



**Town of Surfside
Town Commission and Planning and Zoning Board
Special Meeting
MINUTES**

September 30, 2013

7 p.m.

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

A. Opening

B. Call to Order

Mayor Dietch called the meeting to order at 7:02 P.M

The Mayor thanked his colleagues and the Planning and Zoning Board members for attending this special joint meeting. The Mayor also thanked the staff and in particular Town Planner Sarah Sinatra for putting together a very thorough analysis and background information for this meeting. Vice Mayor Karukin suggested the items approved be prioritized.

1. GENERAL CODE MODIFICATIONS

a. Commercial Waste And Recycling Container Screening

Town Planner Sinatra presented the item.

There was some discussion about unsightly refuse in the alleys and how something should be done to eliminate this problem. Chair Lindsay Lecour would like to see more greenery in the alleys. Commissioner Graubart suggested a friendly amendment be considered that along with the rules and regulations to add beautification. Town Manager Michael Crotty said they are looking into various container options and will present something at a later date.

Vice Chair Glynn made a motion to move forward and received a second from Board Member Castellanos with all members of Planning and Zoning voting in favor. Vice Mayor Karukin made a motion to approve the motion made by Planning and Zoning to move forward and received a second from Commissioner Kligman with all members of the Commission voting in favor.

Commissioner Graubart made a motion to go to item 1G followed by items 4-7. The motion received a second from Commissioner Kligman and all voted in favor.

b. Parking Space Standards

1. Spaces - Town Planner Sinatra presented the item. Commissioner Graubart suggested parking spaces be calculated by the number of bedrooms in a structure. P&Z Chair Lecour would like this looked into more carefully before expanding parking spaces.

Board Member Castellanos made a motion to move forward and have the Town Planner get back to Planning and Zoning. The motion received a second from Vice Chair Glynn with all members of Planning and Zoning voting in favor.

Commissioner Graubart made a motion to accept the motion made by Planning and Zoning to move forward. The motion received a second from Vice Mayor Karukin with all members of the Commission voting in favor.

2. Parking Space Size – No action taken

c. Cargo Containers

Town Planner Sinatra presented the item.

Vice Chair Glynn made a motion to move forward with direction to the staff to prepare modifications to not allow containers anywhere in Surfside specifically in the Business District. The motion received a second from Board Member Castellanos with all members of Planning and Zoning voting in favor. Commissioner Graubart made a motion to accept the motion made by Planning and Zoning. The motion received a second from Commissioner Kligman with all members of the Commission voting in favor.

d. Driveway material regulations

Town Planner Sinatra presented the item.

There was discussion as to the type of materials used in driveways such as loose gravel and stamped concrete.

Vice Chair Glynn made a motion to move forward with direction to the staff to prepare an ordinance modifying the driveway requirements in Code Section 90-61 paving in front and rear yards in H30 and H40 Districts as recommended. The motion received a second from Board Member Dray with all members of Planning and Zoning voting in favor. Vice Mayor Karukin made a motion to accept the motion made by Planning and Zoning to move forward. The motion received a second from Commissioner Graubart with all members of the Commission voting in favor.

e. Garage door clarification

Town Planner Sinatra presented the item.

Vice Chair Glynn made a motion to move forward with direction to the staff to prepare an ordinance modifying Code Section 90-50.1 garage facades. The motion received a second from Board Member Castellanos with all members of Planning and Zoning voting in favor. Commissioner Graubart made a motion to accept the motion for discussion. The motion received a second by Vice Mayor Karukin.

Commissioner Graubart made a motion to accept the motion made by Planning and Zoning and received a second by Vice Mayor Karukin with all members of the Commission voting in favor.

f. Satellite dishes

There was some discussion as to placement of satellite dishes.

