



**Town of Surfside  
Planning and Zoning Board Meeting  
MINUTES  
January 26, 2023  
6:00 PM  
Town Commission Chambers**

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

Chair Baumel called the meeting to order at 6:03 p.m.

Deputy Town Clerk Herbello called the roll with the following members present:

Present: Chair Carolyn Baumel, Vice Chair David Forbes, Board Member Ruben Bravo, Alternate Board Member Grace Rais and Alternate Board Member Michael Szafranski.

Absent: Board Member Lindsey Lecour and Board Member Jonathan Edderai.

Also Present: Acting Town Manager Hector Gomez, Town Planner Judith Frankel, Town Attorney Tony Recio, Building Official James McGuinness and Commission Liaison Commissioner Fred Landsman.

**2. Town Commission Liaison Report**

Commission Liaison Commissioner Landsman provided the Commission Liaison Report.

**3. Approval of Minutes**

**3.A December 15, 2022 Planning and Zoning Board Meeting Minutes - Deputy Town Clerk Evelyn Herbello**

A motion was made by Vice Chair Forbes to approve the December 15, 2022 Planning and Zoning Board Meeting Minutes, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

[12-15-2022 Planning and Zoning Board Meeting Minutes.pdf](#)

**4. Ordinances**

**4.A Planning and Zoning Ordinance Change - Single Curb Cut width expansion on lots less than 100 feet in width - Town Attorney Tony Recio**

The Town Commission should consider this Ordinance to expand the maximum width of a single curb cut on lots with less than 100 feet of frontage from 18 feet to

24 feet.

Deputy Town Clerk Herbello read the title of the ordinance into the record.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed public comments.

Town Attorney Recio provided a summary of the item and provided the two modifications that were made to the Ordinance The first one was for homes with lots of 100 feet or greater the curb cut is increased to 24 feet and to add a footnote due to a concern raised for stormwater drainage and it advises the owners how to handle that issue.

A motion was made by Board Member Szafranski to recommend approval to the Town Commission to approve the ordinance as written on second reading, seconded by Vice Chair Forbes. The motion carried with a 5-0 vote.

[Exhibit A.DOCX](#)

[Ordinance-Curb Cuts-2nd Reading.DOCX](#)

## **5. Applications**

Town Attorney Recio read the quasi-judicial statement into the record.

Town Attorney Recio asked Deputy Town Clerk Herbello to confirm notice requirements.

Deputy Town Clerk Herbello confirmed proper notice requirements were met.

Town Attorney Recio polled the Board Members.

No Board Members had any communication with any of the applicants.

Deputy Town Clerk Herbello swore in all the applicants.

### **5.A 8834 Abbott Avenue - Driveway Gates - Town Planner Judith Frankel**

As proposed, the two gates comply with the Zoning Code. It is recommended the application be approved if the gates are granted design approval by the Planning and Zoning Board.

Town Planner Frankel introduced the item and provided staff recommendations.

Daniella Traveri, applicant spoke regarding her application and stated it meets code.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed public comments.

Alternate Board Member Rais stated under the discussion items they will discuss later is fences and gates and since this is being proposed before they decide on the discussion item could they hold off on approving.

Ms. Traveri stated that there are similar ones in the neighborhood.

Alternate Board Member Rais stated that the intention is to determine if they want to establish more guidelines.

Ms. Traveri stated that it is up to code currently.

Town Planner Frankel stated that they will have a communication later tonight ahead of the joint meeting on if they are wanting to allow fences and gates to not have to go before this Board. She stated that at this time the issues are if you will approve this application at this time.

Chair Baumel asked if what is being presented has the requirements of height and opacity.

Town Attorney Recio stated the code charges the Board on approving the design. The discussion they will have later tonight is if the Board should have jurisdiction over fences and gates or just rules. He stated that the Town Planner has reviewed it for the height and transparency requirements and what is in front of them is the design.

Board Member Bravo stated that gates are allowed in Town and the design is what they are to be approve.

Discussion took place among the Board and Town Attorney Recio as to what they are to approve which is the design and explained what they are to be doing tonight which is making sure the applicant meets the design guidelines.

Chair Baumel stated it meets what it is being asked to meet and to determine if this application meets aesthetically what is required.

Ms. Traveri explained why they resubmitted this application.

Vice Chair Forbes stated this gate fits the criteria as submitted and has no problem with it.

A motion was made by Vice Chair Forbes to approve the application with staff recommendations, seconded by Board Member Szafranski. The motion carried with a 4-1 vote with Board Member Bravo voting in opposition.

