



**TOWN OF SURFSIDE
DESIGN REVIEW BOARD
AND
PLANNING AND ZONING BOARD
MINUTES**

AUGUST 25, 2016

7:00 PM

**Town Hall Commission Chambers – 9293 Harding Ave., 2nd Floor
Surfside, Florida 33154**

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 7:02 pm.

2. ROLL CALL

Town Clerk Sandra Novoa called the roll with the following members present: Chair Lindsay Lecour, Vice Chair Judith Frankel, Board Member Brian Roller, Board Member Richard Iacobacci, Board Member Jorge Gutierrez and Board Member Peter Glynn. Commissioner Daniel Gielchinsky attended as liaison.

3. APPROVAL OF MINUTES: July 18, 2016

Board Member Gutierrez made a motion to approve. The motion received a second from Board Member Roller and all voted in favor. Liaison Gielchinsky gave an update on the Commission level some of which was sea level rise impact fees and historic preservation.

4. DESIGN REVIEW BOARD APPLICATIONS:

A. Request of the Owner of Property located at 725 93rd Street.

The property is located at 725 93rd Street, within the H30B zoning district. The applicant was heard by the Design Review Board on March 31, 2016 when they were proposing to convert a screen patio to a garage, construct a driveway, convert the existing storage room/garage façade and add a second story addition above the proposed garage in an existing single family residence. The applicant has modified the scope of the project and eliminated the second story addition. The proposed project includes a one story addition, remodel and a relocation of the garage.

Town Planner Sarah Sinatra presented the item and staff is recommending approval with a condition.

Board Member Gutierrez made a motion to approve with the following condition:

1. The curb cut of the driveway do not exceed 18 feet in width.

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

B. Request of the Owner of Property located at 1355 Biscaya Drive.

The applicant is proposing to renovate the front façade of the existing home. The renovations include adding metal louvers and decorative columns.

Town Planner Sarah Sinatra presented the item. Board Member Gutierrez said he preferred seeing the louvers. The applicant's representative spoke and said there would be louvers.

Board Member Gutierrez made a motion to approve with the louvers. The motion received a second from Board Member Roller and all voted in favor.

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

The applicant is requesting to convert their garage to additional living space.

Town Planner Sarah Sinatra presented the item and is recommending approval with conditions. The applicant spoke about the conversion as the Board wanted to be sure it could not be used as an additional dwelling but was part of the interior of the house.

Board Member Gutierrez made a motion to approve with the following condition:

1. Landscaping to be the full span of the converted garage.

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

D. Request of the Tenant of Property located at 9573 Harding Avenue.

The applicant is requesting an illuminated cut PVC lettering sign for a new retail shop Gourmet Temptations. The proposed signage includes black lettering, illuminated purple bars and a ½ inch offset of the sign. The applicant is also proposing a new black awning.

Town Planner Sarah Sinatra presented the item and is recommending approval with conditions. The applicant spoke about the item and answered questions from the Board.

Board Member Iacobacci made a motion to approve with the following conditions:

1. Check trade name of establishment to include "Paris."
2. No electrical equipment shall be visible.

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

E. Request of the Tenant of Property located at 9531 Harding Avenue.

The applicant is requesting a reverse channel LED lettering sign for Razzledazzle Barbershop. The proposed signage includes black lettering and a ½ inch offset.

Town Planner Sarah Sinatra presented the item and is recommending approval. The applicant spoke about the item and answered questions from the Board.

Board Member Gutierrez made a motion to approve with the following conditions:

1. No switches exposed on the sign.
2. Façade needs to be re-stucco.

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

F. Request of the Tenant of Property located at 9532 Carlyle Avenue.

The applicant is proposing the construction of a second story addition with a roof top deck to the existing single-family residence.

Town Planner Sarah Sinatra presented the item. The architect spoke and gave a visual presentation. There was discussion regarding roof top decks and privacy of neighbors. Town Planner Sinatra read the code regarding roof decks. She said when she originally read the plan it was clear to her that this had a third story and struck it. She also read the code regarding setbacks of decks. After further discussion the Board felt it needed more information and an updated design.

