



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

October 24, 2019 – 6:00 p.m.
Town Hall Commission Chambers –
9293 Harding Ave, 2nd Floor, Surfside, FL 33154

1. Call to Order/Roll Call

Chair Lindsay Lecour called the meeting to order at 6:03 p.m.

Present: Chair Lindsay Lecour, Vice Chair Judith Frankel, Board Member Peter Glynn, Board Member Rochel Kramer

Absent: Board Member Brian Roller (arrived at 6:13 pm), Board Member Marina Gershanovich (arrived at 6:33 pm) and Board Member Jorge Garcia (arrived at 6:06 pm).

Vice Mayor Gielchinsky (arrived at 6:13 pm).

Also, Present: Town Manager Guillermo Olmedillo, Assistant Town Manager Duncan Tavares, Town Planner Sarah Sinatra, Town Attorney Edward Martos and Vice Mayor Daniel Gielchinsky.

Town Attorney Edward Martos read the Quasi-Judicial Statement into the record and polled the Board members.

All Board members stated that they had no communication with any parties regarding any of the items on tonight's agenda.

Deputy Clerk Herbello confirmed advertisement requirements.

Deputy Clerk Herbello swore in the speakers who would be speaking at tonight's meeting.

2. Town Commission Liaison Report – Vice Mayor Gielchinsky

No report was given.

3. Approval of Minutes – September 26, 2019

A motion was made by Vice Chair Frankel to approve the September 26, 2019 Meeting Minutes. The motion received a second by Board Member Kramer. All voted in favor.

4. Applications:

A. 8955 Collins Avenue - The applicant is requesting one (1) Permanent Wall Sign (Sign A) and one (1) Window Sign (Sign B). Sign A will reside on the building façade at 8955

Collins Avenue while Sign B will reside on the west building entrance glass door located at 8926 Collins Avenue.

Town Planner Sinatra introduced the item with staff recommendations and conditions, which are that the signs 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 during a storm.

There being no comments or questions by the Board the following motion was made.

A motion was made by Board Member Glynn to approve the item. The motion received a second by Board Member Kramer. All voted in favor.

- B. 9461 Harding Avenue** - The applicant is requesting one (1) Permanent Wall Sign and one (1) awning sign.

Town Planner Sinatra introduced the item and recommended approval. She stated there were not staff conditions.

There being no comments or questions by the Board the following motion was made.

A motion was made by Board Member Glynn to approve the item. The motion received a second by Vice Chair Frankel. All voted in favor.

5. Quasi – Judicial Hearing - Local Planning Agency Items

- A. 8995 Collins Avenue** - Site plan to renovate an existing nine story tower by adding three additional stories while renovating both the interior and exterior of the tower.

Town Planner Sinatra introduced the item.

Graham Penn, Bercow Radell Fernandez & Larkin, PLLC, gave a presentation of the project.

Board Member Glynn asked regarding the loading dock, how long it is and the width of that dock as well in order for the truck not stick out of the sidewalk.

Graham Penn answered Board Member Glynn's question and stated that there will be no obstruction and gave the limitation of the truck sizes.

Board Member Garcia asked regarding the landscaping.

Graham Penn answered Board Member Garcia's question and showed Board Member Garcia the plan which was part of the PowerPoint presentation. He mentioned that the only thing on the right of way is the sidewalk and street trees.

A motion was made by Board Member Glynn to approve and recommend the item to the Town Commission. The motion received a second from Board Member Kramer. All voted in favor.

