



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

**October 25, 2018 – 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 Lecour called the meeting to order at 6:02 p.m.

Present were Chair Lindsay Lecour, Vice Chair Judith Frankel, Board Member Peter Glynn, Board Member Brian Roller, Board Member Jorge Garcia, Board Member Rochel Kramer, Board Member Marina Gershanovich.

Also present were Assistant Town Manager Duncan Tavares and Town Planner Sarah Sinatra Gould.

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

Vice Mayor Gielchinsky was not present to provide a report.

**3. Approval of September 27, 2018 Planning and Zoning Board Meeting Minutes**

Vice Chair Frankel made a motion to approve the September 27, 2018 Planning and Zoning Board Meeting Minutes as written. The motion was seconded by Board Member Glynn and all voted in favor.

**4. Applications:**

- A. 8810 Garland Avenue** - The applicant is requesting to make exterior modifications to the front of the house associated with interior renovations.

Town Planner Sinatra Gould introduced the item and stated that Staff had no additional conditions on the application.

Chair Lecour asked the applicant's representative about the palm trees that currently exist in the patio and what they will be replaced with. Architects of the project stated that the existing palm trees' roots are damaging the pavers and they are creating some new landscaping to replace the ones being removed.

Board Member Roller made a motion to approve as recommended. The motion was seconded by Vice Chair Frankel and all voted in favor.

- B. 500 Surfside Boulevard** - The applicant is requesting to enclose an existing front porch for and addition of 121 square feet of living space.

Town Planner Sinatra Gould introduced the item and stated that Staff had no additional conditions on the application. She stated that the applicant received approval from DRB previously for this work. This is just to include the additional porch.

Vice Chair Frankel made a motion to approve as recommended. The motion was seconded by Board Member Roller and all voted in favor.

## **5. Local Planning Agency Items:**

### **A. 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 Town Clerk Riera read the title of the ordinance.

Town Planner Sinatra Gould asked the Board to come back to this item after she has reviewed the item with the Town Attorney.

The item was then heard after item 6F.

Town Planner Sinatra Gould explained that the pie shaped lots are aggregated and that this ordinance is almost grandfathering a home already developed on it and that they can go back to the setbacks they originally had. The configuration would be with the existing 10% as the code currently requires.

Chair Lecour stated that this limits the massing of homes built on aggregated lots by increasing the setbacks and reducing the second story and ran into unusual circumstances with pie shape lots.

Town Planner Sinatra Gould explained that if a lot is already aggregated and developed on any developed lot, they would follow the 10% side setback instead of the additional 15%.

Discussion continued regarding the aggregated lots, the pie shaped lots, the setbacks and to try to remove the grandfathering of the lots. There was also discussion on increasing from a 10% side setback to a 15% side setback on the lots.

Town Attorney Mehaffey stated that they could strike out the clause that grandfather's the structure which reads "which has not been used as a single development site within the last 6 months" from three sections in the Ordinance.

Town Attorney Mehaffey explained that the 10% setback was including the ones for the pie shaped lots. This requirement will narrow the frontage and the impact will be different on every single lot. If the Board wants to compromise, they can incorporate a 20-foot front setback and take away the grandfathering clause.

Board Member Roller made a motion to recommend to the Town Commission with the amendment to strike where it states, "which has not been used as a single development site within the last 6 months" from three sections in the Ordinance. The motion was seconded by Vice Chair Frankel which carried 5-0 on roll call vote.

## **6. Discussion Items:**

### **A. Downtown Vision Advisory Reinstated – [Verbal]**

Town Planner Sinatra Gould gave a verbal update on the Downtown Vision Advisory Board and there is a group that will be taking up this item and reviewing it.

**B. Resiliency Strategy – Sustainability Board Reinstated – [Verbal]**

Town Planner Sinatra Gould gave a verbal update on the item and she stated that the Town Commission reinstated the Sustainability and Resiliency Committee and they will report directly to the Town Commission.

**C. November and December Meeting Dates – [Verbal]**

Town Planner Sinatra Gould introduced the item to the Board and the Board decided to keep the November 29<sup>th</sup> meeting and not have a meeting in December.

**D. Single Family Parking Requirements**

Town Planner Sinatra Gould introduced the item to the Board as per their request regarding garage conversions and the requirements. She presented her analysis of the garage conversion approvals in the past.

Discussion amongst the Board members continued on this item.

**E. Parking Trends**

Town Planner Sinatra Gould introduced the item to the Board and explained the Town's Parking Code and gave a history of the consultant's study of the parking needs and the deficiencies that were found.

Assistant Town Manager Tavares advised the Board that this item will go before the Town Commission as a discussion item in order to receive direction from the Town Commission on how to proceed.

Discussion on the item continued among the Board members and the issues encountered.

**F. Future Agenda Items**

Town Planner Sinatra Gould introduced the item to the Board. The Board would like to have the graphics for setbacks at next month's meeting as well as discussion on the landscaping and drainage with the Building Official.


Discussion on the resiliency item being brought back before the Board in order to change the base board elevation and modification and direction from the Town Commission will be required. The Board decided to bring this back next month for further discussion.

**7. Adjournment**

There being no further business to discuss before the Planning & Zoning Board, Board Member Glynn made a motion to adjourn. The motion was seconded by Board Member Roller and all voted in favor. The meeting adjourned at 6:47 p.m.

Accepted this 29<sup>th</sup> day of November, 2018

  
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Chair Lindsay Lecour

Attest:  
  
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Sandra Novoa, MMC  
Town Clerk