



**Town of Surfside
PLANNING & ZONING BOARD
MINUTES**

September 26, 2019 – 6:00 p.m.
Town Hall Commission Chambers –
9293 Harding Ave, 2nd Floor, Surfside, FL 33154

1. Call to Order/Roll Call

Chair Lindsey Lecour called the meeting to order at 6:02 p.m.

Present: Chair Lindsey Lecour, Vice Chair Judith Frankel, Board Member Jorge Garcia, Board Member Rochel Kramer and Board Member Rochel Kramer

*Vice Mayor Gielchinsky absent.

Absent: Board Member Peter Glynn, Board Member Marina Gershanovich and *Board Member Jorge Garcia.

2. Town Commission Liaison Report – Vice Mayor Gielchinsky –

*Vice Mayor Gielchinsky arrived at 6:17 p.m.

Town Planner Sinatra gave an update to the Board members from the last meeting.

Vice Mayor Gielchinsky stated that there was nothing further to add to what Town Planner Sinatra had already given in her update.

3. Approval of Minutes – August 29, 2019

A motion was made by Board Member Rochel Kramer to approve the August 29, 2019 minutes, motion received a second by Vice Chair Judith Frankel. Motion passed with a 4-0 vote.

4. Applications:

- A. 8818 Froude Avenue -** The applicant is requesting to enclose their carport to approximately 375 square feet of additional living space

Town Planner Sinatra introduced the item and gave the staff findings and requirements: Staff finds that the application meets the code requirements.

Vice Chair Judith Frankel asked regarding the landscaping requirements and if the applicant is aware of those requirements.

Town Planner Sinatra stated that the applicants are aware of the landscape requirements and they will meet those requirements.

A motion was made by Vice Chair Judith Frankel to approve the item with the conditions that the applicant will provide the appropriate landscaping, the motion received a second by Board Member Rochel Kramer. Motion passed with a 4-0 vote.

*Board Member Brian Roller entered at 6:11 p.m.

- B. 8866 Hawthorne Avenue** - The applicant is requesting fencing in the secondary frontage. A 6' foot high wood fence is proposed on the side of the property.

Town Planner Sinatra introduced the item and gave the staff findings and requirements.

Staff finds that the application does not meet the Code due to not providing the setback and landscaping as described below, however this requirement can be a condition of approval as follows:

- Provide a 3-foot setback between the fence and the property line. Per code section 90-56.5, shrubs shall be installed at the time the fence or wall is installed. Shrubs shall be planted a minimum of 36" in height and shall be placed a maximum of 24" on center and shall cover the exterior of the fence or wall within one year after the final inspection of the fence.

A motion was made by Board Member Jorge Garcia to approve the item with staff conditions, the motion received a second by Board Member Rochel Kramer. Motion passed with a 5-0 vote.

- C. 8900 Harding Avenue** - The applicant is requesting to upgrade/re-roof from their existing three-tab shingle roof to a new dimensional shingle roof.

Town Planner Sinatra introduced the item to the Board members with the following staff conditions.

- Although shingles are not a permitted roof material under the design guidelines, the zoning code permits an applicant to request approval of a different roof material by the Planning & Zoning Board if said material is approved by the Florida Building Code. Therefore, the applicant is requesting consideration by the Planning & Zoning Board to install dimensional shingles, which is an upgrade from the three-tab single roof material that has existed since 1993.

Juan Alvarez, Roofer for the owner/applicant, explained the material that is being used for the new roof.

Discussion among the Board members, staff and Mr. Alvarez continued regarding the roof materials.

A motion was made by Board Member Rochel Kramer to approve the item with staff conditions, the motion received a second by Board Member Brian Roller. Motion passed with a 5-0 vote.

D. 9264 Bay Drive - The applicant is requesting to build a 7,017 square foot two-story new home

Town Planner Sinatra introduced the item and gave the staff findings and requirements

Staff finds the application meets the Code with the following conditions of approval:

- 1) The approval of the first and second story setback variances.
- 2) Provide the required 50% minimum front setback permeability. Currently, the plans provide for 39% permeability. The applicant indicates that the required permeability is 30%, however per **Code Section 90.61** the required minimum front setback permeability is 50%.
- 3) Provide a 5 foot setback for the pool equipment.
- 4) The glass railing on the roof cannot exceed the maximum height of the parapet, which is no greater than 3 feet above the maximum height of the roof.

Note: the future stairs for the roof cannot exceed the 30 foot height limitation.

Discussion among the neighbors that came to speak continued regarding the size of the home, the side setbacks and the variance being requested.

After further discussion among the Board, the applicant, the applicant's architect and neighbors the Board made the following motion.

