



**Town of Surfside
DESIGN REVIEW BOARD/
PLANNING & ZONING BOARD
MINUTES**

May 25, 2017 – 7:00 p.m.
Town Hall Commission Chambers –
9293 Harding Ave, 2nd Floor, Surfside, FL 33154

DESIGN REVIEW BOARD

1. Call to Order/Roll Call

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

Recording Clerk Frantza Duval called the roll with the following members present: Chair Lindsay Lecour, Vice Chair Judith Frankel, Board Member Brian Roller, Board Member Gregg Covin, and Board Member Peter Glynn. Board Member Jorge Gutierrez, and Board Member Richard Iacobacci were absent.

2. Approval of Minutes – April 27, 2017

Board Member Glynn made a motion to approve. The motion received a second from Board Member Covin and all voted in favor with Board Member Gutierrez and Board Member Iacobacci absent.

3. DESIGN REVIEW BOARD APPLICATIONS:

A. 1000 Surfside Boulevard – Garage Addition -The applicant is requesting a 559-square foot garage and laundry room addition to the front of the house. Also included is a request to remove and replace an existing driveway to align with the new garage. Town Planner Sarah Sinatra presented the item.

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

1. To retain the same amount of landscaping as the existing condition.

The motion received a second from Board Member Glynn and all voted in favor with Board Member Gutierrez and Board Member Iacobacci absent.

B. 9408 Byron Avenue – New Single-Family Residence - The applicant is proposing the construction of a new two story single-family residence. Town Planner Sarah Sinatra presented the item.

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

C. 500 Surfside Boulevard – Façade modifications - The applicant is requesting to renovate a portion of the house, replace and add windows, replace clay tile roof, add two trellises, add

a Jacuzzi spa and patio, new driveways, new front walkway, and new aluminum fencing and gates along the front of the property. Town Planner Sarah Sinatra presented the item.

The applicant spoke in favor of the item with more details. Chair Lecour opened the public hearing and no one wishing to speak the public hearing was closed. The Board discussed the item and Planner Sinatra addressed questions from the Board. Town Manager Olmedillo gave code information regarding the trellis in question. Public Speaker Deborah Cimadevilla spoke in support of the application. She is in support of fences on corner home lots.

Board Member Roller made a motion to approve with the condition of notifying neighbors giving them a chance to respond. Board Member Roller withdrew his motion.

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

1. Fence and trellis deferred
2. Proposed fence along frontage of property needs to verify 50% opacity maximum at building permit;
3. Roof Deck note shall be removed on Sheet A2.02;
4. Proposed driveway material shall be verified at building permit;
5. Design Review Board should supply an interpretation on proposed trellis in rear yard. Accessory structures in rear yard require a 5-foot setback which the proposed trellis meets, however, trellis is attached to the house and staff does not interpret the trellis as an accessory structure and requires a 20-foot setback.

The motion received a second from Vice Chair Frankel and all voted in favor with Board Member Gutierrez and Board Member Iacobacci absent.

D. 9528 Bay Drive – Façade modifications - The applicant is proposing to construct the following items to their single-family residence: an additional garage, covered porch, trellises, gates and fencing, a new deck, an outdoor spa, an outdoor kitchen, and new paver driveway. Town Planner Sarah Sinatra presented the item. The architect answered questions from the Board. There were no other public speakers. The Board discussed the item.

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

1. Concrete strips driveway cannot extend beyond the front plan of the house into the side yard;
2. Proposed concrete pillars, fencing and gates in the front of the home cannot exceed 5 feet;
3. Remove any chain-link fencing on this property that extends beyond the front plan of the house;
4. Proposed deck is required to have a 5-foot setback from the bulkhead;
5. Synthetic grass is only permitted in the inlays of the proposed driveway and may not extend into landscape areas;
6. If proposed Jacuzzi spa is recessed into the ground it requires a 20-foot setback from the bulkhead or an inspection is required from a registered structural engineer is required to verify the structural integrity of the existing bulkhead will not be compromised by the spa.
7. Applicant shall include calculations on openings to demonstrate at least 10% wall openings are provided on the building permit plans.

The motion received a second from Board Member Glynn and all voted in favor with Board Member Gutierrez and Board Member Iacobacci absent.

D. **9380 Collins Avenue – Sign** - The applicant is requesting one (1) non-illuminated wall signs for the sales center for the proposed townhouse development. The applicant is proposing individual aluminum letter sign and logo.
Town Planner Sarah Sinatra presented the item.

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

1. The applicant shall remove the window signs and graphics on the property that are not included with this application;
2. Proposed sign shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the wall face;
3. The applicant shall provide external illumination per code for the proposed sign.

The motion received a second from Board Member Covin and all voted in favor with Board Member Gutierrez and Board Member Jacobacci absent.

E. **400 90th Street - After-The-Fact Approval - New Residence** - The applicant is requesting approval of an after-the-fact constructed new one story single-family residence.
Town Planner Sarah Sinatra presented the item.

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

1. The property shall meet the Landscape Code Requirements of 9 trees and 35 shrubs;
2. Landscaping should be supplied along the front elevation specifically the blank wall areas to soften the appearance.

The motion received a second from Board Member Roller and all voted in favor with Board Member Gutierrez and Board Member Jacobacci absent.

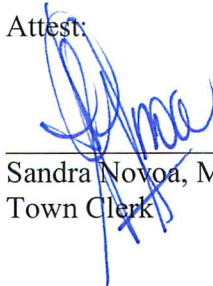
Commissioner Daniel Gielchinsky attended as liaison and arrived at 7:57 pm.

