



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

**December 12, 2019 – 6:00 p.m.**  
Town Hall Commission Chambers –  
9293 Harding Ave, 2<sup>nd</sup> 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, Board Member Brian Roller and Board Member Jorge Garcia

**Absent:** Board Member Marina Gershanovich

Vice Mayor Gielchinsky (arrived at 6:07 pm).

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

Town Planner Sinatra stated that the applicant for 5A and 4D has requested deferral of the item to a date certain of February 27, 2020; move item 4F before item 4E, hear item 4E and item 5B simultaneously. Item 6A will be stricken from the agenda and will be brought back at a later date.

A motion was made by Board Member Glynn to accept the changes made to the agenda, seconded by Board Member Kramer. All voted in favor.

Chair Lecour read the quasi-judicial statement into the record.

Town Attorney Martos polled the members of the Planning and Zoning Board.

Chair Lecour stated that she received a phone call from Neisen Kasdin, Ackerman LLP regarding property 1116 88<sup>th</sup> Street inquiring if the property would be eligible for a variance. Chair Lecour stated that she is able to hear the application without bias.

Board Member Glynn stated that he had spoken to the owner of the house located at 1116 88<sup>th</sup> Street who invited him to go inside the house and showed him the problem he was encountering and mentioned that Building Official Prieto stated that he would need a variance. Board Member Glynn stated that he is able to hear the application without bias.

All other 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**

Vice Mayor Gielchinsky gave his liaison report regarding the aggregation of lots and the discussion that took place at the December 10, 2019 Town Commission meeting. He also commented on Commissioner Paul's discussion of repealing ordinance number 18-1694 and gave the timeline of that repeal at the upcoming January 28, 2019 Joint Meeting.

**3. Approval of Minutes – October 24, 2019**

A motion was made by Vice Chair Frankel to approve the October 24, 2019 minutes, seconded by Board Member Glynn. All voted in favor.

**4. Applications:**

**A. 9452 Harding** – The subject property is located at 9452 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Permanent Window Sign.

Town Planner Sinatra presented the item and gave staff recommendations.

A motion was made by Board Member Glynn to approve the application, seconded by Board Member Roller. All voted in favor.

**B. 9460 Harding** – The subject property is located at 9460 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Permanent Wall Sign.

Town Planner Sinatra presented the item and gave staff recommendations.

A motion was made by Board Member Glynn to approve the application, seconded by Board Member Roller. All voted in favor.

**C. 9472 Harding Avenue** – The subject property is located at 9472 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Permanent Wall Sign.

Town Planner Sinatra presented the item and gave staff recommendations to include the condition as per Code Section 90-73 that the sign illumination is limited to white LED.

A motion was made by Board Member Kramer to approve the application, seconded by Vice Chair Frankel. All voted in favor.

- D. 9177 Dickens Avenue** – The property is located at 9177 Dickens Avenue, within the H30B zoning. The applicant is requesting add a one-story addition to the side and rear of the property. In connection with this application, there is a request for a side setback variance. The lot is 75 feet in width and is an aggregated lot.

Town Planner Sinatra stated that the owners of the property are requesting this item along with item 5A be deferred to a date certain of 2/27/2020.

A motion was made by Board Member Glynn to defer this item and item 5A to a date certain of 2/27/2020, seconded by Board member Kramer. All voted in favor.

- E. 1116 88<sup>th</sup> Street – Renovation and Site Plan** - The applicant is requesting two variances; (1) for the upper story east side setback and (2) for an increase in the maximum allowable upper story coverage from the Town of Surfside's Zoning Code. The property is an existing, two-story, single-family residence located at 1116 88<sup>th</sup> Street within the H30A zoning district.

*This item has been linked, heard in conjunction with and voted together with item 5B.*

- F. 9481 Byron Avenue** – The applicant is requesting to re-roof an existing shingle roof.

Town Planner Sinatra presented the item and gave staff recommendations.

Board member Glynn asked how much of the roof was being replaced by solar panels.

Town Planner Sinatra answered Board member Glynn's question and stated that approximately 75% of the roof was being replaced with solar panels.

Nelly Velazquez, owner of the property, answered the Board's question and stated that they will be replacing about 75% of the roof with solar panels.

Further discussion took place regarding the item and the Board stated that they were in agreement with approving this item.

A motion was made by Board Member Glynn to approve the application, seconded by Board Member Garcia. All voted in favor.

## **5. Quasi – Judicial Hearing - Local Planning Agency Items**

- A. 9177 Dickens Avenue** – The applicant is requesting a variance to; (1) maintain the existing legal non-conforming north interior side setback for the proposed work, and (2) apply a setback formula (0.3 x lot width -10 feet) to the south interior setback for the proposed work.

Town Planner Sinatra stated that the owners of the property are requesting this item along with item 4D be deferred to a date certain of 2/27/2020.

A motion was made by Board Member Glynn to defer this item and item 4D to a date certain of 2/27/2020, seconded by Board member Kramer. All voted in favor.

- B. 1116 88<sup>th</sup> Street** - The applicant is requesting two variances; (1) for the upper story east side setback and (2) for an increase in the maximum allowable upper story coverage from the Town of Surfside's Zoning Code. The property is an existing, two-story, single-family residence located at 1116 88<sup>th</sup> Street within the H30A zoning district.