B. Limitations on Hotel Uses in H40 – Guillermo Olmedillo, Town Manager

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 ESTABLISH LIMITATIONS ON HOTELS IN THE H-40 ZONING DISTRICT SOUTH OF 93RD STREET INCLUDING: A PROHIBITION ON BALLROOMS AND BANQUET FACILITIES AS HOTEL ACCESSORIES; PROVIDING DISTANCE SEPARATION STANDARDS BETWEEN HOTELS; PROVIDING LIMITATIONS ON EVENT AND/OR MEETING ROOM SPACE; PROHIBITING STRUCTURED PARKING FACILITIES, AND REQUIRING THAT PARKING STRUCTURES INCORPORATE HOTEL AND/OR ACCESSORY USES; CREATING EXEMPTIONS FOR EXISTING AND APPROVED DEVELOPMENTS, AND FOR HISTORICALLY DESIGNATED PROPERTIES; AND AMENDING SECTION 90-51 "MAXIMUM FRONTAGE OF BUILDINGS AND FAÇADE ARTICULATIONS" TO ESTABLISH CONTINUOUS WALL FRONTAGES FOR HOTELS IN THE H40 ZONING DISTRICT SOUTH OF 93RD STREET; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Deputy Town Clerk Herbello read the title into the record.

Town Planner Sinatra introduced the item along with staff recommendations.

The following individuals spoke on the item:

Kristofer Machado

Kathleen Kaufman read the letter submitted to the Board members through the Deputy Town Clerk and made part of the record.

Esther Superstein

Drew Superstein

Rick Superstein

Matthew Barnes

George Kousoulas

Vice Chair Frankel was concerned about the prohibition, restrictions and the requirements of the current restrictions that are in place.

Town Planner Sinatra clarified that the Commission agreed with the exemption of the historic district. She stated that currently there is a 300 feet limitation and it was asked if the historic district would be exempt from that.

Board member Roller posed the question if one would come with an exemption and asked if this would be based on every 300 feet. He also asked if there is a way of restricting it for hotels.

Town Planner Sinatra answered the Board's questions regarding the limitations in the Code.

Vice Chair Frankel stated that she does not think it makes sense to limit the historic district to 150 feet.

Further discussion took place among the Board and staff regarding questions on restrictions and the facades.

Town Manager Olmedillo gave clarification to the Board regarding their questions on the facades and restrictions.

Kathleen Kaufman provided the Board with clarification on the site plan of the block and stated that it currently is very restrictive. She stated that it would still be a monumental task.

After a lengthy discussion among the Board regarding the item and the restriction of the frontage limitation, the following amendment requests were made by the Board:

1. Prohibit ballrooms and banquet facilities.
2. Limit meeting or event rooms to 15 square feet per the number of hotel rooms with a capacity of no more than 100 people.
3. Exempt properties with previous approvals and those with Historic Designation per Miami-Dade County.
4. Require continuous wall frontage to be no greater than 150 feet in length, except relating to the Historic District.
5. Prohibit parking as a standalone structure.

A motion was made by Board Member Roller to approve the Ordinance as amended. The motion received a second from Board Member Garcia. All voted in favor.

Vice Mayor Gielchinsky left at 7:39 p.m.

6. Discussion Items:

A. Climate Crisis Report

Assistant Town Manager Tavares presented the Climate Crisis Report.

Chair Lecour asked how the Planning and Zoning Board could help.

Assistant Town Manager Tavares stated that they are trying to focus on the resiliency 305 as a basis to start and obtain the engagement of the public. He encouraged as they move forward having a way to coordinate the input of the Planning and Zoning Board members along with the Sustainability

and Resiliency Committee members. This will send a mindset that everyone is working together and see how they can further it.

Vice Chair Frankel asked what they are planning on getting out of them.

Assistant Town Manager Tavares stated that there will be a workshop that the Sustainability and Resiliency Committee has requested and to also obtain public outreach.

Town Manager Olmedillo spoke regarding possibly bringing in the University of Miami in to do a presentation coming from a neutral position. They can present ideas they might have and where and how they can be applied.

Board Member Glynn spoke regarding king tides, raising the crown of the road and stated that the homes should be built higher.

Chair Lecour would like for any items on the report that the Planning and Zoning Board needs to address in future meetings for the Sustainability and Resiliency Committee to advise them so they can address those items.

