



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

**January 31, 2019**

Town Hall Commission Chambers –  
9293 Harding Ave, 2<sup>nd</sup> Floor, Surfside, FL 33154

**1. Call to Order/Roll Call**

The Planning & Zoning Board meeting was called to order by Chair Lindsay Lecour at 6:03 p.m.

Present: Chair Lindsay Lecour, Vice Chair Judith Frankel, Board Member Marina Gershanovich and Board Member Jorge Garcia.

Absent: Board Member Peter Glynn, Board Member Brian Roller and Vice Mayor Gilchensky.

Also present were Town Manager Guillermo Olmedillo, Sarah Sinatra Gould, Town Planner, Town Attorney Lilian Arango, and Rosendo Prieto, Building Official.

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

**3. Approval of Minutes – November 29, 2018**

Motion to approve the November 29, 2018 minutes as written made by Vice Chair Judith Frankel and seconded by Board Member Jorge Garcia. Motion carried with a 4-0 vote.

Board Member Rochel Kramer arrived shortly after roll call.

**4. Applications:**

**A. 225 95<sup>th</sup> Street - The applicant is requesting one (1) illuminated wall sign for the Chai Wok business.**

Chair Lindsay Lecour read the item into the record.

Sarah Sinatra Gould, Town Planner, introduced the item and stated that the applicant is requesting one (1) illuminated wall sign for the Chai Wok business and they are proposing a channel letter sign.

Staff recommends approval with the conditions that the proposed sign be offset from the wall a minimum of 2 inches to permit rain water and that the wall face be painted and conditioned as necessary.

Motion to approve as recommended made by Vice Chair Judith Frankel and seconded by Board Member Jorge Garcia. Motion carried with a 4-0 vote.

**B. 9588 Harding Avenue - The applicant is requesting one (1) illuminated wall sign and logo for the BD Design business.**

Chair Lindsay Lecour read the item into the record.

Town Planner Sinatra introduced the item and stated that the applicant is requesting one (1) illuminated reverse letter wall sign and logo for the business. Staff stated that they have reviewed the application and they meet the code requirements with the conditions that they will paint and condition the face as necessary and remove the word platinum dealer and change it to a push through to meet the requirements.

Applicant Sandra Abreu brought the correction requested and gave to the Town Planner.

Motion to approve as recommended with staff conditions made by Board Member Rochel Kramer and seconded by Vice Chair Judith Frankel. Motion carried with a 5-0 vote.

**C. 9049 Carlyle Avenue - The applicant is requesting to substantially renovate an existing house and add a rear addition with a partial second floor.**

Town Planner Sinatra introduced the item and stated that the applicant is requesting to substantially renovate an existing house and add a rear addition with a partial second floor. One of the requirements was for the applicant to send proof of notification in the form of letters to the neighbors, which they did.

Staff recommends approval with the following conditions: An 18-foot x 18-foot driveway, within 30 days of the approval of the building permit and approval of the FFE, will need to be verified and approved by the Building Official and removal of the front gate and fence along the front elevation.

Chair Lindsay Lecour opened the floor to public participation.

Orlando Castro, Architect, for the project spoke on this item.  
Julian Cruz representing applicant spoke on this item.

Vice Chair Judith Frankel asked Mr. Castro regarding the ventilation of the project and in the event of a hurricane.

Mr. Castro answered Vice Chair Frankel's question.

Chair Lindsay Lecour asked Sarah Sinatra Gould, Town Planner regarding the 50% requirement and Sarah Sinatra Gould, Town Planner answered her question.

Discussion continued among the Board, the applicant, architect and Town Planner Sinatra regarding the requirement and meeting code.

Chair Lindsay Lecour requested to come back next month to make sure they meet the requirement and the interpretation.

Town Manager Guillermo Olmedillo advised the Chair that they have an option to defer the item.

Chair Lindsay Lecour asked regarding the fence/gate and would like that removed and does not add to the façade.

Chair Lindsay Lecour requested the Building Official to come next month to explain the requirements and recommendations to the Board.

Diana Gonzalez, Surfside resident, spoke on the item.

Motion to approve as recommended with staff changes and additional conditions deleting the entire length of the front gate within 30 days of the date of this motion made by Vice Chair Judith Frankel and seconded by Board Member Jorge Garcia. Motion carried with a 5-0 vote.

**D. 1116 88<sup>th</sup> Street - The applicant is requesting to renovate an existing house and add additional square footage on both the first and second floors of the house.**

Town Planner Sinatra introduced the item and stated that the applicant is requesting to renovate an existing house and add additional square footage on both the first and second floors of the house.

Staff recommends approval with the conditions of the applicant to replace light fixtures of the gate and fence to meet code requirements height of 4 feet, swapping of hedges for fence and removal of vehicular fence.

