



**TOWN OF SURFSIDE
SPECIAL PLANNING AND ZONING BOARD MEETING**

Town Hall Commission Chambers
9293 Harding Ave., 2nd Floor
Surfside, Florida 33154

**FEBRUARY 18, 2015
6:30 PM**

MINUTES

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 6:35 pm.

2. ROLL CALL

Recording Clerk Frantza Duval called the roll with the following members present: Board Member Peter Glynn, Chair Lindsay Lecour, Vice Chair Jacob Kligman and Board Member Armando Castellanos. Board Member Moisha Rubenstein was absent. Commissioner Cohen attended as liaison.

Chair Lecour invited Commissioner Michael Karukin to speak. Commissioner Karukin thanked the Board for keeping this process moving as more and more developers are inquiring about the town of Surfside especially the east/west side property aggregation. He asks the Board to also consider other elements such as the historic perseveration issues, Policies One and Three in the comprehensive plan, future land use, density and intensity. Chair Lecour thanked Mr. Karukin for bringing the matter up and for his leadership.

1. DISCUSSION ITEMS:

A. Corridor Analysis Presentation- Town Planner Sarah Sinatra thanked the Board for allowing this as a separate issue which will allow enough time to properly present the item. She explained that it was a two prong approach, first being the base line or existing conditions. This portion will be discussed this evening and then they will come back with a future plan, Mr. Gianni Feoli, Director of Landscape for CGA gave a detailed power point presentation. He touched on ownership of properties and designated historic preservation structures. He showed what the worst scenario could be and other options

that could be developed all for discussion purposes. He also reviewed the current zoning conditions, signalization, cross roads and pedestrian crosswalks.

The first component for discussion is with historic preservation as the society has designated one property but only the facade of the structure. The entire report has not yet come out and we do not know what the approach will be for the entire district. However, the buildings there do provide an historic sense to that street and Mr. Feoli believes we have some tools to encourage the historic preservation to help modulate the massing of the buildings. Also to consider redefining the depth of a frontage and include language in the code that any façade designated as historic be visible from the right of way. Also mentioned were breaks of buildings, and lighting. There were other redefinitions and language to this affect. All of these items for discussion will help reduce the massing.

After the presentation Mr. Feoli addressed questions from the Board and to get some direction.

Chair Lecour opened the meeting for public discussion.

-Michael Karukin would like more definition on the high probability items regarding aggregation, one being on 94/95th Street. He also said anytime we increase setbacks it is a good thing to consider and feels the item on the mid block crossing may be a bit of a challenge.

Commissioner Cohen left the meeting at 7:46 p.m.

Board Member Glynn said it was a very good presentation and this is a very important issue they are facing. If we allow the construction to continue in the same manner we will be living in a tunnel with building after building and we have to stop it or we will lose Surfside. The one thing he always loved about Surfside was the low buildings. He feels the Board has to stand up for what it believes and then let the lawyers battle it out. He said they should redefine the borders as they are today, rejoin these pieces and all have the same setbacks and cannot build bigger than they are today. There was much discussion regarding height of buildings and setbacks.

Chair Lecour would like to focus more on building lengths, setbacks, and breezeways.

Chair Lecour suggested 20 foot setbacks all around and come up with the footage of building lengths. She asked if single family homes would be allowed in this corridor and Mr. Feoli said they would be allowed but the market pressure would not want that. Retail and restaurants was also discussed for the district. Town Planner Sinatra gave further details and the procedures that would have to be taken by referendum for this.

Vice Chair Kligman said he has mixed feelings regarding breezeways and referred to Coral Gables. He said they can become just hallways, rather dark and can be dangerous. Mr. Feoli addressed the concern and said there has to be habitable use for these corridors and what should be discussed is how wide they should be. As development continues something to consider is breezeways be lined up with an existing one to provide continuity.

Board Member Glynn said, to be somewhat radical, he would like to define length and he would like to see 75 feet and a 17 foot wide breezeway. He likes the idea of large openings and not seeing large walls like the Marriott. With 17 foot breezeways we can define what type of lighting and or landscaping is required as to not have an alley appearance. Mr. Feoli suggested redefining Collins and Harding to achieve what they want. Board Member Glynn said they have to take bold measures now as Surfside is a place developers are after and standards have to be set before they lose control.

There was further discussion on length of buildings and Vice Chair Kligman suggested making too strict a code could result in no developers wanting to come in.

Public Speaker Jeff Platt said pool decks, such as the one in the Marriott, is just not a pool deck but there are structures on the roof such as a bar and a place to eat and understands now they are going to bring in music and entertainment. He believes this exceeds the 12 foot limit they were discussing.

Vice Chair Kligman suggested that on corner lots only one street be designated as having a 20 foot setback, with the smaller street giving less of a restriction. Mr. Feoli suggested putting in some language that if the property is on a corner than it have some prominence to it. He said we can define design restrictions.

Many different elements were discussed such as wall openings and historic preservation.

After much discussion Mr. Feoli recapped the Board's suggestions as follows:

-Board Member Glynn's scenario as follows: a minimum 20 foot street frontage all the way around; maximum building length of 75 feet; requirement for a 17 foot pedestrian corridor every 75 feet; a minimum of an interior side setback of 8.5 or 10 percent. The parapet on Collins side down to 48 inches or 4 feet and on Harding keep it at three feet. Also keeping the building articulation at 50 feet on all sides.

-Vice Chair Kligman's scenario as follows: a 20 foot street frontage for Harding and Collins and 10 feet East/West; maximum building length of 150 feet; a requirement for a 12 foot pedestrian corridor every 75 feet; minimum of an interior side setback of 6 feet or 10 percent. The parapet on Collins side down to 48 inches or 4 feet and on Harding keep it at three feet. Also keeping the building articulation as is.

Mr. Feoli will come back with a visual presentation of what the Board has discussed and the presentation will show what the massing would look like. To allow enough time for this presentation, the Board will meet an hour early (6:00 P.M.) on March 26, 2015 followed by the regular DRB/P&Z MEETING.

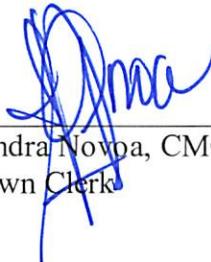
4. ADJOURNMENT.

There being no further business to come before the Planning and Zoning Board the meeting adjourned at 8:42 p.m.

Accepted this 26th day of March, 2015


Chair Lindsay Lecour

Attest:


Sandra Novoa, CMC
Town Clerk