[8834 Abbott Avenue Front Yard Images.pdf](#)

[8834 Abbott Avenue Agenda Packet.pdf](#)

## **5.B 9388 Abbott Avenue - Second Floor Addition - Town Planner Judith Frankel**

Staff finds the application mainly meets the Zoning Code however elements of the new addition are inconsistent with the existing home. The Design Review Guidelines state: "All roof slopes on a single building should have the same angle unless different slopes are inherent in the design's style." The Planning and Zoning Board should determine whether the inconsistencies in the roof design are appropriate.

Additionally, the window size, window appearance and stucco banding detail appear different on the provided plans they do in-person. These discrepancies should be addressed prior to approval.

Town Planner Frankel introduced the item and provided staff recommendations and stated the applicant submitted an additional sheet to comply with questions she had and the applicant addressed those questions.

Rachel Slelatt, applicant provided an overview of her application and project.

Building Official McGuinness provided his recommendations.

Town Planner Frankel went through a presentation explaining the changes on the plans.

Vice Chair Forbes asked if the additional sheet provided alleviates the concerns of the Town Planner.

Town Planner Frankel explained the changes and the design guidelines consistencies and pointed that out in her report.

Ms. Slelatt stated she forwarded the Town Planner's comments to the contractor and mentioned the comments the contractor made as it pertains to comments from the Town Planner. She stated she is willing to do another soil test as well.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed public comments.

Alternate Board Member Rais provided her comments on this submission as it pertains to the different sheets of the site plan.

Alternate Board Member Szafranski stated it looks great and understands what the applicant wants to do.

Board Member Bravo stated that he cannot say the projection is because of the roof and stated that you always need to provide a solution as well. He stated that he appreciates that the applicant is using the existing structure.

Chair Baumel thanked the applicant for her solution and working with an existing

structure is a tremendous challenge and they are appreciative that she is not tearing down her house.

A motion was made by Board Member Bravo to approve the application with staff recommendations, seconded by Vice Chair Forbes. The motion carried with a 4-1 vote with Alternate Board Member Rais voting in opposition.

[9388 Abbott Avenue Table](#)

[9388 Abbott Avenue Agenda Packet.pdf](#)

**5.C 9417 Carlyle Avenue - Addition** - Judith Frankel, Town Planner

Staff finds the application meets the Zoning Code and recommends approval.

Town Planner Frankel introduced the item and provided staff recommendations.

Building Official McGuinness provided his staff recommendations.

Daniel Garcia, architect for the project provided an overview of the application.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed public comments.

Alternate Board Member Rais provided her comments on the project as it pertains to the plans provided.

Chair Baumel stated it is a small addition and they are not here to criticize if they are architecturally spot on, and they presented a good assessment of what they want to do.

Board Member Bravo appreciates the addition and it abides by their current code and spoke regarding it being at the same elevation. He spoke regarding having a match on both the top and the bottom.

Mr. Garcia addressed the comments made regarding the alignment of the window.

Board Member Bravo appreciates that they are keeping the esthetics.

Vice Chair Forbes stated it looks great compared to what is there now. This is a nice improvement and a very small renovation.

A motion was made by Vice Chair Forbes to approve the application with staff recommendations, seconded by Board Member Bravo. The motion carried with a 4-1 vote with Alternate Board Member Rais voting in opposition.

[9417 Carlyle Avenue - Attachment A - Image and Tables](#)

[9417 Carlyle Avenue Agenda Packet.pdf](#)

**5.D 9448 Abbott Avenue - Garage Conversion and Wall Openings Alteration -**  
Judith Frankel, Town Planner

Staff finds the application meets the Code requirements subject to the following:

Condition of Approval:

- At the time of permitting, it shall be verified that the Finished Floor Area for the converted garage space is level with the remainder of the home.
- Applicant should provide calculations of the wall openings on the South Elevation of the proposed plans to confirm the 10% minimum is met.

Town Planner Frankel introduced the item and provided staff recommendations.

Building Official McGuinness provided his staff recommendations.

Applicant explained what his application entails.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed public comments.

Board Member Bravo asked if this application is only to enclose the garage.

Town Planner Frankel stated that this application is only for the enclosure of the garage.

Alternate Board Member Rais stated her comments regarding the window header and wants to make sure the elevation stays the same.

Board Member Bravo stated that he would have liked to see the entire set of drawings.

A motion was made by Alternate Board Member Szafranski to approve the application with staff recommendations, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

[9448 Abbott Avenue Images and Tables.pdf](#)

[9448 Abbott Avenue Agenda Packet.pdf](#)

[9448 Abbott Avenue Survey](#)

**6. Next Meeting Date**

**6.A Next Meeting: February 23, 2022 at 6:00 p.m.** - Deputy Town Clerk Evelyn Herbello

Consensus was reached to hold the next meeting on February 23, 2023 at 6:00 p.m.

Vice Chair Forbes and Board Member Bravo will not be at the February 23, 2023 meeting.

**6.B Planning and Zoning Board Meeting Dates for 2023** - Deputy Town Clerk Evelyn Herbello

Approve the Planning and Zoning Board Meeting dates for 2023.

Deputy Town Clerk Herbello advised the Board that the item is for their approval of the upcoming 2023 meeting dates.

A motion was made by Vice Chair Forbes to approve the 2023 Planning and Zoning Board meeting dates, seconded by Alternate Board Member Szafranski. The motion carried with a 5-0 vote.

[2023 Planning and Zoning Board Meeting Dates.docx](#)

**7. Discussion Items**

Town Planner Frankel explained the process for these discussion items and advised the Board regarding the joint meeting taking place on January 31, 2023.

**7.A Comprehensive Plan Update and Evaluation and Appraisal Report (EAR)** - Town Planner Judith Frankel

Over the next 9 months, Town Staff will be preparing the EAR and Comprehensive Plan Update. The State of Florida requires this evaluation at least every seven years and Surfside's is due next in January 2024. The Planning and Zoning Board (PZB) sits as the Local Planning Agency (LPA) for Surfside. The LPA is responsible for reviewing Comprehensive Plan amendments and making recommendations to the Town Commission. Town Staff will be bringing the reports and plan elements to the PZB for review. The PZB should familiarize themselves with the current Comprehensive Plan and bring forward suggested amendments.

Town Planner Frankel introduced the item and provided a summary and overview and explained the process and stated that they will come back to them with the changes they propose and have them review them.

Board Member Bravo asked if this is being done internally and not hiring consultants.

Town Planner Frankel stated that Walter Keller will be in charge of this and he is the Town's consultant Town Planner. She stated that she included the comprehensive plan.

Chair Baumel opened the floor to public comments.

The following individual from the public spoke:  
George Kousoulas stated that this item is very important.

Chair Baumel closed the floor to public comments.

Town Attorney Recio stated that it will be presented to them and they can make recommendations. He explained what the comprehensive plan is and for zoning this is their constitution. He explained the zoning code is the statute and everything in the zoning code has to be in accordance with the comprehensive plan and gave an example.

Chair Baumel asked if that goes to the County.

Town Attorney Recio stated it goes to the Commission first and then it goes to the State, County and other jurisdiction agencies. He stated that then the Commission will review it for second reading with any comments made by those agencies. He stated that this is a very involved process that takes time. He stated that if they are planning on making changes to the Town this is what you have to look at.

Board Member Bravo stated the Commission can say yes or no and when is there public input.

Town Attorney Recio explained the process as it pertains to the amendments made to that process.

Chair Baumel asked if it pertains to the commercial district and gave an example.

Town Attorney Recio addressed the comments made by Chair Baumel.

Further discussion took place regarding the process and how any of the other agencies can challenge the ordinance and explained what has to be done.

Town Planner Frankel provided the deadline dates that have to be followed.

[Appendix A: Town of Surfside Comprehensive Plan](#)

## **7.B Use of Temporary Construction Fences for Front Yard Work - Town Planner Judith Frankel**

The Zoning Code presently requires temporary construction fencing. Staff recommends that the Planning and Zoning Board discuss and direct enforcement of this requirement.

Town Planner Frankel introduced the item and provided a summary and overview.

Chair Baumel asked if this a mandatory requirement and she sees construction where they do not put fences and believes the portion facing the street should have proper fencing.

Town Planner Frankel explained the current requirement.

Chair Baumel stated that it is not being adhered to and believes this is an important thing that needs to be done.

Town Planner Frankel stated that she will speak to Code Enforcement to advise them to enforce that.



Chair Baumel stated that she believes Code Enforcement does not know the laws or are not properly trained.

Town Planner Frankel stated that the code is not a simple document.

Board Member Bravo provided another code compliance issue with a construction site and this is complicated without the proper training.

Discussion took place among staff and the Board regarding proper code enforcement and proper training for those officers to make sure they enforce this issue that is going on.

Alternate Board Member Rais stated that if one calls to complain they need to take your name and address down. She stated that the neighbors complaining isn't an incentive enough to have these officers go out to follow up.

Board Member Bravo stated that he has received calls that they do not want to call code enforcement because they don't want to have an issue with their neighbors.

Chair Baumel stated that they should go and talk to their neighbor. She would like to see better training in that department.

Chair Baumel opened the floor to public comments.

The following individual from the public spoke:

Allison Fleck stated it is a positive criteria vs the negative criteria and what she heard tonight is a lot of their personal opinion which is not what they are supposed to be doing as board members.

Chair Baumel closed the floor to public comments.

### **7.C Requirements for Planning and Zoning Board Applications** - Judith Frankel, Town Planner

Staff recommends adding the following materials to the requirements for Planning and Zoning Board applications:

1. Signed and sealed survey showing current property conditions.
2. Site Plan (existing and proposed)
3. Architectural Elevations (existing and proposed)
4. Materials Sheet
5. Neighboring homes and conditions
6. Landscape Plans and species table

Town Planner Frankel introduced the item and provided a summary and overview. She stated that it would be good to correct what discrepancies are in municode. She further went through the list of changes that need to be made.

Alternate Board Member Rais asked if they can require a 3D rendering.

Chair Baumel stated that what she would like to see is for the this list to become more specific. She stated that she questions having a landscape architect because at times it is an encompassing plan.

Board Member Bravo asked if they are requesting hiring a specialized landscape architect.

Town Planner Frankel stated that a landscape architect has a better understanding of what can grow and last longer in Florida. She would not recommend that for an addition but she would for larger projects.

Vice Chair Forbes agrees.

Town Attorney Recio stated to make Tuesday's meeting easier he suggested coming up with a consensus of what they would like and have a spokesperson to relay that to the Commission.

Board Member Bravo stated that the issue is that municode is silent but it is in the written code and asked the difference.

Town Attorney Recio stated that currently it does not require a landscape plan or rendering.

Chair Baumel would like for the Board to simply give some ideas of what they want and what they do not want.

Chair Baumel opened the floor to public comments.

The following individual from the public spoke:  
George Kousoulas

Chair Baumel closed the floor to public comments.

Alternate Board Member Rais likes the list as is and would like to add renderings for new homes.

Alternate Board Member Szafranski likes the list as is but would also like to see rendering for new homes.

Board Member Bravo likes the list as is and would like to be more specific for the outside of the home and they do not need to see the interior design and only provide the sheet for what they need to see for new constructions. He believes they could add photographs of the neighboring homes to number 5 for everyone.

Alternate Board Member Szafranski does not understand how this would be relevant if they are building a larger home next to a smaller home it should still be approved.

Town Attorney Recio explained what the design guidelines state and some might be more appropriate in some areas than others.

Alternate Board Member Szafranski stated that you are creating an undue burden on an applicant that has to build their house to conform with the neighbors and that makes life very difficult for those building the home.

Town Attorney Recio stated that there is a provision in the code regarding when the houses are too similar to the one next to it and stated that is what Board Member Bravo was referring to and provided the list.

Town Planner Frankel explained that it is to not have identical homes.

Chair Baumel agrees with subjectivity on a Board.

Town Attorney Recio stated that they have criterias they have to apply and they are applying their experience, professional know how and does it match those criterias or not.

Vice Chair Forbes agrees with the rendering and landscape plans but you have to also keep in mind that maybe they cannot afford to hire a landscape architect and do a full rendering.

Chair Baumel believes you do not need this entire list and what she would add is what the thought process would be when demolishing the house and as it pertains to your neighbors. She believes the list is great and would like it written for renovations and additions.

Town Attorney Recio confirmed there was consensus by this Board to present to the Commission.

#### **7.D Applicability of Planning and Zoning Board Review - Town Planner Judith Frankel**

Staff recommends that the Planning and Zoning Board consider an ordinance to amend the Zoning Code 90-19.7 to allow additional minor alterations to be reviewed by Town Staff only and not the Planning and Zoning Board.

The following permits are suggested to be added to Zoning Code 90-19.7 list of exempt permits:

1. Rear-yard wall opening not visible from the public right-of-way
2. Material change outs (i.e. replacement of A/C equipment at the same location)
3. Window Signs in the SD-B40 Zoning District
4. Rear yard pools
5. Rooftop mechanical and accompanying screens
6. Roof decks on existing homes
7. Carports

Town Planner Frankel introduced the item and provided a summary and overview and provided the list of items that shouldn't have to come before the board.

