



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

December 7, 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 6:02 p.m.

Deputy Clerk Riera called the roll with the following members present: Chair Lindsay Lecour, Vice Chair Judith Frankel, Board Member Jorge Gutierrez, Board Member William Fleck, Board Member Brian Roller, and Board Member Jorge Garcia. Board Member Peter Glynn was absent. Chair Lecour introduced new Board member Jorge Garcia.

Town Planner Sinatra spoke briefly on Item 4A and requested to hear the item next on the agenda.

Commissioner Gielchinsky arrived at 6:03 p.m.

2. Approval of Minutes – October 26, 2017

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

3. Design Review Board Applications:

A. 9072 Carlyle Avenue – Fence - The applicant is requesting fencing in the front yard. A 4.0-foot-high aluminum rail fence is proposed.

Town Planner Sinatra presented the item.

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

B. 1000 90th Street – Shingle Roof - The applicant is requesting replacing their existing asphalt shingle roof with new asphalt shingles.

Town Planner Sinatra presented the item. The Board discussed the item and presented their views. Town Planner Sinatra informed the Board that the owners were out of Town but the roofer was present to answer any questions.

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

C. 9541 Harding Avenue – Sign - The applicant is requesting one (1) illuminated wall sign for the Roni Shoes business.
Town Planner Sinatra presented the item.

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

1. Method of illumination for the proposed sign is not clear on the detail, but will be required to be added to the detail at Building Permit and light source must not be visible.
2. 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.
3. The wall face shall be reconditioned and painted as necessary.
4. No Electrical power or conduit shall be exposed.

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

D. 9538 Harding Avenue –Sign - The applicant is requesting one (1) illuminated wall sign for Green and Kahn P.L.
Town Planner Sinatra presented the item. The applicant spoke on the item and presented further details.

Board Member Roller made a motion to approve with the following conditions for review by the Town Planner:

1. Clarify the sign is less than 25 square feet and push-through lettering is provided.
2. Proposed sign shall be offset from the wall a minimum of one-quarter inch to a maximum of 2 inches.
3. The wall face shall be reconditioned and painted as necessary.
4. No electrical power or conduits shall be exposed.

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

E. 8855 Collins Avenue –Sign - The applicant is requesting one (1) illuminated monument sign for existing Champlain Towers East Condominium.
Town Planner Sinatra presented the item. Applicant Nelson Rodriguez spoke on the item and answered questions from the Board.

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

1. At time of building permit, landscaping is required to be supplied at the base of the sign.

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

F. 9481 Bay Drive – Addition - The applicant is requesting to add a 304.0 square foot addition on the rear of the house.
Town Planner Sinatra presented the item.

Vice Chair Frankel made a motion to approve with the following conditions:

1. The applicant shall submit materials and colors to verify if the proposed addition will be similar enough to the existing house with the building permit.

2. The applicant shall provide 10% wall openings per elevation.
3. The FFE of the addition will need to be confirmed with the Building Department at time of Building Permit.

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

G. 8858 Dickens Avenue – New home - The applicant is requesting to demolish the existing structure and build a 3,762-square foot two-story new structure. Town Planner Sinatra presented the item. Public Speaker Giles Prado who lives south of this property expressed some of his concerns. Town Planner Sinatra addressed Mr. Prado's concerns. The architect answered questions from the Board. Public speaker George Kousoulas spoke on the item.

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

1. The crown of road spot elevations will need to be verified at time of Building Permit application.
2. At Building Permit, a landscape plan needs to be submitted that meets the requirements of Section 90-95 for a new single-family home.
3. Provide color samples

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

Board Member Gutierrez made a motion to recess the Design Review Board Meeting to 7:00 p.m. since the advertising for item #3H were noticed for 7:00 p.m. The motion received a second from Board Member Fleck and all voted in favor.

The Design Review Board meeting resumed at 7:23 p.m. with all Board members present with the exception of Board member Glynn.

H. 8927 Byron Avenue – Renovation & Addition - The applicant is requesting to demolish a small portion of the existing house and substantially renovate and add a partial second floor. Town Planner Sinatra presented the item. The representative for the applicant spoke and responded to a neighbor's concern. He also addressed the issue of short-term rentals and read a letter from the owners who indicated they would be occupying the house.

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

1. At time of Building Permit, the crown of road spot elevation needs to be verified on the property survey.
2. At time of Building Permit, the FFE will need to be verified and approved by the Building Official.
3. Roof drainage run off shall be contained on site.

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

4. Quasi-Judicial Application:

A. Surf Club II 9133-9149 Collins Avenue Site Plan-& Conditional Use
The applicant asked for a one-month deferral on the item.

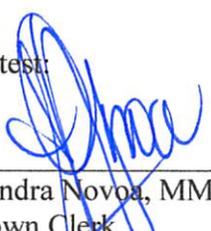
Board Member Gutierrez made a motion to defer the item to January 25, 2018 at 6:00 p.m. The motion received a second from Vice Chair Frankel which carried 6-0 on roll call vote.

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 Roller and all voted in favor. The meeting adjourned at 7:38 p.m.

Accepted this 25th day of January, 2018

Attest:



Sandra Novoa, MMC
Town Clerk



Chair Lindsay Lecour

PLANNING & ZONING BOARD

1. Call to Order/Roll Call

Chair Lindsay Lecour called the meeting to order at 6:42 p.m.

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

Town Planner Sinatra spoke briefly on Item 5A and that the applicant is asking for a deferral.

2. Town Commission Liaison Report – Commissioner Daniel Gielchinsky

Commissioner Gielchinsky welcomed new Board Member Garcia and thanked the Board for all their hard work. The Commissioner gave an update on items discussed at the Commission meeting and the parking lot bid received.