Board Member Gutierrez made a motion to defer. The motion received a second from Board Member Glynn and all voted in favor.

5. QUASI-JUDICIAL APPLICATION:

9133 COLLINS AVENUE AND 9149 COLLINS AVENUE

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, PLANNING AND ZONING BOARD; RECOMMENDING APPROVAL OF A SITE PLAN APPLICATION, PURSUANT TO SECTION 90-41 ET SEQ. OF THE ZONING CODE TO PERMIT THE DEVELOPMENT OF PROPERTY LOCATED ON THE EAST SIDE OF COLLINS AVENUE WITH THE ADDRESSES OF 9133 COLLINS AVENUE AND 9149 COLLINS AVENUE FOR 54 CONDOMINIUM UNITS WITH CONDITIONS OF APPROVAL; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

Town Clerk Sandra Novoa read the title of the resolution. Chair Lecour wanted to point out that the Town Attorney has noted a typo in the resolution as number 4 appears twice and will be remedied.

Chair Lecour read the process and rulings of a quasi-judicial hearing.

Town Clerk Novoa confirmed that compliance with advertising notice requirements have been met. Attorney Miller asked the Board if anyone had ex-parte communications with the Applicant or any objector. All answered no. Town Clerk Nova swore in the people who wished to speak on the item.

Town Planner presented the item and staff is recommending approval with conditions. Neisen Kasden representing the applicant gave more details and an overview of the item. He said they are working with the town and had some red line items he wanted read into the record. He also pointed out that the setbacks are being significantly exceeded.

Kobi Karp, architect, presented visuals of the project and provided details. Mr. Kasden provided the Board with the red line items and read into the record the revisions he would like made. One being that under Number 2, regarding the historic plaque they wish the aesthetics be left up to the developer and as to the location that will be done with cooperation of the town. The language in number 6 needs to be tweaked as he feels as long as there is an active building permit a bond is not needed. Other items mentioned were Numbers 7 and 8 will leave as is accept for the last sentence requiring bond requirements. In Numbers 17, 18 and 19 regarding the parking plan they feel their construction workers should be able to park in the town. Number 21 regarding change of ownership they will comply until the condominium is turned over Number 22 dealing with hard pack easement they would comply with the provisions of the code not the language in the resolution. Number 25 deals with water and sewer fees he said the town is responsible for the infrastructure for them to connect to and would like a credit if repairs are needed. Number 26 they are asking for an extra 30 days to present a construction schedule.

Town Manager Olmedillo said they are agreeable to Number 2 and have no issues with Number 6. Regarding Number 7, it is part of code and also mentioned Number 8. He saw no issues with Number, 17, 18, and 19. Under Number 21 he feels this is a legal issue and there will be many owners when the condominiums are sold. Under Number 22 he would like the Town Attorney to look at the language. He had concerns about Number 25 he said they can work together on that issue.

(Liaison Gielchinsky left at 9:40 p.m.)

Chair Lecour opened the public hearing.

Public Speakers:

-Denyse Fowley spoke about impact and said they are eliminating units but asked if they are increasing the number of bedrooms and are the units larger. The architect responded and said there will be larger units but the number of people living there should be the same. She also spoke about community centers, emergency services, etc. which are staying the same and yet we are having more people and impact fees. She then spoke on behalf of her neighbor Pamela O'Hagan who could not attend this evening and she wanted to bring up the issue of affordable housing and if it was included in this property. Chair Lecour said she did not think that affordable housing was part of this project and wanted to clarify that she did not say it should be at the last meeting.

-Deborah Cimadevilla (was sworn in before she spoke) talked about construction workers and parking in residential areas. There has been a big problem in her area with construction workers parking in the area. She feels there is also a lot of litter and also makes the neighborhood unsafe and fines should be increased to more than \$50.

Mr. Kasden spoke regarding the parking issue and said their workers should not be parking in residential areas and they will work with the town to try to resolve that. He does not feel revoking a building permit for parking issues is fair.

No one else wishing to speak Chair Lecour closed the public speaking.