Vice Chair Glynn made a motion to move forward with direction to Town Planner Sinatra to look into this further. The motion received a second from Board Member Castellanos with all members of Planning and Zoning voting in favor. Commissioner Graubart made a motion to accept the motion by Planning and Zoning. The motion received a second by Commissioner Kligman with all members of the Commission voting in favor.

g. Pyramiding Effects of Step Backs In The H120 District

Town Planner Sinatra presented the item and said the item is on the agenda for further discussion at the Planning and Zoning Meeting scheduled for October 2, 2013. No action taken at this time.

2. SUSTAINABILITY MODIFICATIONS

a. Residential Or Commercial Wind Turbine Regulations

Town Planner Sinatra presented the item. Mayor Dietch said that many people are taking advantage of the incentives offered by upgrading to energy efficient methods and the town needs regulations put in place. Commissioner Graubart suggested we look at ordinances of other beachfront communities and that we look at hurricane ratings, if they have to be removed when a hurricane is forecasted, and how insurance companies weigh in.

Vice Chair Glynn made a motion to move forward with direction to staff to prepare an ordinance creating requirements to regulate wind turbines. The motion received a second from Board Member Dray with all members of Planning and Zoning voting in favor. Commissioner Graubart made a motion to accept the motion of Planning and Zoning with a friendly amendment to make sure they are hurricane rated. The motion received a second by Vice Mayor Karukin with all members of the Commission voting in favor.

b. Solar Panel Regulations

Town Planner Sinatra presented the item.

Board Member Castellanos made a motion with direction to staff to prepare an ordinance to regulate solar panels. The motion received a second from Vice Chair Glynn with all members of Planning and Zoning voting in favor. Vice Mayor Karukin made a motion to accept the motion by Planning and Zoning to move forward and received a second by Commissioner Kligman with all members of the Commission voting in favor.

c. Car Charging Station Regulations

Town Planner Sinatra presented the item.

Vice Chair Glynn made a motion to move forward with direction to staff to prepare an ordinance creating requirements to regulate electric vehicle charging station. The motion received a second from Board Member Dray with all members of Planning and Zoning voting in favor. Commissioner Graubart made a motion to accept the motion made by Planning and Zoning with a friendly amendment that staff present what other communities have done. The motion received a second by Vice Mayor Karukin with all members of the Commission voting in favor.

3. BUILDING CODE CLARIFICATION

a. As Built Reviews For Residential Projects

Town Planner Sinatra presented the item.

Building Official Ross Prieto gave an update on the item and addressed some of the questions the panel had. Mayor Dietch had concerns that some of the same mistakes are being made. Planning and Zoning Chair Lecour suggested they review this further especially the item of streetscape vision.

Vice Chair Glynn made a motion to place the item on the Planning and Zoning agenda for further discussion as to what can be planted in the right of way. The motion received a second from Board Member Castellanos with all members of Planning and Zoning voting in favor. No action taken by the Commission.

b. Interpretation Of Base Flood Elevation For The H120 District

Building Official Ross Prieto presented the item.

Vice Chair Glynn made a motion that the item be brought back to the Planning and Zoning Board for further review. The motion received a second from Board Member Dray and all voted in favor. No action taken by the Commission.

4. DENSITY PAGE

Town Planner Sinatra presented the item explaining net vs. gross density calculations. Florida State Statute indicates that gross is the method for calculating density. The zoning code does not have a calculation for density for either net or gross as it always fell onto the Comprehensive Plan which follows the Florida Statute using gross. If the town wishes to utilize net then the comprehensive plan needs to be amended to reflect that the density shall be measured by net. Special Land Use Counsel Nancy E. Stroud gave a more detailed explanation of the issue. Unity of title was also discussed.

Board Member Jennifer Dray made a motion to move forward with moving from gross to net, review the unity of title, and review the number of units per acre. The motion received a second from Vice Chair Glynn with all members of Planning and Zoning voting in favor. Commissioner Graubart made a motion to approve the motion made by Planning and Zoning. The motion received a second from Vice Mayor Karukin with all members of the Commission voting in favor.