Marc Compton representing the applicant, spoke on this item and showed a rendering of the property.

Albert Rodriguez representing the applicant, spoke on this item and answered question from the Board regarding fencing, design, hedging and landscaping.

Chair Lindsay Lecour closed the floor to public participation.

Motion to approve as recommended made by Board Member Brian Roller and seconded by Board Member Peter Glynn. Motion carried with a 5-0 vote.

Board Member Brian Roller entered at 6:51 p.m.

**E. 8927 Byron Avenue - The applicant is requesting to demolish a portion of the existing house and substantially renovate and add additional square footage.**

Town Planner Sinatra introduced the item and stated that the applicant is requesting to demolish a portion of the existing house and substantially renovate and add additional square footage.

Celia Fonte spoke on this item.

Douglas West spoke on this item.

Staff recommends approval with the following conditions: At time of building permit, the crown of road spot elevation needs to be verified on the property survey; at

time of building permit, the FFE will need to be verified and approved by the Building Official; the applicant must verify that there will be no net loss of wall openings on the north side of the structure; the flat roof must be approved by the Planning & Zoning Board and provide landscaping in front of the front façade..

Motion to approve as recommended made by Vice Chair Judith Frankel and seconded by Board Member Brian Roller. Motion carried with a 6-0 vote.

## **5. Quasi-Judicial Items:**

*Please be advised that the following items on the agenda are quasi-judicial in nature. If you wish to object or comment upon an item, please complete a Public Speaker's Card indicating the agenda item number on which you would like to comment. You must be sworn in before addressing the Board and you may be subject to cross-examination. If you refuse to submit to cross-examination, the Board will not consider your comments in its final deliberation. Please also disclose any ex-parte communications you may have had with any Board member. Board members must also do the same.*

Chair Lindsay Lecour read the quasi-judicial statement into the record.

Town Attorney Arango asked Recording Clerk Duval if she complied with the advertising requirements on this item.

Recording Clerk Duval responded affirmatively.

Town Attorney Arango asked if anyone on the board has had any ex-parte communications either with the applicant or objector, or anyone for or against this matter.

All Board members responded no to the Town Attorney's question.

Town Attorney asked anyone who will be speaking on this item to please stand and raise their right hand and take the oath.

Recording Clerk Duval read the oath to testify truthfully for those standing to swear and affirm to.

### **A. 8851 Harding Avenue - 18 Unit Multifamily Building, Site Plan & Loading Space Size Variance**

Recording Clerk Duval read the item into the record.

Recording Clerk Duval polled the Board and swore in the speakers.

Town Planner Sinatra presented the item to the Members of the Planning and Zoning Board.

Staff recommended approval with recommendations to the Town Commission. Additional conditions of flipping fence with shrubs were added.

Architect Juan David spoke on this item.

There was discussion among applicant and the Board regarding garbage pickup, semi-trucks and moving trucks.

Motion to approve as recommended made by Board Member Brian Roller and seconded by Board Member Jorge Garcia. Motion carried with a 5-0 vote.

## **6. Discussion Items:**

### **A. Freeboard and Height Discussion**

Town Planner Sinatra gave a presentation on the item and sea level rise specifically with freeboard and how they measure.

Chair Lecour recommended having a brief discussion and moving forward for Board Member Peter Glynn to give his opinion during a different meeting since he was not present.

Chair Lecour asked what the exact measurement would the finished floor have to be and Town Planner Sinatra stated 10 feet but she would defer it to the Building Official and have him come back with more information at the next meeting.

Chair Lecour asked Town Planner Sinatra to lay out the path for a referendum if in fact that would be the course of action that will need to be taken.

### **B. Future Agenda Items**

Chair Lecour requested the Building Official attend the next Planning and Zoning Meeting to explain how he did the 50% calculation on 9049 Carlyle Avenue.

Chair Lecour also requested to poll the voluntary project proffers, and can they collect data from past few years of quasi-judicial and bring to the Board.

Discussion on impact fee took place among Sarah Sinatra Gould, Town Planner and the Board.

Discussion on ride sharing services in the Town took place among staff and the Board and will be made part of the parking study.

### **C. Planning and Zoning Board Liaison to the Sustainability and Resiliency Committee - Verbal**

Town Clerk's Office to send time and date for Resiliency Meeting to the Planning & Zoning Board.

**7. Adjournment**


There being no further business to discuss before the Planning & Zoning Board, Board Member Brian Roller made a motion to adjourn the meeting at 8:09 p.m.

Respectfully submitted,

Accepted this 28<sup>th</sup> day of February, 2019.

  
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Chair Lindsay Lecour

Attest:

  
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Sandra Novoa, MMC  
Town Clerk