Regarding the design, Board Member Gutierrez complimented the architect and thought it was very nice. The Board was in agreement and had a few suggestions and the architect answered some questions from the Board.

Regarding the applicant's changes to the resolution on Number 19 parking, Board Member Iacobbaci was in disagreement with the change suggested and said there are problems when workers park in the city and especially in residential areas and some home owners were allowing workers to park in their driveway for a fee. He believes the developer should have strict regulations regarding parking. He also said the fines should be \$1,000 and an offender receiving a fine three times should be terminated from the project. Mr. Kasden said they can add language that residents cannot lease out parking for construction workers. He also said the first time someone parks in a space they should not, they will be terminated. The amount of the fine was discussed and the Board felt \$50 was not sufficient. Board Member Roller said there could be an issue in identifying whose car is parked. He said the contractor should come up with a plan to be able to identify the cars, better enforcement and the fine being much higher than \$50. The revised parking policy would be across the board for all developers not just this one. Board Member Roller thought it would be acceptable to have workers park in the town if they park on construction sites the developer owns. Chair Lecour suggested to amend the resolution to keep in the statement no parking in the city but construction workers can park only on the properties of the developer. Board Member Glynn was in agreement the fine should be as high as \$500. The Town Manager explained the difference from a parking ticket which is put on a car and a fine which would be given to the developer.

Chair Lecour said they will recommend to the Commission to increase the fine from \$50 to \$500, add a clause of not being able to rent or lease spaces from Surfside residents (Town Attorney will look into this), and this policy be applicable to all construction sites.

Regarding the historic plaque, Vice Chair Frankel said the Historic Board would probably want to have a say on this but she suggested something small with name and date. Chair Lecour suggested the language be "up to the applicant subject to approval by the Historic Preservation Board."

The Board is asking for more publication of their hotline website which would apply to all developer's construction sites.

Board Member Glynn had comments regarding water and sewage and feels the cost of repairs to the infrastructure should be split rather than having the developer fix it and then get credit. He suggested it may be more cost effective for the city to put it out to bid instead of writing a blank check but that may delay the project. Building Official Prieto said the line the city is providing is functioning and not crumbled or damaged. Town Manager Olmedillo said the Building Official said we have the infrastructure to serve the developer and if that can be confirmed then we do not need the revision the applicant is requesting. If something should occur, then the city will put it out to bid.

Town Attorney Miller responded to number 22 regarding easement. The applicant wanted it clear that this is a separate project. The applicant wants to have further conversations with the city on this and they will comply with the code but rather not have an easement at all. The Board feels strongly that they provide an easement. Board Member Glynn said he would never approve it unless he sees a bike path or walking path for the public in the plan. The applicant said they are not legally bound to do this and Board Member Glynn said we can put this on hold and change the code as there must be walking paths for the public. The applicant brought up the placing

and storage of beach chairs which they are having issues with and feels it is not fair. They are in agreement to discuss this with the city and not have this process here as they received information late.

Manager Olmedillo asked the Town Attorney when she received the red line and her response was tonight. Manager Olmedillo said if they wanted something to be reviewed it should have been presented sooner as the Manager said he had to look it over at this meeting. Chair Lecour agreed with the Manager but said they are trying to accommodate the applicant but is firm on the easement and walking paths and said the Town Attorney and applicant should have further discussions to come to an agreement.

On the conditions Kobi Karp said the rendering was not correct and they are following the drawing on page 8403.

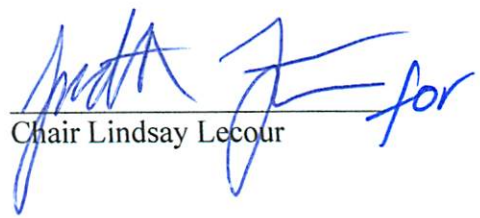
In summation Chair Lecour made the following recommendations: Number 2 - Subject to Historic Preservation Board approval; Number 9 - they would like the website url to be advertised to the residents and this would be applicable to all construction sites; Number 18 – the applicant shall provide evidence of a construction parking plan for the provision of off town street parking with the exception of parking on applicant’s property; Number 19- raising the penalty from \$50 to \$500 per parking ticket and adding a provision that construction workers cannot lease parking spaces from residents and that policy will be applicable to all construction sites; Number 22 – regarding hard pack is subject to further review with Town Manager, Town Attorney and caveat that the Board strongly wants to maintain public access to the hard pack; Number 25 – regarding water/sewer we agreed that the town go out and bid the work or the applicant does it and we split the credit.