5. FLOOR AREA RATIO (FAR)

Town Planner Sinatra presented the item stating the zoning plan currently does not have any code relating to floor area ratio. However, the comprehensive plan does but only for the downtown district, recreation district and parking but none for residential or hotels. Vice Mayor Karukin spoke on the issue and expressed his concerns on massing. The panel reviewed some graphics and drawings that were handed out. Special Land Use Counsel Nancy E. Stroud addressed some questions the panel had. There was some discussion as to which districts are in review, as well as open spaces, plazas, and massing.

Board Member Carli Koshal made a motion to move forward with the consideration to include minimum open spaces and walkways in the H30 and H40 Districts and in addition a walkway to connect the walks. The motion received a second from Vice Chair Glynn with all members of Planning and Zoning voting in favor. Commissioner Graubart made a motion to accept the recommendation made by Planning and Zoning. The motion received a second from Commissioner Olchyk with all members of the Commission voting in favor.

6. EXPANSION OF THE BUSINESS DISTRICT ONE BLOCK SOUTH

Town Planner Sinatra presented the item. The panel had some questions and asked for clarification regarding “intensity vs. density” (FAR). The Town Planner explained that in

order to process this change, a land use amendment, a rezoning and potentially a referendum would need to be completed. Commissioner Graubart mentioned all the construction now in process and felt the timing of this issue was wrong. Planning and Zoning Chair Lecour was in disagreement with Commissioner Graubart. Public Speaker, Eli Klinger a developer, spoke favorably on the issue and felt expanding the district for small businesses would be beneficial to the town. Mayor Dietch suggested we look at this more closely and see how or if this could benefit the town. Town Manager Crotty said there is mixed reaction from the public on this issue and needs further review.

Vice Chair Glynn made a motion to bring this item back to the Planning and Zoning Board for further discussion. The motion received a second from Board Member Dray. with all members of Planning and Zoning voting in favor.

No motion was made by the Commission.

7. DISCUSS AND RESOLVE ISSUE ON HOW TO PROCEED WITH SIGN/AWNING CODE REVISIONS

Town Manager Crotty presented the item. Commissioner Kligman indicated that the item had come before the Commission twice before and was voted down both times and expressed concerns about the CGA contract. The question which needs to be addressed is to who will be paying for this and who is responsible as we have a contract with CGA. Planning and Zoning Chair Lecour explained the issues P&Z Board faces when application is made as there is no clear code in place and is asking the Commission to once again reconsider. Commissioner Olchyk indicated the town cannot spend any more money on this and her concerns about the issue coming forth again. She suggested that we look into other ways and possibly have the town attorney look into it. Vice Chair Glynn explained the issue has been ongoing for years and something should be done and help is needed from the Commission. There was much discussion on the issue.

No action from Planning and Zoning Board

Commissioner Graubart made a motion to defer the item until the October 8, 2013 Commission Meeting and get back to Planning and Zoning to address a sign ordinance. The motion received a second from Commissioner Olchyk. Motion passed with Mayor Dietch and Vice Mayor Karukin voting in opposition.

Attachments:

1. Commissioner Graubart's Exhibit (Cover memo and back-up)
2. Zoning Code Feedback Forms
3. Grand Beach Hotel Powerpoint
4. Massing & Zoning Discussion Memo (April 3, 2013)
5. 94th Street Lot Analysis
6. Frontage Memo

8. Additional Items for Discussion from the Town Commission and/or the Planning and Zoning Board.

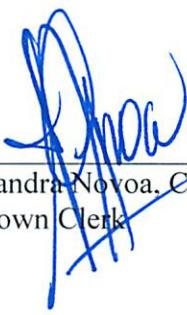
Vice Mayor Karukin made a motion that an Action Plan be brought back to the Commission. The motion received a second from Commissioner Kligman.

9. Public Comments – no public comments

10. Adjournment

There being no further business to come before the Commission and Planning and Zoning Board, the meeting adjourned at 10:21 p.m.

Accepted this 12th day of November, 2013



Sandra Novoa, CMC
Town Clerk



Daniel Dietch, Mayor
Attest: