



**TOWN OF SURFSIDE
PLANNING AND ZONING BOARD
MINUTES
FEBRUARY 27, 2014
7:00 PM**

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 7:03 pm.

2. ROLL CALL

Recording Clerk Jenorgen Guillen called the roll with the following members present: Board Member Jennifer Dray, Board Member Carli Koshal, Board Member Armando Castellanos, Vice Chair Peter Glynn and Chair Lindsay Lecour. Mayor Daniel Dietch attended as the Board liaison.

3. APPROVAL OF MINUTES: JANUARY 30, 2014

Board Member Dray had a correction to the minutes as follows:

4E. Request of the Owner of Property located at 9380 Collins Avenue

The applicant is requesting to renovate a sales center. The applicant was asked to reconsider the design of the image and remove the plants and greenery and add more art. Change to read "The applicant was asked to reconsider the design of the image and add more greenery and art.

Vice Mayor Glynn made a motion to approve and the motion received a second from Board Member Dray and all voted in favor.

4. PLANNING AND ZONING APPLICATIONS:

A. Request of the Owner of Property located at 9380 Collins Avenue

The applicant is requesting to renovate a sales center.

Town Planner Sarah Sinatra presented the item.

The architect spoke and gave a few more details on the project.

A motion to approve was made by Board Member Dray. The motion received a second from Board Member Castellanos and all voted in favor.

B. Request of the Owner of Property located at 9180 Byron Avenue

The applicant is requesting to build a family room at the rear of the home and refurbish an existing deck in the backyard.

Town Planner Sarah Sinatra presented the item.

A motion to approve was made by Board Member Castellanos. The motion received a second from Vice Chair Glynn and all voted in favor.

C. Request of the Owner of Property located at 9381 Byron Avenue

The applicant is requesting to build a study room addition.

Town Planner Sarah Sinatra presented the item.

The architect spoke and answered a question regarding the proposed roof.

A motion to approve was made by Vice Chair Glynn. The motion received a second from Board Member Castellanos and all voted in favor.

D. Request of the Owner of Property located at 9481 Byron Avenue

The applicant is requesting to add a family room, kitchen, and master bedroom to the rear of the home. The application includes the pool and deck.

Town Planner Sarah Sinatra presented the item. The pool and deck will not be included in this review only the actual addition.

Board Member Dray made a motion to approve with staff recommendations as follows:

1. 24 inch setback for proposed stairs
2. building permit plans demonstrate a 30% pervious on the lot.

The motion received a second from Board Member Castellanos and all voted in favor.

E. Request of the Owner of Property located at 233 & 225 95th Street

The applicant is requesting to install two signs in two different stores and replace the awning over the existing storefront for both stores.

Town Planner Sarah Sinatra presented the item. The board made some suggestions that the overall sign be streamlined.

Board Member Dray made a motion to approve with staff recommendations as follows:

1. 6 inch break between the two awnings or articulation of the awning.

The motion received a second from Board Member Koshal and all voted in favor.

5. QUASI-JUDICIAL APPLICATIONS:

A. The Shul Site Plan and Special Exception –

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE TOWN OF SURFSIDE, FLORIDA, RECOMMENDING FOR APPROVAL A SITE PLAN APPLICATION, PURSUANT TO SECTION 90-41 ET SEQ. OF THE ZONING CODE, AND A SPECIAL EXCEPTION FOR A PRESCHOOL, PURSUANT TO SECTION 90-37 OF THE ZONING CODE TO PERMIT A 5,122.9 SQUARE FOOT MULTIPURPOSE ROOM AND A 51,850 SQUARE FOOT THREE STORY CLASSROOM FACILITY,

INCLUDING AN EXPANSION OF THE EXISTING PRESCHOOL AND EXCLUDING A SCHOOL, AS SUBMITTED BY THE SHUL, SUBJECT TO CERTAIN CONDITIONS WHICH SHALL BE INCLUDED IN A RECORDED COVENANT RUNNING WITH THE LAND, AND PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Chair Lindsay Lecour read a statement regarding quasi-judicial proceedings. Those wishing to speak were sworn in.

Town Planner Sarah Sinatra presented the item with a slide presentation.

Stanley Price, attorney representing the Shul spoke on the item and urged the Board to support it. Mr. Price indicated they have worked with staff to address all issues raised. Architect Shapiro spoke and gave a detailed slide presentation of the project. Questions from the Board were addressed. Rabbi Sholom Lipskar spoke in support of the Shul and spoke of its benefit to the community.

Chair Lecour opened the public hearing.

Public Speakers Moshe Behar, Mitchell Feldman, Isaac Salver, Ginette Sultan, Donald Green, Mitchell Gottlieb, all spoke in support and indicated that many young families are moving into the community and the Shul and preschool are not only needed but would highly compliment the community. Ana le los Reyes spoke in opposition of the project and has a real concern about traffic and the terrible impact it will have. Attorney Price addressed the concern of Ms. De los Reyes and indicated a traffic study was done and all criteria have been met.

Town Attorney Miller again swore in all those who spoke in the event that a speaker had not previously been sworn in.

Chair Lecour closed the public hearing.

