



Town of Surfside
PLANNING & ZONING BOARD
MEETING MINUTES

September 27, 2018 – 6:00 p.m.

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

1. Call to Order/Roll Call

The meeting was called to order at 6:02 p.m. by Chair Lecour.

Deputy Clerk Riera called the roll with the following members 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. Board Member Marina Gershanovich was absent.

2. Town Commission Liaison Report – Vice Mayor Gielchinsky

Vice Mayor Gielchinsky gave his report regarding the special meeting that took place September 26, 2018 to discuss a possible new Town Hall building and it was a packed room with residents not being in support of the project. The Town will do some workshop meetings to discuss and educate the public on the P3 project.

Vice Mayor Gielchinsky also discussed item 5A below and that the Board had asked the Town Commission for a list of those properties affected by this grandfathering. The Town Commission received 3 properties and now the Commission is asking the Board to continue this matter so the Commission can then continue as well. The Town Commission is waiting on staff to obtain more information regarding this matter.

3. Approval of August 30, 2018 Design Review Board and Planning and Zoning Board Meeting Minutes

Vice Chair Frankel made a motion to approve the minutes. The motion was seconded by Board Member Glynn and all voted in favor.

4. Applications:

- A. 9415 Harding Avenue** – The applicant is proposing façade improvements which include new windows and doors and new metal awnings.

Town Planner Sinatra Gould introduced the item into the record. She explained the application and stated that staff is recommending approval.

Chair Lecour had a question regarding the drainage on the awnings. Applicant Bradley Couner stated that they will make accommodations to address the drainage issue.

Chair Lecour wants to ensure that the drainage issue gets taken care of and is noted in the recommendation.

Board Member Glynn made a motion to approve the application with the notation that the drainage issue be addressed. The motion was seconded by Vice Chair Frankel and all voted in favor.

5. Local Planning Agency Items:

A. Modifications to Building Length Requirements to Permit Redevelopment of Existing Structures Destroyed by Acts of God

AN ORDINANCE OF THE TOWN OF SURFSIDE, FLORIDA AMENDING SECTION 90-51 "MAXIMUM FRONTAGE OF BUILDINGS AND FACADE ARTICULATIONS." OF "CHAPTER 90 ZONING" OF THE TOWN OF SURFSIDE CODE OF ORDINANCES TO ADDRESS APPLICABILITY OF MAXIMUM BUILDING LENGTH REQUIREMENTS FOR EXISTING BUILDINGS IN THE H30C AND H40 ZONING DISTRICTS; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Deputy Clerk Riera read the title of the ordinance.

Town Planner Sinatra Gould introduced the item into the record. She explained the email from the Grand Beach Representative and read it into the record.

Town Attorney Mehaffey stated that Board Member Roller will be recusing himself from voting on this item and Board Member Rochel Kramer will sit in as a voting member on this item.

Jennifer Rotker of 9016 Collins Avenue, spoke regarding this item and feels that grandfathering should not be approved or given to this applicant.

Discussion on the grandfathering issue and the applicant's request continued on the dais.

There was consensus from the Board for the Town Commission not to approve the Ordinance.

Board Member Glynn made a motion to recommend that the Town Commission not approve this Ordinance. The motion was seconded by Board Member Garcia. The motion carried 5-0 on roll call vote with Board Member Roller abstaining.

B. Aggregation of Single Family Lots

AN ORDINANCE OF THE TOWN OF SURFSIDE, FLORIDA AMENDING SECTION 90-45 "SETBACKS" OF "CHAPTER 90 ZONING" OF THE TOWN OF SURFSIDE CODE OF ORDINANCES TO PROVIDE SETBACKS AND MAXIMUM SECOND STORY FLOOR AREAS FOR CERTAIN LOTS IN THE H30A AND H30B ZONING DISTRICTS; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Deputy Clerk Riera read the title of the ordinance.

Town Planner Sinatra Gould introduced the item.

Discussion continued amongst the Board members and the Town Planner regarding the shapes of the lots, the requirements and requesting to plat out the lots and determine what is buildable and which lots are affected as well as the setbacks on those lots.

Town Planner Sinatra Gould explained the buildable areas on certain lots and the amount of lot coverage depending on the square footage.

The Board recommended to defer this item and bring it back with “to scale” drawings of the irregular shape lots with the two conditions.

Board Member Glynn made a motion to defer this item to the next meeting and bring it back with “to scale” drawings of the irregular shape lots with the two conditions. The motion was seconded by Board Member Garcia. The motion carried 5-0 on roll call vote.

C. Municipal Zoning Equivalencies

AN ORDINANCE OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90, “ZONING,” OF THE TOWN OF SURFSIDE CODE OF ORDINANCES TO CHANGE THE LIST OF PERMITTED USES IN THE MU AND CF ZONING DISTRICTS, CREATE A NEW MU(30) ZONING DISTRICT PROVIDING THE SAME DENSITY, HEIGHT AND AN EQUIVALENT INTENSITY AS THE H30C ZONING DISTRICT, TO PROVIDE DEVELOPMENT DENSITY AND INTENSITY EQUIVALENCY DATA FOR MUNICIPAL PROPERTIES, AND TO EXEMPT MUNICIPAL PROPERTY FROM THE LAND DEVELOPMENT REGULATIONS WHILE MAINTAINING EXISTING DENSITY, INTENSITY AND HEIGHT RESTRICTIONS FOR THOSE MUNICIPAL PROPERTIES; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Deputy Clerk Riera read the title of the ordinance.