A motion was made by Board Member Brian Roller, seconded by Vice Chair Judith Frankel to table the item for 30 minutes in order to give the owner of the property, the architect for the owner and the neighbors to come to an agreement and for the owner to explain his project to the neighbors and then come back at 7:45 p.m. to the Board. Motion passed with a 5-0 vote.

The owner, the owner's architect and the neighbors came back and reached an agreement.

A motion was made by Board Member Brian Roller to approve the site plan with conditions presented by staff and for the owners/applicants to continue to work with their neighbors on any objections the neighbors might have. The motion received a second by Vice Chair Judith Frankel. Motion passed with a 5-0 vote.

E. 8810 Abbott Avenue - The applicant is requesting to convert the existing garage into an extension of the living room

Town Planner Sinatra introduced the item and gave the staff findings and requirements.

Staff finds the application meets the Code subject to the following:

- 1) Approval of the practical difficulty variance.
- 2) All elevations for single story additions to existing structures shall result in a zero percent net loss of wall openings including windows, doors or transitional spaces defined by porches, porticoes or colonnades. Demonstrate how the north elevation meets this requirement. (*Code Section 90.50*)
- 3) Provide landscaping along the base of where the garage is to be converted. Per code section 90-50.1 landscaping shall be provided along the base of the new exterior wall. Only when the installation of landscaping results in insufficient off-street parking can a landscaped planter be permitted in lieu of the required landscaping.
- 4) Move shed to subject property. It is currently encroaching onto the neighbor's rear lot.

The Board requested that part of the above conditions to include landscaping of the property.

A motion was made by Board Member Rochel Kramer to approve the item with the staff conditions stated along with the condition of landscaping to be addressed. The motion received a second by Vice Chair Judith Frankel. Motion passed with a 5-0 vote.

5. Quasi – Judicial Hearing Items

A. 9264 Bay Drive - The architect, Daniel Sorogon, on behalf of the owners Dr. David Krieger and Bella Tandler Krieger, is requesting two variances for side

setbacks for the first floor and upper story level from the Town of Surfside Zoning Code.

Town Planner Sinatra introduced the item and gave the Staff findings as follows:

Staff finds that the applicant has met the criteria for a variance.

A motion was made by Board Member Brian Roller to approve the site plan with conditions presented by staff and for the owners/applicants to continue to work with their neighbors on any objections the neighbors might have. The motion received a second by Vice Chair Judith Frankel. Motion passed with a 5-0 vote.

- B. 8810 Abbott Avenue** - The property owner, Samuel Front, is requesting a practical difficulty variance to permit 3% additional lot coverage for the home at 8810 Abbott Avenue. Mr. Front is proposing an addition and renovation to the existing one-story single-family home.

Town Planner Sinatra introduced the item and gave the staff findings and requirements:

Staff finds that the 3% lot coverage increase of 175 square feet is minimal and is not expected to impact the neighbors. Staff also finds that the applicant is providing the required pervious area and therefore the 3% increase of lot coverage will not negatively impact the required green space.

A motion was made by Vice Chair Judith Frankel to approve the variance with the conditions stated and to include landscaping as part of the requirements for approval. The motion received a second by Board Member Rochel Kramer. Motion passed with a 5-0 vote.

6. Discussion Items:

A. Reduction in Massing of Single Family Homes

Town Planner Sinatra presented the item and gave the calculations that were discussed. She also stated that she would give the Board graphics at the next meeting.

Discussion among the Board took place regarding the percentage on the calculations of the massing.

The Board gave a directive to design guidelines on pitched roofs and a visual on 64% and bring back to them.

B. Freeboard

George Kousoulas gave an update on the item.

Chair Lindsey Lecour requested to bring this item back at a future meeting agenda.

C. Prohibition of Subdivision of Aggregated Lots

Town Planner Sinatra introduced the item.

The Board as a whole decided to focus and concentrate on the massing for now.

Vice Mayor Gielchinsky left at 8:14 p.m.

D. Future Agenda Items

Town Planner Sinatra introduced the item and the Board members requested to continue discussing the massing issue.

The Board also requested to have as a future item the tinted of the window glass on businesses that was discussed and was a recommendation by the DVAC Committee.

7. Adjournment

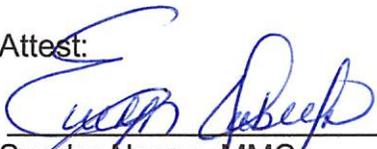
A motion was made by Vice Chair Judith Frankel to adjourn the meeting without objection at 9:03 p.m. The motion received a second by Board Member Brian Roller. Motion passed 5-0.

Respectfully submitted,

Accepted this 24 day of October, 2019.


Lindsay Lecour, Chair

Attest:


Sandra Novoa, MMC
Town Clerk