Vice Chair Glynn wanted it understood that the Board are not politicians but your neighbors. Glynn had questions about parking and traffic and does not think the traffic study presented is correct. The Shul will have a shortage of parking spaces and will opt to give the city funds to go into their parking fund to build lots. Vice Chair Glynn indicated that the downtown district has a shortage of parking spaces and at this time no approval has been made to build additional lots as some residents do not want it. Juan Espinosa representing the Shul and traffic expert addressed the issue and explained how the traffic study was done. The Board expressed a real concern about traffic and the study done. Building Official Ross Prieto was asked if there has been a traffic problem on Collins Ave. especially when children are being picked-up at the preschool. Mr. Prieto said he had no knowledge of any reported problem. Shelly Eichner, representative from Giordano Assoc. said that our traffic consultants saw no problem with the traffic study done by the Shul.

Vice Chair Glynn asked if an additional entrance could be added to access the Shul parking lot. The Architect said it could be done but they would lose approximately three spaces.

Chair Lecour asked for a commitment from the Rabbi that if there should be some traffic problems down the line when the congregation grows, that the Shul would be willing to work with the city to get it resolved. Rabbi Lipskar assured the Board that they would be willing to reconsider all options.

Vice Chair Glynn wanted to go on record that we must have at least two more parking facilities and the Commission should vote on it affirmatively.

Board Member Dray questioned the allowance of a school as it is not clearly defined in our code and it was never discussed. Town Planner Sinatra explained that this is just an expansion of an existing school. Attorney Price said the code states this property is zoned for public assembly which includes schools. However, Town Planner Sinatra spoke and said that preschools are not listed and that is why it is before the Board. Special Land Use Counsel Nancy E. Stroud said when challenged under RELUPA that preschools are accepted.

Mayor Dietch spoke and said to alleviate the major concern of the Commission and Board would the Shul be willing to have another traffic study done at their expense if and when the student enrollment reaches 200. Attorney Price said he saw no problem with that request.

Board Member Dray made a motion to recommend for approval the site plan with the following conditions:

1. parking and traffic study to be done by Shul when preschool enrollment reaches 200.
2. leave the option of adding a second entrance to the parking lot if and when necessary.
3. retweak language regarding where construction workers may park which includes no parking in public parking lots
4. expansion of police officer duty when warranted

The motion received a second from Board Member Koshal and all voted in favor.

There being no further discussion on the preschool as an ancillary use Chair Lecour asked for a recommendation.

Board Member Dray made a motion to recommend the town grant the special exception for preschool as an ancillary use to the Shul as limited. The motion received a second from Board Member Castellanos and all voted in favor.

Time 9:57p.m. Chair Lecour asked for a two minute break.

6. ORDINANCES:

Electric Vehicle Car Charging Station –

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 “ZONING” AND

SPECIFICALLY AMENDING SECTION 90.2 “DEFINITIONS”; SECTION 90-41 “REGULATED USES”; SECTION 90-71.2 “H30C, H40, MU AND H120 DISTRICTS”, AND SECTION 90-77 “OFF STREET PARKING REQUIREMENTS”, TO ALLOW FOR THE INSTALLATION OF ELECTRIC VEHICLE CAR CHARGING STATIONS; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. Town Planner Sarah Sinatra presented the item and indicated some modifications to the ordinance to eliminate the word designated parking spaces. Board Member Koshal also had some minor modifications to the language of the ordinance.

Vice Chair Glynn made a motion to recommend and the motion received a second from Board Member Koshal all voted in favor.

Planning and Zoning Board Membership -

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 “ZONING” SPECIFICALLY AMENDING SECTIONS 90-15 “MEMBERSHIP/QUORUM, MINIMUM QUALIFICATIONS, OFFICERS, TERMS OF OFFICERS, VACANCIES, GENERAL REGULATIONS, RECOMENDATIONS, EXPENDITURES, INDEBTNESS”, 90-16 “ MEETINGS: BOARD YEAR; TIMEFRAME; LOCATION”, 90-17 “ POWERS AND DUTIES”, 90-18 “DESIGN REVIEW BOARD”, 90-19 “ SINGLE-FAMILY AND TWO-FAMILY DEVELOPMENT REVIEW PROCESS”, 90-20 DEVELOPMENT REVIEW REQUIEREMENTS FOR SUBMITTALS OTHER THAN SINGLE-FAMILY AND TWO-FAMILY”, 90-23 “CONDITIONAL USES’, AND 90-70 “SIGN PERMITS’, ESTABLISHING THE DESIGN REVIEW BOARD AND RESPONSIBILITIES OF SUCH BOARD; CHANGING MEMBERSHIP REQUIREMENTS OF THE PLANNING AND ZONING BOARD; ALLOWING FOR AN APPEAL OF DFESIGN REVIEW BOARD DECISION; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Miller spoke on the item.

Board Member Castellanos make a motion to approve. The motion received a second from Vice Chair Glynn and all voted in favor.

7. DISCUSSION ITEMS:

A. Massing – Town Planner Sinatra spoke briefly on the item with visuals of different options. Chair Lecour would like to spend more time on the item and deferred the item for next meeting.

Board Member Dray left the meeting at 10:06 p.m.

B. Future Agenda Items


Parking trust fund

8. PERMITS ISSUED AND REVENUE REPORT FOR JANUARY 2014.
[To be delivered separately]


9. ADJOURNMENT.

There being no further business to come before the Planning and Zoning Board, the meeting adjourned at 10:10 p.m.

Accepted this 27th day of March, 2014


Chair Lindsay Lecour

Attest:


Sandra Novoa
Town Clerk