



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

August 30, 2018 – 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

The meeting was called to order at 6:02 p.m. by Chair Lecour.

Recording Clerk Frantza Duval called the roll call with the following members present: Chair Lindsay Lecour, Vice Chair Judith Frankel, Board Member Peter Glynn, Board Member Rochel Kramer, Board Member Brian Roller and Board Member Jorge Garcia. Board Member Marina Gershanovich was absent.

2. Approval of Minutes: July 26, 2018

Board Member Glynn made a motion to approve the minutes. The motion was seconded by Vice Chair Frankel and all voted in favor.

3. Design Review Board Applications:

- A. 8958 Carlyle Avenue** - The applicant is requesting to renovate and add a rear addition to the existing house.

Town Planner Sinatra-Gould introduced the item.

The Board asked questions regarding the outdoor kitchen, the setback, colors and materials. They would like to include a condition to have a 5-foot setback for the outdoor kitchen.

Applicant David Carmona answered questions the board had regarding the colors and materials.

The Board considered the application request for a partial roof on the rear addition and approval subject to it meeting the Florida Building Code requirements for the flat roof.

By consensus, the Board agreed to include the colors and materials as well as the 5-foot setback for the outdoor kitchen as conditions for approval.

Board Member Glynn made a motion to approve with staff recommendations and Board conditions. The motion was seconded by Vice Chair Frankel and all voted in favor.

- B. 9124 Abbott Avenue** - The applicant is requesting to add a 904 square foot rear addition and front foyer to the existing house.

Town Planner Sinatra-Gould introduced the item.

Vice Chair Frankel made a motion to approve with staff recommendations. The motion was seconded by Board Member Glynn and all voted in favor.

- C. 8875 Froude Avenue** - The applicant is requesting to renovate a portion of an existing house and add a partial second floor addition to the rear of the house.

Town Planner Sinatra-Gould introduced the item. She stated that she met with the Building Official regarding the second floor and the flooding requirement and staff is recommending approval.

William Arthur, Architect on the project, showed renderings and explained the project.

The Board asked Mr. Arthur questions regarding the project.

Vice Chair Frankel made a motion to approve with staff recommendations. The motion was seconded by Board Member Garcia and all voted in favor.

- D. 9471 Harding Avenue** - The applicant is requesting one window sign for their business.

Town Planner Sinatra-Gould introduced the item.

Chair Lecour asked if this application was an after-the-fact and if the penalty was issued.

Town Planner Sinatra-Gould stated that there was a penalty for erecting a sign without a permit.

Vice Chair Frankel made a motion to approve with staff recommendations. The motion was seconded by Board Member Glynn and all voted in favor.

- E. 9008 Emerson Avenue** - The applicant is requesting to convert a portion of the garage to a laundry room, adding a new two car driveway, adding a terrace with an outdoor kitchen, renovating the façade and adding a 160 square foot rear addition to the existing house.

Town Planner Sinatra-Gould introduced the item.

Frederick Merle, representing the applicant, answered questions regarding the materials and colors.

Discussion ensued regarding landscaping and 2 parking spaces due to the garage not being usable any longer.

The Board considered the proposed material and colors for the addition.

Board Member Roller made a motion to approve with staff recommendations. The motion was seconded by Board Member Kramer and all voted in favor.

- F. 9565 Harding Avenue** - The applicant is requesting one (1) illuminated wall sign, one (1) door sign and I (one) projecting sign for the Blue B Properties business.

Town Planner Sinatra-Gould introduced the item and explained how the painting and the façade would be done.

Chair Lecour asked about the sign and the alignment of the sign and the façade so that the sign looks more uniform in height.

The applicant's wall face shall be reconditioned and painted as necessary and the sign must be raised so it's in line with the two neighbor's signs.

Board Member Roller made a motion to approve with staff recommendations and conditions. The motion was seconded by Board Member Kramer and all voted in favor.