B. Setbacks Lots over 50 Feet in Width

Town Planner Sinatra gave a verbal update on the item by providing additional setbacks.

The following individuals spoke on the item:

George Kousoulas

Jeff Rose

Gabriella Yachad

Town Planner Sinatra advised speaker Yachad that whichever side she will be making the renovation will be subject to the requirements of the setback.

Chair Lecour addressed speaker Yachad's questions.

Chair Lecour asked Town Planner Sinatra why it does not apply to all the lots and use the formula for interior lots.

Town Planner Sinatra stated that she is proposing this for any lots above 50 feet.

Further discussion took place regarding the setbacks and what the Town is proposing.

Robert Freedman asked what is the purpose of limiting the size of the homes.

Chair Lecour answered speaker Freedman's question.

Board Member Roller explained the height development and the item being discussed to speaker Freedman.

Town Attorney Martos explained the code and the proposal that is being heard.

The Board agreed by consensus to move the item forward to the Town Commission for approval of an Ordinance in November and bring it back to the Planning and Zoning Board at their December meeting.

C. H30A/H30B Upper story Massing

Town Planner Sinatra gave a verbal update on the item and advised that they were directed at the last meeting to bring back some graphics and it has been challenging. She stated staff recommendations. She would bring it back as a clean language at their next meeting as a discussion item.

The following individuals spoke on the item:

George Kousoulas

Jeff Rose

Board Member Glynn asked if a big storm hits and everyone gets flooded, can they rebuild in the same shell.

Town Planner Sinatra answered Board Member Glynn's question by stating that you hit the 50% rule from FEMA and you have to rebuild to today's FEMA's requirements. It depends on what FEMA states, which is 50% of the value of the home not the land.

Board member Kramer commented regarding new structures and is not for changing setbacks now.

Chair Lecour stated what is being presented is limiting the 2nd floor setback of 64%.

Chair Lecour polled the Board on their stand on the 64% limitation and stated that the Board is split and this should be addressed again in the future.

Town Planner Sinatra stated they can model it with playing with some of the modifications to the second floor and work with the sliding scale setback.

A lengthy discussion took place among the Board and staff on the setbacks and the percentages.

D. DVAC Request on window tint [Verbal]

Assistant Town Manager Tavares introduced George Kousoulas who gave a verbal update on the request from the DVAC Committee on window tinting for businesses.

Board member Roller asked the cost of the glass compared to clear glass.

George Kousoulas stated it is \$10.00 higher than regular glass.

Chair Lecour asked what the DVAC Committee is looking to do.

Assistant Town Manager Tavares stated that there are design guidelines downtown and for the Board to look at them in a comprehensive approach in revitalizing downtown.

Board member Garcia asked if the Town is giving incentives for business owners to do this.

Chair Lecour stated that the Town is not giving any incentives. What they are doing is encouraging the downtown businesses to change their windows to this type of glass when they make changes to their windows.

Assistant Town Manager Tavares suggested bringing it back to the DVAC Committee at their next meeting and get the top three (3) recommendations as directed by the Board.

E. Future Agenda Items

The Board agreed to bring back at a future meeting the H30A/H30B Upper Story Massing and the 50-foot setback rule.

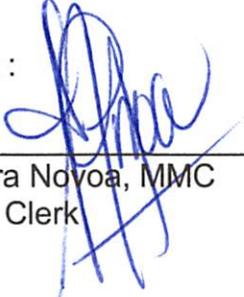
7. Adjournment.

A motion was made by Board Member Glynn to adjourn the meeting without objection at 8:47 p.m. The motion received a second from Board Member Roller. All voted in favor.

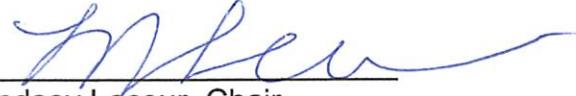
Respectfully submitted,

Accepted this ____ day of _____, 2019.

Attest :



Sandra Novoa, MMC
Town Clerk



Lindsay Lecour, Chair