Board Member Gutierrez made a motion to forward the recommendations to the Planning and Zoning Board. The motion received a second from Board Member Glynn and all voted in favor.

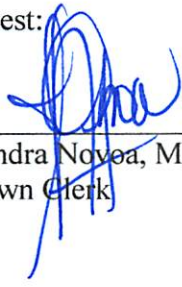
5. ADJOURNMENT.

There being no further business to come before the Design Review Board the meeting adjourned at 9:57 p.m.

Accepted this 29th day of September, 2016


Chair Lindsay Lecour

Attest:



Sandra Novea, MMC
Town Clerk

PLANNING AND ZONING BOARD

MINUTES

August 25, 2016

7:00 PM

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 9:58 pm.

2. ROLL CALL

Town Clerk Sandra Novoa called the roll with the following members present: Chair Lindsay Lecour, Vice Chair Judith Frankel, Board Member Brian Roller, Board Member Richard Iacobacci, and Board Member Peter Glynn.

3. APPROVAL OF MINUTES: July 18, 2016

Vice Chair Frankel made a motion to approve. The motion received a second from Board Member Roller and all voted in favor

4. QUASI-JUDICIAL APPLICATION:

A. 9133 COLLINS AVENUE AND 9149 COLLINS AVENUE

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, PLANNING AND ZONING BOARD; RECOMMENDING APPROVAL OF A SITE PLAN APPLICATION, PURSUANT TO SECTION 90-41 ET SEQ. OF THE ZONING CODE TO PERMIT THE DEVELOPMENT OF PROPERTY LOCATED ON THE EAST SIDE OF COLLINS AVENUE WITH THE ADDRESSES OF 9133 COLLINS AVENUE AND 9149 COLLINS AVENUE FOR 54 CONDOMINIUM UNITS WITH CONDITIONS OF APPROVAL; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

City Clerk Sandra Nova read the title of the resolution.

Chair Lecour reminded everyone that the rules and process of a Quasi-Judicial hearing stated in the Design Review Board Meeting apply here also.

Chair Lecour asked if anyone wishing to speak to please stand and be sworn in. There were no public speakers who had not spoken at the previous meeting. No one wishing to speak Chair Lecour closed the public hearing.

Board Member Iacobacci made a motion to forward to the Town Commission with the recommendations approved by the Review Design Board.

B. SIGN MODIFICATION

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 "ZONING"; SECTION 90-69. DEFINITIONS; AMENDING THE DEFINITION OF "AREA" OF A SIGN TO INCLUDE THE SUPPORTING STRUCTURE WITHIN THE MAXIMUM ALLOWABLE SIGN AREA; AMENDING THE DEFINITION OF "MONUMENT SIGN" TO ADD THAT THE BASE OF THE SIGN IS INDEPENDENT OF THE WALL, ENTRY FEATURE OR FENCE; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

City Clerk Sandra Nova read the title of the ordinance.

Town Planner Sarah Sinatra presented the item.

The Board would like some clarifying language and the Town Planner will work on it.

Board Member Glynn made a motion to defer the item. The motion received a second from Board Member Roller and all voted in favor.

6. DISCUSSION ITEMS:

1. Future Agenda Items
2. Sustainability Subcommittee Verbal Report from Planning and Zoning Board Member, Peter Glynn
3. Impact fees

The receiving of materials late, such as this evening, was discussed and how to deal with that issue and there should be a clear policy on that.


6. ADJOURNMENT

There being no further business to come before the Planning and Zoning Board the meeting adjourned at 10:11 p.m.

Accepted this 29th day of September, 2016


Chair Lindsay Lecour

Attest


Sandra Nova, MMC
Town Clerk