



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

**February 27, 2020 – 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 6:01 p.m.

**Present:** Chair Lindsay Lecour, Board Member Peter Glynn, Board Member Jorge Garcia, Vice Chair Judith Frankel (arrived at 6:04 p.m.) and Board Member Marina Gershanovich (arrived at 6:05 p.m.).

**Absent:** Board Member Brian Roller, Board Member Rochel Kramer and Vice Mayor Gielchinsky.

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

**2. Town Commission Liaison Report – Vice Mayor Gielchinsky**

Vice Mayor Gielchinsky was absent and was unable to provide the Town Commission Liaison Report.

**3. Approval of Minutes – January 30, 2020**

A motion was made by Board Member Glynn to approve the January 30, 2020 minutes. The motion received a second from Board Member Garcia. All voted in favor with Board Member Kramer, Board Member Roller, Board Member Gershanovich and Vice Chair Frankel absent.

**4. Applications:**

Town Attorney Matos read the quasi-judicial statement into the record and asked the members of the Planning and Zoning Board if they had any Ex-Parte communications.

All members of the Planning and Zoning Board stated they had no communications with anyone regarding any of the items on this agenda.

Town Attorney Matos confirmed with Deputy Town Clerk Herbello compliance with the advertising and notice requirements.

Deputy Town Clerk Herbello confirmed compliance with advertising and notice requirements.

Deputy Town Clerk Herbello swore in any individual(s) who would be speaking or testifying in these proceedings.

**A. 9181 Abbott Avenue – New Single-Family Residence**

The property is located at 9181 Abbott Avenue, within the H30B zoning district. The applicant is requesting to build a new 5,077 square foot two-story home. The plans include a new driveway, walkway, pool, deck and terrace.

Staff has reviewed the current application for consideration by the Planning & Zoning Board. In this report Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Applicable Design Guideline standards, along with the results of the review
- Staff Recommendation

Staff finds the application meets the Code requirements.

Chair Lecour opened the floor to public comment.

The following individual spoke on the item:

Joe Rose, on behalf of the applicant

Chair Lecour closed the floor to public comment.

A motion was made by Board Member Glynn to approve the application with staff conditions. The motion received a second from Board Member Garcia. All voted in favor with Board Member Roller, Board Member Kramer and Board Member Gershanovich absent.

**B. 8826 Froude Avenue – New Single-Family Residence**

The property is located at 8826 Froude Avenue, within the H30B zoning district. The applicant is requesting to build a new 3,672 square foot two-story home. The plans include a new driveway, porch, sun deck, pool and pool deck.

Staff has reviewed the current application for consideration by the Planning & Zoning Board. In this report Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Applicable Design Guideline standards, along with the results of the review
- Staff Findings

Staff finds the application meets the Code requirements.

Chair Lecour opened the floor to public comment and seeing none, closed public comments.

A motion was made by Vice Chair Frankel to approve the application with staff conditions. The motion received a second from Board Member Garcia. All voted in favor with Board Member Roller, and Board Member Kramer absent.

### **C. 9056 Bay Drive – New Single-Family Residence**

The property is located at 9056 Bay Drive, within the H30A zoning district. The applicant is requesting to build a 6,610 square foot home. The plans include a 2-car garage, roof deck, green roof, swimming pool and pool deck.

Staff has reviewed the current application for consideration by the Planning and Zoning Board. In this report Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Applicable Design Guideline standards, along with the results of the review
- Staff Findings

Staff finds the application meets the Code subject to the following Conditions of Approval. Such conditions of approval were addressed after the submittal deadline.

- 1) At time of Building Permit, the proposed retaining wall will need to be verified and approved by the Building Official.
- 2) The retaining wall the rear of the house cannot extend beyond six feet as measured from the existing grade. Currently, the wall measures 13 feet.
- 3) Requiring the applicant to provide the opacity of the aluminum fence in the front yard. Per code section 90-56.4, all wall and fence surfaces above two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent.
- 4) The front gate requires a 20-foot setback from the edge of the pavement.

Chair Lecour asked for clarification on the plans of what Town Planner Sinatra was discussing regarding the side setbacks.

Town Planner Sinatra addressed Chair Lecour's questions regarding the side setbacks and that they need to be flushed out by Planning and Zoning.

Chair Lecour opened the floor to public comment.

The following individual spoke on the item:

Jaime Rubinson, applicant.

Jason Navarro, Architect for the applicant.

Eli Tourgeman

Chair Lecour closed the floor to public comment.

Board Member Garcia addressed the comments made by speaker Mr. Navarro regarding the retaining wall.

Chair Lecour addressed the comments and concerns made by speaker Mr. Navarro regarding the retaining wall and off-water off his property.

Jose Sanchez, architect for the project gave a PowerPoint presentation.

Discussion took place among the Board Members, Mr. Sanchez and Ms. Rubinson, applicant regarding the retaining wall, the drainage issue, the elevation and the grade being raised on the setback.

Mr. Sanchez stated that they would meet the code and it is hard to determine due to the elevation of Mr. Navarro's property.