Discussion took place among the Board and staff regarding the roof top mechanicals and clarification was provided as well as agreement to delete roof deck from the list.

Consensus was reached to approve the list and deleting roof deck.

Chair Baumel opened the floor to public comments.

The following individual from the public spoke:  
George Kousoulas

Chair Baumel closed the floor to public comments.

Town Attorney Recio explained the covering of the mechanical equipment with a screen and those that have it in place and approved prior to this rule taking affect.

Chair Baumel would like for all of them to have the screen.

Building Official McGuinness provided his input as it pertains to the screening of those mechanical equipment.

Town Attorney Recio explained what the code currently states as it relates to existing equipment.

Building Official McGuinness stated he would not recommend change outs.

Alternate Board Member Rais stated that she would not agree to make those that have to replace the units to have to screen them because it is a cost.

Town Planner Frankel stated that one item that will be on the joint meeting agenda will be the staircase going to the roof for the mechanical equipment.

#### **7.E Accessory Structures in the H30A Zoning District - Judith Frankel, Town Planner**

Staff recommends that the Planning and Zoning Board consider the appropriate setback and size for accessory structures the H30A zoning district.

Town Planner Frankel introduced the item and provided a summary and overview.

Alternate Board Member Rais left the dais at 8:00 p.m.

Town Planner Frankel showed the pictures of older homes with lower seawalls and explained that if they are allowing this they will allow them for all level homes.

Alternate Board Member Rais returned to the dais at 8:02 p.m.

Chair Baumel stated she knows that property and that seawall was in disrepair and has a problem with it and believes that the seawalls and caps should all be at the same height in the neighborhood and you would not have that problem.

Town Planner Frankel stated that she is working with the Town Manager in raising the heights of the seawalls to 6.5 NAVD.

Acting Town Manager Gomez explained what heights they are looking at and what Nova Consulting brought to them with their research. He stated that they are proposing a 6.5 NAVD. He stated they are currently at 5.14 NAVD which is the minimum requirement.

Further discussion took place among the Board and Acting Town Manager Gomez regarding the seawall requirements and the issues being experienced.

Chair Baumel opened the floor to public comments.

The following individual from the public spoke:  
George Kousoulas

Chair Baumel closed the floor to public comments.

Vice Chair Forbes spoke regarding the speaker's comments regarding the accessory structure. He also stated it is very important what they approve as it relates to the seawall requirements. He stated that what is good for one has to be good for everyone.

Chair Baumel stated that some of the properties do not have the same amount of land.

Town Attorney Recio explained the provision of the code and what is allowed.

Chair Baumel spoke regarding some of these numbers not working because of the space value and some properties should be allowed to come before the board for an accessory structure.

Town Attorney Recio stated that you can carve out a percent or have a criteria laid out.

Vice Chair Forbes does not believe it should be open because you will always have someone that does not like structures vote against it. He stated that they will not hire an architect or engineer to put the plans together if they will not get approved.

Chair Baumel stated that you have to accommodate. She does not think it is fair that someone that is investing in their home to be told they could not do it.

Town Planner Frankel explained the requirements they still have to meet and adjust to. She asked if they should allow some sort of accessory structure and what is the right size.

Consensus was reached to agree to allow something based on a percentage based on the size of the lot.

[H30A Rear Yard Flooding November 2022](#)

## **7.F Design Guidelines: The Impact of Decorative Elements on the Massing of a Structure** - Town Planner Judith Frankel

Staff recommends that the Planning and Zoning Board discuss the suitability of design elements that impact building massing.

Town Planner Frankel introduced the item and provided a summary and overview.

Chair Baumel opened the floor to public comments.

The following individual from the public spoke:  
George Kousoulas

Chair Baumel closed the floor to public comments.

Town Attorney Recio broke it up in sub issues and went through each one and it would be easier to redefine yards to relate back. He stated when they were going through the zoning code rewrite, they spoke regarding the average side setback. He stated that there was a proposal to apply to both first and second floor and allow the house to shift. He stated it is on the agenda for Tuesday. He spoke regarding frontage and there are limited situations where it is in a publicly accessible area and do they want to expand on the frontage to allow it on the publicly accessible area and gave examples.

There was no consensus to move forward with the frontage and publicly accessible area.

Town Attorney Recio stated the last subcategory being the second floor of a house is restricted to 80% of the first floor and if you build a smaller first floor you are being penalized.

