



Town of Surfside PLANNING & ZONING BOARD MEETING

MINUTES

April 30, 2019 – 6:00 p.m.

Town Hall Commission Chambers –
9293 Harding Ave, 2nd Floor, Surfside, FL 33154

1. Call to Order/Roll Call

Vice Chair Frankel called the meeting to order at 6:10 p.m.

Present: Vice Chair Judith Frankel, Board Member Peter Glynn,
Board Member Rochel Kramer, and Board Member Brian Roller

Absent: Chair Lindsay Lecour, Board Member Marina Gershanovich, and
Board Member Jorge Garcia

Chair Lindsay Lecour entered at 6:48 p.m.

Also present were Town Manager Guillermo Olmedillo, Town Planner Sarah Sinatra Gould, Vice Mayor Gielchinsky and Town Attorney Dan Espino.

2. Town Commission Liaison Report – Vice Mayor Gielchinsky

A motion was made by Board Member Glynn to defer Vice Mayor Gielchinsky Liaison Report. The motion received a second from Board Member Roller. All voted in favor.

Vice Mayor Gielchinsky apologized to the Board for missing the last couple of meetings. He spoke regarding the Give a Foot – Get a Foot concept the Board discussed at their meeting and he stated he discussed that before the Commission. The Commission gave the direction to move forward with that and for the Planning & Zoning Board to do something similar to a resolution the Planning & Zoning Board passed several years ago.

Commission asked for a resolution or a memo laying out the particulars and ground work of what they were considering and if he could have it for the next commission meeting in order for him to discuss it in an open forum.

He discussed comments made by the public at the commission meeting regarding the discussion by the Planning & Zoning Board in the past regarding this item.

Discussion among the Board, Town Planner Sarah Sinatra Gould and Vice Mayor Gielchinsky took place regarding the language that will be requested from the legal department in order to have the documentation requested to go before the next

commission meeting in order to make the timeline for the referendum to be placed on the ballot.

The following speakers spoke on this item:

Eliana Salzhauer

Vice Mayor Gielchinsky left the meeting at 7:03 p.m.

3. Approval of Minutes – March 28, 2019

A motion was made by Board Member Roller to approve the March 28, 2019 Planning & Zoning Minutes. The motion received a second by Board Member Kramer. All voted in favor.

4. Applications:

A. 801 89th Street - *The applicant is requesting to fix and replace their existing fence*

Town Planner Sarah Sinatra Gould introduced the item and recommended approval with the condition to be consistent by planting shrubs with the height requirement and those shrubs must be installed once the wall is installed and within one year of permitting.

The following speakers spoke on this item:

Gad Boucheninou

Vice Chair Judith Frankel and Town Planner Sarah Sinatra Gould responded to the speaker's comments.

A motion was made by Board Member Brian Roller to approve with the stated staff conditions. The motion received a second from Board Member Peter Glynn. All voted in favor.

B. 9173 Abbott Avenue - The applicant is requesting to substantially renovate an existing house by remodeling the existing open den and converting it into a bedroom and enclosing the existing terrace and converting it into a family room.

Town Planner Sarah Sinatra Gould introduced the item and recommended approval with two (2) conditions: (1) that at the time of building permit the finished floor elevation will be verified and approved by the building official and (2) provide the landscape planted directly around where the front façade is located.

The following speakers spoke on this item:

Albert Ekevazo, the applicant.

Vice Chair Judith Frankel asked Town Planner Sarah Sinatra Gould if this project meets the 50%.

Town Planner Sarah Sinatra Gould stated that they do not currently meet the 50% and that is why the conditions were put in place.

Board Member Brian Roller asked if the applicant was pretty much gutting the area and asked regarding the garage conversion.

Albert Ekevazo, applicant, explained the project to the Board.

After further discussion among the Board and applicant regarding the landscaping a motion was made by Board Member Peter Glynn to approve with the stated staff conditions. The motion received a second from Board Member Brian Roller. All voted in favor.

C. 9480 Harding Avenue - The applicant is requesting one window sign for their business.

Town Planner Sarah Sinatra Gould introduced the item and recommended approval that the window sign will reflect the graphics provided in the submittal package. and they will have thirty (30) days to remove the sign.

Board Member Brian Roller would like to add the condition to remove the additional sign.

Town Planner Sarah Sinatra Gould stated they would do that in conjunction with the Code Enforcement Notice.

Town Planner Sarah Sinatra Gould and Board members added the condition that they must remove the additional sign within thirty (30) days.

A motion was made by Board Member Brian Roller to approve with the stated staff conditions. The motion received a second from Board Member Peter Glynn. All voted in favor.