Ms. Rubinson also addressed questions from the Board Members and the public regarding elevation, height of the home, and the retaining wall.

Town Planner Sinatra addressed Code Section 34-43 that deals with Storm Water Management, which is another requirement the applicant has to comply with. She also mentioned that the applicant has the driveway and made a modification that will make it more front facing, proposing a cabana bath that would attach it to the gazebo which will remove space in the garage but the square footage would remain the same.

Chair Lecour stated that the grading has to meet the Code and the design guidelines.

Ms. Rubinson addressed the questions from the Board Members regarding the grading and elevation.

Town Planner Sinatra asked if the house is not a concern if they can bifurcate and grant them an approval for the house and those conditions related to the house so they can move forward and treat the lot separately. She also stated having the applicant provide pictures and demonstrate that section of the Code and show the cross section from the neighbors' point of view.

After a lengthy discussion by the Board Members, Town Planner Sinatra and the applicant on the water control system, the elevation of the property, retaining wall height and footprint meeting the Code requirements, the following motion took place.

A motion was made by Board Member Glynn to approve with the following conditions: Conditions 1, 2 and 4 are removed and replaced with conditions that the applicant meet Code Section 34-43 requirements; Condition 3 stays but will be amended to state a 4 foot fence with shrubbery; revised plan A.2-1 cabana bath, and the alexander palms removed from the side of the property. The motion received a second from Board Member Gershanovich. All voted in favor with Board Member Roller and Board Member Kramer absent.

**D. 1116 88<sup>th</sup> Street – New Single-Family Residence**

The property is located at 1116 88<sup>th</sup> Street, within the H30A zoning district. The applicant is requesting to build a new 6,281 square foot two-story home. The plans include a new driveway, balcony, covered terrace, wood trellis and a 2-car garage. An application for an addition and a variance to the existing home was reviewed and approved by the Planning and Zoning Board at the December 2019 meeting. Since that time, the site suffered significant flooding and the applicant has now decided to demolish and rebuild the home. The proposed project no longer requires a variance.

Staff has reviewed the current application for consideration by the Planning and Zoning Board. In this report Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Applicable Design Guideline standards, along with the results of the review
- Staff Findings

Staff finds the application meets the Code requirements.

Chair Lecour opened the floor to public comment.

The following individual spoke on the item:  
Jeff Rose, representing the applicant.

Chair Lecour closed the floor to public comment.

Board Member Glynn commented on the rain storm that took place and it is a shame this home was unable to be preserved.

A motion was made by Board Member Glynn to approve the application with staff conditions. The motion received a second from Board Member Gershanovich. All voted in favor with Board Member Roller and Board Member Kramer absent.

**5. Discussion Items:**

**A. Single Family Home Regulations**

At the joint Planning and Zoning and Town Commission Special Meeting of January 28, 2020, discussion on modifications to the single-family requirements. The attached language is an initial step to address the concerns of the front setback in the H30A district and an option of a flush second story with a greater side setback. She stated that at the next meeting to have LuLab back with the models and changes.

Chair Lecour asked if the lots around Point Lake are 120 feet.

Town Planner Sinatra answered Chair Lecour's question and stated they will check on that since those lots are smaller.

The following individuals from the public spoke on the item:

George Kousoulas, Block 53, gave a presentation on the item.

Jeff Rose

Chair Lecour asked speaker Jeff Rose regarding the new language of the Code on the average side setback.

Jeff Rose answered Chair Lecour's question on the average side setback.

Discussion continued among the Board members, staff and Town Manager Olmedillo regarding the average side setbacks and the different options available. Direction was given to Town Planner Sinatra on what needs to be done.

**B. Future Agenda Items**

Board member Glynn would like to bring as a future agenda item allowing asphalt shingle roofs if they are a minimum of 80% visible from the road to prepare for solar panel roofs.

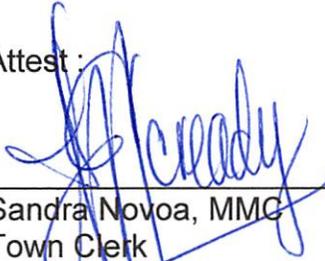
Chair Lecour requested to change the March 26, 2020 Planning and Zoning Board to April 2, 2020. There was consensus by the Board to have the next Planning and Zoning Board Meeting on April 2, 2020 at 6:00 p.m.

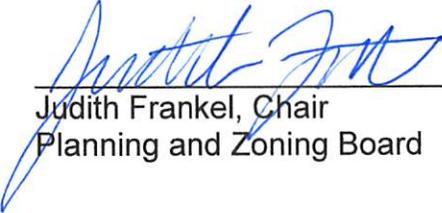
**6. Adjournment:**

A motion was made by Board Member Glynn to adjourn the meeting without objection at 8:28 p.m. The motion received a second from Vice Chair Frankel. All voted in favor with Board Member Roller and Board Member Kramer.

Respectfully submitted,

Accepted this 12 day of August, 2020.

Attest :   
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Sandra Novoa, MMC  
Town Clerk

  
\_\_\_\_\_  
Judith Frankel, Chair  
Planning and Zoning Board