4. Quasi-Judicial Application:

- A. 8995 Collins Avenue - Site Plan; Conditional Use for Hotel Pool and Alternative Parking System; Variances for Landscaping and Loading Space Size**

George Kousoulas, representing the applicant requested that this item be deferred to the September 27th meeting.

Board Member Glynn made a motion to approve the deferral to the September 27, 2018 Design Review Board meeting at 6:00 p.m. The motion was seconded by Board Member Garcia and all voted in favor.

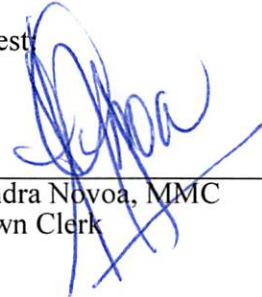
5. Adjournment

There being no further business before the Design and Review Board a motion was made by Vice Chair Judith Frankel and seconded by Board Member Brian Roller to adjourn the meeting without objection at 6:25 p.m.

Accepted this 27th day of September, 2018


Chair Lindsay Lecour

Attest


Sandra Novoa, MMC
Town Clerk

PLANNING & ZONING BOARD

1. Call to Order/Roll Call

The meeting was called to order at 6:25 p.m. by Chair Lecour.

Recording Clerk Frantza Duval called the roll call with the following members present: Chair Lindsay Lecour, Vice Chair Judith Frankel, Board Member Peter Glynn, Board Member Brian Roller and Board Member Jorge Garcia.

2. Town Commission Liaison Report – Vice Mayor Daniel Gielchinsky

Vice Mayor Gielchinsky gave his Town Commission report to the Planning & Zoning Board.

3. Approval of Minutes: July 26, 2018

Board Member Glynn made a motion to approve the minutes. The motion was seconded by Board Member Roller and all voted in favor.

4. Quasi-Judicial Application:

A. 8995 Collins Avenue - Site Plan; Conditional Use for Hotel Pool and Alternative Parking System; Variances for Landscaping and Loading Space Size

Chair Lecour called Mr. George Kousoulas to make his request of deferring this item to the September 27th Planning & Zoning Board Meeting.

George Kousoulas, representing applicant requested a deferral of the item to the next Planning & Zoning Board meeting.

Board Member Glynn made a motion to approve the deferral to the September 27, 2018 Planning and Zoning Board meeting at 6:00 p.m. The motion was seconded by Board Member Garcia and all voted in favor.

5. Local Planning Agency Items:

A. Modifications to Planning and Zoning Board and Dissolving the Development Impact Committee

AN ORDINANCE OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 "ZONING" OF THE TOWN OF SURFSIDE CODE OF ORDINANCES TO ABOLISHING THE DESIGN REVIEW BOARD, MODIFYING THE PLANNING AND ZONING BOARD MEMBERSHIP AND RESPONSIBILITIES, ABOLISHING THE DEVELOPMENT IMPACT COMMITTEE, AND REVISING THE DESIGN REVIEW GROUP REVIEW REQUIREMENTS; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Planner Sinatra-Gould introduced the item.

Board Member Glynn made a motion to recommend the ordinance to the Town Commission. The motion was seconded by Board Member Garcia and all voted in favor.

B. Modifications to Building Length Requirements to Permit Redevelopment of Existing Structures Destroyed by Acts of God

AN ORDINANCE OF THE TOWN OF SURFSIDE, FLORIDA AMENDING SECTION 90-51 "MAXIMUM FRONTAGE OF BUILDINGS AND FACADE ARTICULATIONS." OF "CHAPTER 90 ZONING" OF THE TOWN OF SURFSIDE CODE OF ORDINANCES TO ADDRESS APPLICABILITY OF MAXIMUM BUILDING LENGTH REQUIREMENTS FOR EXISTING BUILDINGS IN THE H30C AND H40 ZONING DISTRICTS; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Planner Sinatra-Gould introduced the item.

Discussion continued amongst the Board, staff and Town Attorney regarding what would happen if a hurricane would occur, what would be allowed to be built back if the property gets destroyed and what the insurance would cover and pay.

The Board discussed their concerns with granting future variances and the building code and the changes buildings would need to make to conform to the code.