3. Sustainability Subcommittee Liaison Report - Planning and Zoning Board Member Board Member Roller provided a verbal report.

4. Approval of Minutes – October 26, 2017

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

5. Quasi-Judicial Application:

A. Surf Club II 9133-9149 Collins Avenue Site Plan-& Conditional Use

The applicant asked for a one-month deferral on the item.

Board Member Roller made a motion to defer the item to January 25, 2018 at 6:00 p.m. The motion received a second from Board Member Garcia and all voted in favor.

6. Local Planning Agency Items:

A. Ground-Affixed Letter or Number Signs

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING ARTICLE VI “SIGNS” OF “CHAPTER 90 ZONING” OF THE TOWN OF SURFSIDE CODE OF ORDINANCES TO PROVIDE FOR GROUND-AFFIXED LETTER OR NUMBER SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS AND PROVIDING FOR AN EFFECTIVE DATE.

Deputy Clerk Riera read the title of the ordinance. Town Planner Sinatra presented the item. The applicant gave a power point presentation. Vice Chair Frankel read into the record a letter from Commissioner Paul with her concern regarding lot size and the size of signs. Mr. Tachmes, representing the applicant, feels this should be addressed in a separate ordinance to apply to all signs. The Board had some discussion on the issue.

Vice Chair Frankel made a motion to recommend to the Town Commission with the conditions to revisit the setbacks and the percentage ratio to lot size. The motion received a second from Board Member Roller and all voted in favor on roll call vote.

At 7:23 p.m., Board Member Roller made a motion to recess Planning and Zoning meeting and return to the Design Review Board meeting. The motion received a second from Vice Chair Frankel and all voted in favor.

The Planning and Zoning Board meeting resumed at 7:38 p.m. with all members present with the exception of Board Member Glynn.

B. Roof Height Modification

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 "ZONING," SECTION 90-2 "DEFINITIONS," TO REVISE THE MEASUREMENT OF ROOF HEIGHT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Deputy Clerk Riera read the title of the ordinance. Town Planner Sinatra presented the item and believes that it needs further review. Town Manager Olmedillo spoke on the item and gave an update. The Board discussed the item.

Vice Chair Frankel made a motion to defer the item to January 25, 2018 for the Local Planning and Zoning meeting. The motion received a second from Board Member Roller and all voted in favor.

C. Freeboard Modification

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 42 "FLOODS", SECTION 42-92 "SPECIFIC STANDARDS" TO ADDRESS LOWEST FLOOR ELEVATION REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL STRUCTURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Deputy Clerk Riera read the title of the ordinance. Town Planner Sinatra presented the item and asked for deferral. Chair Lecour recommended striking the basement clause.

Board Member Roller made a motion to defer the item to January 25, 2018 to the Local Planning and Zoning meeting. The motion received a second from Vice Chair Frankel and all voted in favor.

D. Ordinance Providing for Medical Marijuana Dispensaries and Imposing Restrictions for Pharmacies and Medical Marijuana Dispensaries

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-2, "DEFINITIONS"; AND BY AMENDING SECTION 90-41, "REGULATED USES", TO CHANGE THE LIST OF PERMITTED USES RELATED TO DRUG STORES AND MEDICAL MARIJUANA DISPENSARIES AND PROVIDE RELATED REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS AND PROVIDING FOR AN EFFECTIVE DATE.

Deputy Clerk Riera read the title of the ordinance. Town Attorney Mehaffey presented the item. The Board discussed the item.

Vice Chair Frankel made a motion to recommend to the Town Commission. The motion received a second from Board Member Garcia and all voted in favor.

E. Local Planning Agency (LPA) Review of the Comprehensive Plan EAR-Based Amendments

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN'S COMPREHENSIVE PLAN BY ADOPTING THE EVALUATION AND APPRAISAL BASED COMPREHENSIVE PLAN AMENDMENTS; AUTHORIZING TRANSMITTAL; PROVIDING FOR SEVERABILITY; CONFLICTS; AND FOR AN EFFECTIVE DATE.

Deputy Clerk Riera read the title of the ordinance. Town Planner Sinatra presented the item and reported on some proposed changes discussed by the Town Commission regarding density.

Public Speakers:

-Joel Simmonds representing the Grand Beach Hotel spoke on concerns they have regarding change in the density.

-Neisen Kasdin spoke on the item and was not in favor of this ordinance.

-Rabbi Zalman Lipkor spoke on the item

There was further discussion on the item.

Vice Chair Frankel made a motion to recommend approval of the proposed comp plan changes with the exception of density changes proposed in the future land use elements which require further study which therefore recommend deferral of first reading. The motion received a second from Board Member Roller and all voted in favor.

7. Discussion Items:

A. Walkability Update (verbal)

Town Manager Olmedillo provided a verbal update.

B. Future Agenda Items

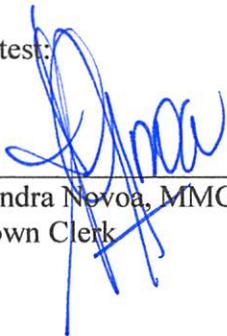
Town Planner Sinatra commented that she would like to focus on the limitation on building length with H40 and H30 districts. She will try to place this on the next agenda.

8. Adjournment

There being no further business to come before the Planning and Zoning Board, Board Member Roller made a motion to adjourn the meeting. The motion received a second from Vice Chair Frankel and all voted in favor. Meeting adjourned at 9:28 p.m.

Accepted this 25th day of January, 2018

Attest:



Sandra Novoa, MMC
Town Clerk



Chair Lindsay Lecour