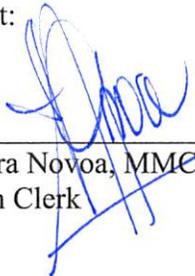
E. Adjournment

There being no further business to come before the Planning and Zoning Board, Board Member Glynn made a motion to adjourn the meeting. The motion received a second from Vice Chair Frankel and all voted in favor. Meeting adjourned at 8:50 pm.

Accepted this 20th day of September, 2017


Chair Lindsay Lecour

Attest:


Sandra Novoa, MMC
Town Clerk