Town Planner Sinatra presented both items together and gave the staff recommendations on both items 4E and 5B.

Town Manager Olmedillo showed an aerial view of the property and spoke regarding the setbacks and wanted to alert them that the ordinance needs to be addressed as a future item.

Jeff Rose, contractor representing the owner, stated that the maximum allowable could have been 8,755 square feet and stated that the owner is lower than the allowable lot coverage which is 45%.

Stephen Schott, owner of the property addressed the Board.

Albert Rodriguez, architect for the applicant, addressed the Board regarding the square footage of the project.

Town Planner Sinatra wanted to put on the record that they are at 22% on the first floor which is half of what they are allowed.

Board Member Glynn stated that he went to the house and spoke regarding the roof and parapet on the side of the house.

Board Member Roller spoke regarding notice given to the neighbors.

Town Planner Sinatra stated that it went to all the neighbors within 300 feet, she spoke regarding the 2<sup>nd</sup> variance and the suggestions made by Town Manager Olmedillo for the maximum built putting it back to 64%.

Further discussion took place among the Board and Town Planner Sinatra regarding the percentage of coverage, bringing it back to 64%, maxing out on the first floor and the variance recommendations.

### **C. Artificial Turf**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-85.2 "DEFINITIONS" TO ESTABLISH A DEFINITION FOR SYNTHETIC TURF; AMENDING SECTION 90-87 "INSTALLATION OF LANDSCAPING AND IRRIGATION" TO PERMIT SYNTHETIC TURF ON ALL PROPERTIES WITHIN THE TOWN SUBJECT TO REQUIREMENTS, INSTALLATION AND MAINTENANCE STANDARDS AND PERMITTING; AND AMENDING SECTION 90-88 "MAINTENANCE OF LANDSCAPE AREAS" TO PERMIT SYNTHETIC TURF WITH EXCEPTIONS; 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 presented and introduced the item.

Chair Lecour asked if it is as pervious as grass and the issue has always been aesthetics and understands the value. She also asked if it is providing permeability and can they can take it further in the code to use in the rear of the house.

Town Planner Sinatra stated that they could bring this back and have an engineer to bring a piece and see if it is permeable. She stated that this material is currently being used in athletic fields because they drain very well. They have designed it in other municipalities in fields and it drains very well.

Town Manager Olmedillo stated that the key is the system that you use. He also stated that the recommendation is to have a system that contains the grass in place and the permeability of the product.

Vice Chair Frankel asked what they mean by a system and how it applies to little strips.

Town Planner Sinatra stated that they are not really strips. She stated that it is more than a carpet and you have to apply multiple layers and have a qualified contractor install the artificial turf.

Town Manager Olmedillo explained the way that it would be applied, that it must be installed by a qualified contractor and it must be anchored.

Further discussion took place among Board Members and staff regarding the qualifications for the installation of the artificial turf and meeting code requirements.

The Board agreed to have samples and experts to come at their next meeting to address this item and have some samples of the product.

A motion was made by Board Member Kramer to approve the Ordinance and have samples brought at a future meeting along with experts to present those samples, seconded by Board Member Garcia. All voted in favor.

## **6. Discussion Items:**

### **A. 50% Rule – Request for Building Official to Answer Questions from the Planning & Zoning Board**

This item was stricken from the agenda by Staff.

### **B. Joint Workshop with Town Commission and Planning & Zoning Board TBD – Verbal Update**

**(i) Single Family Massing**

**(ii) Single Family Setbacks for Aggregated lots and lots exceeding 50 feet.**

Town Planner Sinatra spoke regarding the upcoming Joint Meeting and the items that will be addressed at that January 28, 2019 Joint Meeting.

Town Manager Olmedillo spoke regarding the LuLab. He stated that they will be showing different massing in order for the Board to have a visual of them and see the models.

Board Member Roller spoke regarding a house on ½ a lot on Carlyle and asked if that property is subject to the second story setback.

Town Planner Sinatra stated that property received a variance and they were subject to it but they went before the Commission and the Planning & Zoning Board approximately 7 or 8 years ago for a variance request and they were approved the variance.

The following individual spoke on the item:  
Jeff Rose

Vice Chair Frankel spoke regarding the models that LuLab brought to the last Resiliency workshop.

### **C. Future Agenda Items**

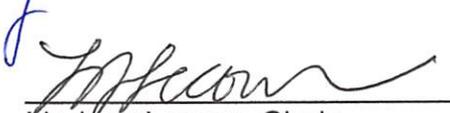
Chair Lecour requested for a future agenda item to add artificial turf demonstration and samples as well as the modification to the 2<sup>nd</sup> story.

**7. Adjournment**

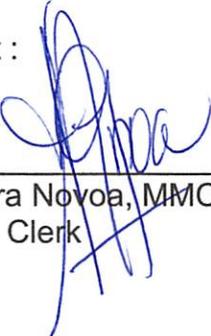
A motion was made by Board Member Kramer to adjourn the meeting without objection at 7:22 p.m. The motion received a second from Vice Chair Frankel. All voted in favor.

Respectfully submitted,

Accepted this 30<sup>th</sup> day of January, 2020.

  
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Lindsay Lecour, Chair

Attest :

  
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Sandra Novoa, MMC  
Town Clerk