5. Projects

A. Introduction of Professors - Guillermo Olmedillo, Town Manager

Town Manager Guillermo Olmedillo introduced the project that has been taking place with the Town working with local universities on urban design and planning and introduced two (2) professors from the University of Miami they have been working with. He introduced Chris Meyers from the University of Miami and gave a history of his experience and Shawna Meyers from the University of Miami and gave a history of her experience.

Professors Chris Meyers and Shawna Meyers gave a presentation of the project and they are currently working on with the Town.

Discussion among the Board Members, Town Manager Guillermo Olmedillo and Professors Meyers took place on the upcoming project, framework of several scenarios, the timelines and if students will be used to work on this project.

The following speakers spoke on this item:
Eliana Salzhauer

6. Local Planning Agency Items

A. Prohibition of Hotels in the H40 District

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-41, "REGULATED USES", TO CHANGE THE LIST OF PERMITTED, CONDITIONAL, AND PROHIBITED USES TO PROHIBIT HOTELS IN THE H-40 ZONING DISTRICT SOUTH OF 93RD STREET AND ADDRESS HOTEL ACCESSORY USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS AND PROVIDING FOR AN EFFECTIVE DATE.

Town Clerk Sandra Novoa read the item into the record.

Town Planner Sarah Sinatra Gould introduced the item.

Chair Lindsay Lecour asked Town Planner Sarah Sinatra Gould to give the board an update of the concern from Commissioner Karukin.

Town Planner Sarah Sinatra Gould gave an update of the Commissioner Karukin concern being the character and massing of the scale.

The following speakers spoke on this item:

Sasha Plutno
Marc Levenson
Patricia Fernandez
Brian Bey
Pamela O'Hagan
Clara Diaz-Leal
Eliana Salzhauer
Maggie McManagle
Michael Kashtan
Alex Tachmes
Marianne Meischeid
Silvia Coltrane
George Kousoulas

Matthew Barnes
Tom Robertson
Rick Superstein
Jennifer Fine
Kristofer Machado
Anthony Blate
Esther Superstein
Fernanda Siqueira
Leonard Ambard

Discussion among the Board continued regarding the beach and that being the biggest resource the hotels would be using and other issues on the list including crime.

The Board requested to pursue other means of perceived impacts with facts of hotel use including historic/non-historic overlay, aggregation, massing and scale of the hotels, crime statistic report, where it originates, does an increase in guest increase crime, and consequences of grandfathering.

Town Manager Guillermo Olmedillo explained the code and how it pertains to short term rentals.

The Board requested additional time and deferral for more study, more specificity, additional discussion and to bring back as a discussion item with an extension of zoning in progress for three (3) months.

A motion was made to defer the item for further discussion which would evaluate the correlations of the impact on the hotel use and for alternative solutions and recommend the Commission to defer and extend the zoning in progress for three (3) months was made by Board Member Peter Glynn. The motion received a second by Vice Chair Judith Frankel. All voted in favor.

7. Discussion Items:

A. Freeboard & Height

Town Planner Sarah Sinatra Gould introduced the item regarding what was discussed at the March 28, 2019 Planning & Zoning meeting where staff presented graphics as it pertains to the height elevation and sea levels providing graphics of hurricanes.

The following speakers spoke on this item:

Sasha Plutno
Eliana Salzhauer
Jeff Rose
George Kousoulas
Clara Diaz-Leal

Pamela O'Hagan
Brian Bey
Patricia Fernandez
Maggie McManagle

Board Member Peter Glynn would like to give people the opportunity to rebuild something but not building mansions and something that everyone can agree upon.

Board Member Rochel Kramer spoke regarding the concerns of rebuilding.

Vice Chair Judith Frankel spoke regarding existing sea levels and the concerns of climate change and the topic of rebuilding homes in the future. She also asked if there could be revisions done to the code as to the setback requirements.

Chair Lindsay Lecour spoke regarding the storm surge, the existing code and the Comprehensive Plan.

Discussion continued among the Board and Staff regarding the interpretation of the code.

The Board requested a public workshop to take place to discuss revisions and educate the public with what the Town has done to address sea level rise.

Town Manager Guillermo Olmedillo answered Chair Lindsay Lecour question regarding the workshop and provided information about the professors from the University of Miami that were present earlier in the meeting that will be discussing their concerns on sea level rise. He discussed holding public meetings to educate the public.

Chair Lindsay Lecour requested to have dates for those workshops at their next meeting.

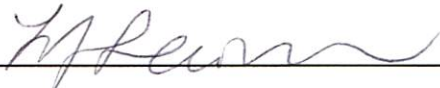
B. Future Agenda Items

There were no future agenda items discussed.

6. Adjournment


There being no further business a motion was made by Board Member Peter Glynn seconded by Board Member Brian Roller to adjourn the meeting without objection at 9:40 p.m

Accepted this 23rd day of May, 2019



Chair Lindsay Lecour

Attest:



Sandra Novoa, MMC
Town Clerk