Staff is requesting this item be deferred due to noticing requirements. No vote was necessary as per Town Attorney.

D. Municipal Comprehensive Plan Equivalencies

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN’S COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE ELEMENT TO ADDRESS USE OF MUNICIPALLY OWNED PROPERTY AND PROVIDE DENSITY AND INTENSITY EQUIVALENCIES FOR MUNICIPALLY OWNED PROPERTY; AUTHORIZING TRANSMITTAL; PROVIDING FOR SEVERABILITY; CONFLICTS; AND FOR AN EFFECTIVE DATE.

Staff is requesting this item be deferred due to noticing requirements. No vote was necessary as per Town Attorney.

6. Discussion Items:

A. Fences and Hedges in the Front and Street Side

Town Planner Sinatra Gould introduced the item and came up with the language the Board requested regarding the fence and hedges with a maximum capacity of 100% and maximum

height of 6 feet. The shorter of the 2 sides is the front since they do not want the rear to have the benefit based on our Code. Town Planner Sinatra Gould continued with the explanation of the report requested.

The Board commented on their concern that the shrubs are not being addressed in the code and that they should be considered.

Town Planner Sinatra Gould stated she will speak with their Arborist and Landscape team who write codes like this and come up with language for the maintenance of the shrubs and hedges and the time limit for those shrubs to grow to cover the fence. The language being that the fence will have a 3 foot setback and the shrubs shall cover the street side of the fence within 1 year of installation.

The Board is also requesting the Town Attorney to double check on the language as well.

B. Increased Pervious Area for Single Family Lots

Town Planner Sinatra Gould introduced the item and wanted to clear some of the backup items and she put the definition of pervious and how they measure the lots. She gave examples of coastal communities to the Board.

Vice Chair Frankel spoke regarding the many applications for garage conversions and questioned if the homeowner would have to add a parking spot to the property by adding pavers if this were approved by the Board. She also questioned if it is in the best interest of the Town and if it would it create a parking issue.

Vice Chair Frankel asked about the City of Miami Beach's code related to this issue and compared it to Town of Surfside.

Town Planner Sinatra Gould stated that the code only states that you have to provide 2 parking spots and explained the requirement in the code.

C. Requiring Landscape Plans for Single Family

Town Planner Sinatra Gould introduced the item and stated that Staff's recommendation is to require landscape plans but they would demonstrate compliance with single family homes and the language came with the noticing requirement.

The recommendation was that this can be drawn up by the person doing the work at the home and not necessarily needing a landscape architect.

Chair Lecour stated that the Building Official requires landscape plans from a landscape architect.

Discussion continued regarding this issue and the types of plants that are and are not allowed according to the building permit and code.

Vice Mayor Gielchinsky asked the Board what the requirements are when it comes to landscape and drainage as it pertains to single family homes.

Town Planner Sinatra Gould stated that the Building Department does that review.

The Board requested for the Building Official to come before the Board and educate them on the drainage issue having to do with landscaping and the 50% rule.

D. Sidewalk Aesthetics and Uses of West Side of Collins

Town Planner Sinatra Gould introduced the item and wanted to get some feedback from the Board. She stated that there was a concern of wanting more walkability on Collins Avenue. Currently there is no policy requiring an additional 5 foot easement. Their suggestion is if they add the additional 5 feet they would be able to count their setback from the original property line so they don't have to further push back their building that additional 5 feet.

She wanted to discuss this because they require a certain percentage of the primary usage or require at street level be some primary usage so there are not parking garages on the west side.

Discussion continued on requirements and root barriers and landscape buffer and maximize what needs to be done to get more walkable space and look at the promenade.

The Board directed Town Planner Sinatra Gould to bring back imposed and superimposed graphics and see what is appropriate for a walking sidewalk and see what type of landscaping is appropriate.

E. Future Agenda Items

The following items were discussed for future agenda items:

- Feedback and background information on retail districts for the November meeting
- Fences and hedges for the November meeting
- Stepback discussion for the October meeting or November meeting
- Sidewalk aesthetics for the October meeting
- Parking/ride sharing discussion for the October meeting
- Resiliency strategies for the October meeting
- Drainage discussion from Building Official for the October meeting
- Parking required for single family homes

Town Planner Sinatra Gould stated that she will speak with Administration regarding the retail district to get feedback as requested by the Board.

The Board requested to invite Ms. Wheaton to discuss resiliency strategies and Building Official Ross Prieto to provide information to the Board regarding drainage to the next meeting.

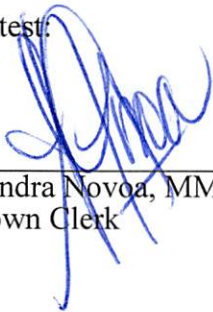
7. Adjournment

There being no further business before the Planning & Zoning Board, Board Member Roller made a motion to adjourn the meeting. The motion was seconded by Board Member Glynn and all voted in favor. The meeting adjourned at 7:52 p.m.

Accepted this 25th day of October, 2018


Chair Lindsay Lecour

Attest:


Sandra Novoa, MMC
Town Clerk