Chair Baumel stated that this goes back to what the Board has a say in when it comes to waterfront property and the different size properties and setbacks.

Vice Chair Forbes believes this is a problem and is a contradiction.

Chair Baumel addressed the comments made by Mr. Kousoulas. She stated that she looks for new ways of architectural integrity being brought before them.

Mr. Kousoulas addressed the 80% rule.

[9033 Dickens Ave - Arch plans reduced.pdf](#)

## **7.G Design Guidelines: Design and Material Guidelines for Front Yard Fences and Gates** - Town Planner Judith Frankel

Town Staff recommends that the Planning and Zoning Board discuss guidelines for the design of front yard fences and gates. The Code does not indicate preferred materials or designs for fences and gates other than "they should not be substantial in appearance".

Town Planner Frankel introduced the item and provided a summary and overview. She suggested if they want to take them out of design review to provide direction as to what they would want.

Alternate Board Member Rais stated that everyone will have a clone of this gate and if they can somehow encourage people to be different and creative. She would recommend to introduce language design guides for gates and fences.

Chair Baumel asked what recommendation would she like to see for certain gates and fences and materials allowed.

Chair Baumel opened the floor to public comments.

The following individual from the public spoke:  
George Kousoulas

Chair Baumel closed the floor to public comments.

Vice Chair Forbes stated that since gates are so new could they keep it there for the time being. He stated the problem with the previous applicant tonight was that you could not say no because she met all the guidelines.

Town Planner Frankel stated it is not that they are not allowed to say no and explained what the code states.

Alternate Board Member Szafranski stated that the more the merrier and you have the right to privacy. You don't have the right to look into someone's house.

Vice Chair Forbes agrees with Alternate Board Member Szafranski.

Further discussion took place among staff and the Board as to what the design guidelines should state regarding fences and gates.

Chair Baumel suggested having something consistent or different styles.

Vice Chair Forbes stated that his house will look different from others.

Board Member Bravo stated that it is the opinion that many moved to this Town because there are no fences and does not believe they should promote having fences.

Chair Baumel stated that they are not promoting fences but they are nobody to say they cannot have a fence.

There was no consensus and this will remain an ongoing issue.

[Appendix A Front Yard Fences.docx](#)

[Appendix B Front Yard Fence Permits Process](#)

[Appendix C Rear and Side Yard Fence Permits Process](#)

## 7.H Synthetic Turf - Town Planner Judith Frankel

Staff recommends that the Planning and Zoning Board considers adding synthetic turf standards to the new Design Review Guidelines.

Town Planner Frankel introduced the item and provided a summary and overview and explained the 10 properties that are on hold with code enforcement and there should be a decision that they could keep it for the life of the turf, forever or it does not meet code and they have to pull it out. The second portion is do you want to allow more synthetic turf and explained the areas you can put turf in.

Vice Chair Forbes asked if you met your 35% if you can put it in your yard.

Town Planner Frankel stated yes and there has been discussion of allowing more and what to do about those 10 properties.

Vice Chair Forbes stated that the Surf Club has had to change the grass 10 times and it was a mud bath and when they changed it to synthetic turf it has been an incredible positive change.

Alternate Board Member Szafranski agrees.

Town Planner Frankel pointed out the swale and right of way area and you cannot have certain things on there including synthetic turf.

Alternate Board Member Szafranski asked if synthetic turf is permeable.

Town Planner Frankel stated yes but it depends which one you put in.

Alternate Board Member Szafranski stated if certain ones are then that can be a requirement.

Town Planner Frankel stated that it makes it harder for Surf Club because they are by the beach to have grass grow. She stated this is for residential and the existing code describes what is allowed. She stated that they have to determine what to do with the 10 homes. She stated that there also is other landscape requirements that have to be met.

Consensus was reached to allow the synthetic turf with specific requirements of which turf is allowed that will comply with the code.

Chair Baumel opened the floor to public comments.

The following individual from the public spoke:  
George Kousoulas

Chair Baumel closed the floor to public comments.

[Ordinance No. 2020-1709 Synthetic Turf](#)

## 8. Adjournment



There being no further business to discuss before the Board, a motion was made by Alternate Board Member Szafranski to adjourn the meeting at 9:07 p.m., seconded by Board Member Bravo. The motion carried with a 5-0 vote.

Respectfully Submitted,

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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Carolyn Baumel, Chair

Attest:

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Sandra N. McCready, MPA, MMC  
Town Clerk