Town Manager Olmedillo provided some clarification on the ordinance.

Vice Mayor Gielchinsky explained the splitting up of the buildings and the rights that the individuals had previously. He gave the explanation of what occurred before the Town Commission.

Chair Lecour is requesting more information in order to decide.

The Board requested to defer this item to the next meeting on September 27, 2018 at 6:00 p.m.

Board Member Glynn made a motion to defer this item to the September 27, 2018 Planning and Zoning Board meeting at 6:00 p.m. The motion was seconded by Vice Chair Frankel and all voted in favor.

C. Aggregation of Single Family Lots

AN ORDINANCE OF THE TOWN OF SURFSIDE, FLORIDA AMENDING SECTION 90-45 "SETBACKS" OF "CHAPTER 90 ZONING" OF THE TOWN OF SURFSIDE CODE OF ORDINANCES TO PROVIDE SETBACKS AND MAXIMUM SECOND STORY FLOOR AREAS FOR CERTAIN LOTS IN THE H30A AND H30B ZONING DISTRICTS; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Planner Sinatra-Gould introduced the item.

The Board asked questions regarding lots that are triangular and staff answered their questions and that they will include information regarding the midpoint of the lots for those irregular lots.

The Board requested to defer this item to the September 27, 2018 meeting at 6:00 p.m. to address the changes requested.

Board Member Glynn made a motion to defer the item to the September 27th Planning and Zoning Board meeting. The motion was seconded by Board Member Roller and all voted in favor.

6. Discussion Items:

A. Fences and Hedges in the Front and Street Side

Town Planner Sinatra-Gould introduced the item regarding the fence height and maximum capacity requirements. She also wanted to address the concerns the residents are having with the 4-foot height requirements.

Joshua Herman of 8975 Hawthorne Avenue, spoke regarding his own application for a 6-foot closed fence being denied and his concern that other applications were approved after his denial. He stated that the 6-foot fence is for privacy and it is concerning to have a 5-foot fence that a child can climb over.

Discussion continued regarding the hedges and fence heights and the difference between requirements on the different types and sizes of lots.

The Board and Town Planner Sinatra-Gould discussed the differences in applications. Town Planner Sinatra-Gould explained that most of them are ones that have either a corner lot or have a pool and the aesthetics.

Town Manager Olmedillo explained the lots and the hedges and fences.

The Board continued with discussion regarding wanting more hedges and more landscaping.

The Board directed Town Planner Sinatra-Gould to work on additional language for the next meeting on September 27, 2018.

B. Walkability (Verbal)

Town Manager Olmedillo introduced the item and explained the research FIU is doing. Once staff has completed writing the program and the urban design and walkability around the Town, staff will then go before the Board to provide a status report.

The University of Miami will assign the downtown area and look at the buildings and assign different areas to different students to produce virtual building designs and connections amongst those buildings.

Discussion ensued regarding the parking garage. Town Manager Olmedillo explained that there will be a meeting on September 26, 2018 in regards to the P3 proposal.

C. Future agenda items

Town Planner Sinatra-Gould mentioned items that have been deferred that will become future items to come before the Board.

Chair Lecour stated her frustration on some of the items being deferred because they did not have enough information on the item and have those last minutes deferrals.

Discussion ensued with regards to including more trees into the Town. The Board is asking to set aside \$50,000 a year to be placed in the budget for street trees for residents who volunteer to purchase trees and plant them.

Board Member Glynn made a motion to request \$50,000 to be placed in the budget for street trees every year and to look into grants for purchasing trees. The motion was seconded by Board Member Roller and all voted in favor.

Town Manager Olmedillo gave the Board an update on the meeting they had with FP&L and the undergrounding of powerlines.

7. Adjournment

There being no further business before the Planning & Zoning Board, Board Member Glynn made a motion to adjourn at 7:57 p.m. The motion was seconded by Board Member Roller and all voted in favor.

Accepted this 27th day of September, 2018


Chair Lindsay Lecour

Attest:


Sandra Novoa, MMC
Town Clerk