



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

March 28, 2019 – 6:00 p.m.

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

1. Call to Order/Roll Call

Chair Lecour called the meeting to order at 6:00 p.m.

Present: Chair Lindsay Lecour, Vice Chair Judith Frankel, Board Member Peter Glynn, Board Member Jorge Garcia and Board Member Rochel Kramer.

Board Member Brian Roller entered at 6:08 p.m.

Absent: Board Member Marina Gershanovich, and Vice Mayor Gielchinsky.

2. Town Commission Liaison Report – Vice Mayor Gielchinsky

Vice Mayor Gielchinsky was absent therefore no report was provided.

3. Approval of Minutes – February 28, 2019

A motion was made by Vice Chair Frankel to approve the February 28, 2019 Planning & Zoning Minutes as amended reflecting that Vice Mayor Gielchinsky was absent and therefore no report was given for Item No. 2, motion received a second by Board Member Glynn. Motion carried with a 5-0 vote with Board Member Roller and Board Member Gershanovich absent.

4. Applications:

A. 9041 Abbot Avenue - The applicant is requesting to renovate their existing house by enclosing the existing rear covered patio and convert it into a new bathroom and storage area.

Town Planner Hickey introduced the item and gave staff recommendations that applicant would like to make the conversions to add more living space.

Chair Lecour suggested that possibly the code could be changed to reflect that any applications that have changes that are under 100 square feet would not have to go before the Planning & Zoning Board.

A motion was made by Board Member Glynn, seconded by Vice Chair Frankel to approve the application with staff recommendations. Motion carried with a 5-0 vote with Board Member Roller and Board Member Gershanovich absent.

5. Discussion Items:

A. Landscaping in front of fences

Town Planner Hickey introduced the item and stated that staff drafted the language as discussed with the Board regarding landscaping in front of the fences.

Town Attorney Arango advised the Board the ordinance would be drafted and go before the Commission for approval and then it would come back before the Planning & Zoning Board.

Discussion among the Board and Staff took place regarding the language of the ordinance with specifics of landscaping and asked Staff to follow-up with the language.

B. Zoning Workshop action items

Town Planner Hickey gave an overview of the items discussed at the Zoning Workshop, which comments could be enacted on and changes made to the Code.

The following public speakers spoke on the item:

George Kousoulas.

Chair Lecour addressed speaker Kousoulas' concerns on publication and what the Code requires.

Board member Glynn gave his comments, problems he has seen on some of the houses that architects and developers are building that look like cement boxes and are very big which changes the section of Bay.

Board member Glynn stated that there is a need in putting a restriction of the physical look of the house from the street and believes the code needs to be changed to not allow these massive homes within 10 feet of each other.

Board member Kramer agrees with Board member Glynn on the size of those big houses, does not think that the flat roof is the problem and aesthetics and design styles change over time.

Board member Kramer gave another example of another house on Bay that has a different style but still is a very large home and doesn't think making the roof flat changes the footprint of the building but does believe more can be done to prevent these large homes from being built.

Further discussion continued among the Board members and Town Staff on the setbacks, the sizes of the homes, the interior setbacks, what the code currently requires and if the code needs to be amended.

The Board asked Staff to come back at the next meeting to review what is written in the code, the chronology of those homes and when the new revised code became effective.

Board member Glynn commented on Item 1 regarding parking.

Chair Lecour stated that the density and intensity need to be revisited as well as parking.

Discussion among the Board members took place regarding Item 1 on the parking, unused parking spaces at some of the hotels, parking garages and the parking issue currently being experienced.

Chair Lecour suggested to come up with a list with bullet points of what the Town has already accomplished in the last 8 to 10 years in reference to density and intensity revisions in the zoning code and put it in the newsletter to advise the residents of what the Town has been doing.

C. Freeboard & Height

Town Planner Hickey presented the item.

There was discussion among the Board members and Town Planner Hickey regarding the item. They recommended to get an election timeline for the Board to include public education. The Board also requested defining BFE, crown of road, upgrades vs. stilt and requested staff to follow-up. The Board also requested having a possible workshop to discuss further.

Town Planner Hickey answered the Board members questions.

The following speakers spoke on this item:

George Kousoulas
Jeff Rose

D. Future Agenda Items

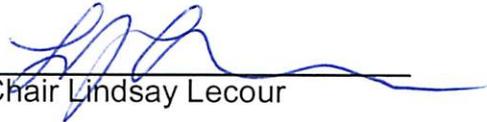
Board requested to have future agenda items on the Zoning Workshop and Free Board.

Board agreed on the next Planning & Zoning Board Meeting to take place on May 23, 2019.

6. Adjournment

There being no further business a motion was made by Vice Chair Frankel, seconded by Board Member Glynn to adjourn the meeting without objection at 7:59 p.m.

Accepted this 30th day of April, 2019.


Chair Lindsay Lecour

Attest:



Sandra Novoa, MMC
Town Clerk