4. Adjournment

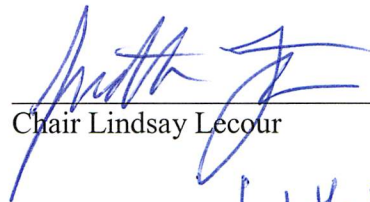
There being no further business to come before the Design Review Board the meeting adjourned at 8:10 p.m.

Accepted this 29 day of June, 2017

Attest:



Sandra Novoa, MMC
Town Clerk



Chair Lindsay Lecour

Judith Frankel
for Ms. Lecour

PLANNING & ZONING BOARD

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 8:10 p.m.

2. ROLL CALL

Recording Clerk Frantza Duval called the roll with the following members present: Chair Lindsay Lecour, Vice Chair Judith Frankel, Board Member Brian Roller, and Board Member Peter Glynn. Board Member Richard Iacobacci was absent. Commissioner Daniel Gielchinsky attended as liaison.

3. Commissioner Daniel Gielchinsky- Town Commission Liaison Report

Commissioner Gielchinsky gave an update.

4. Planning and Zoning Board Member – Sustainability Subcommittee Liaison Report

Town Planner Sarah Sinatra gave an update.

5. APPROVAL OF MINUTES: **April 27, 2017**

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

6. Quasi-Judicial Application:

A. 400 90th Street – After-The- Fact Approval - Setback Variance

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA PLANNING AND ZONING BOARD CONSIDERING THE APPLICATION OF 400 90TH STREET TO PERMIT A VARIANCE FROM THE REQUIREMENTS OF SECTION 90-45 “SETBACKS” OF THE TOWN OF SURFSIDE CODE OF ORDINANCES; TO ALLOW AN AFTER-THE-FACT 0.32 FOOT SETBACK VARIANCE ON THE NORTH (CORNER SIDE OF LOT) AND A 5.21 FOOT SETBACK VARIANCE ON THE WEST (REAR SIDE OF LOT); PROVIDING FOR RECOMMENDATION OF APPROVAL; PROVIDING FOR AN EFFECTIVE DATE.

Recording Clerk Frantza Duval read the title of the resolution.

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

Recording Clerk Duval confirmed that compliance with advertising notice requirements have been met. Assistant Town Attorney Graham asked the Planning and Zoning Board if anyone had ex-parte communications with the Applicant or any supporter or objector.

All Board Members answered no. Recording Clerk Duval swore in the people who wished to speak on the item.

Town Planner Sinatra presented the item. The applicant’s representative spoke on the item giving more details.

Chair Lecour opened the meeting to public hearing. No one wishing to speak the Chair closed the public hearing.

The Board discussed the item and the Town Planner answered questions from the Board.

Board Member Glynn made a motion to recommend the item to the Town Commission. The motion received a send by Vice Chair Frankel and all voted in favor with Board Member Iacobacci absent.

B. Casa de Jesus - Special Exception Request

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA PLANNING AND ZONING BOARD; RECOMMENDING APPROVAL OF A SPECIAL EXCEPTION WITH CONDITIONS TO PERMIT AN AFTER-SCHOOL PROGRAM AT CASA DE JESUS, INC. LOCATED AT 228 89TH STREET IN THE TOWN OF SURFSIDE; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

Recording Clerk Frantza Duval read the title of the resolution.

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

Recording Clerk Duval confirmed that compliance with advertising notice requirements have been met. Assistant Town Attorney Graham asked the Planning and Zoning Board if anyone had ex-parte communications with the Applicant or any supporter or objector.

All Board Members answered no. Recording Clerk Duval swore in the people who wished to speak on the item.

Town Planner Sinatra presented the item. The applicant's representative spoke on the item giving more details.

Chair Lecour opened the meeting to public hearing

Public Speaker Deborah Cimadevilla spoke in support of the item.

No one else wishing to speak the Chair closed the public hearing.

The Board discussed the item and the applicant answered questions from the Board. A one year trial period was discussed.

Board Member Roller made a motion to recommend the item as stated to the Town Commission. The motion received a send by Vice Chair Frankel and all voted in favor with Board Member Iacobacci absent.

7. Discussion Items:

A. PEM Technology

Town Planner Sinatra presented the item. Chair Lecour spoke in support of the item. The Board discussed the item and would like it to move forward subject to some cost information. Public Speaker Deborah Cimadevilla presented some ideas.

B. Dune Crossovers

Town Planner Sinatra presented the item. Public Speaker George Kousoulas spoke on the item and answered questions from Commissioner Gielchinsky. Assistant Town Attorney Graham spoke on the item. The Board is in favor of the item and would like it to move forward to the Town Commission

C. Prioritization of Future Agenda Items

Chair Lecour asked that additional future agenda items be reflected in the minutes. Town Planner Sinatra added two items to the list and asked the Board to prioritize the items. Items added are Trellis and Landscape Plans. The Board discussed the items to prioritize the list.

D. Verbal Update of Pedestrian Circulation

Board Member Roller attended the Commission Meeting and gave an update on his comments. Town Manager Olmedillo gave some specifics of the item as to traffic and pedestrians and said at the next Commission meeting they will discuss costs and meetings with neighbors.

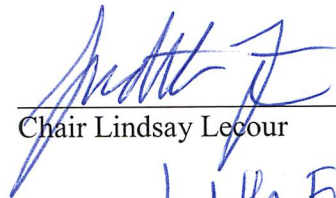
E. Verbal Update of Resiliency Strategies

Town Planner Sinatra gave an update. The Board recommends that the Town Commission refocus on the referendum regarding the height in parallel with these other options and that we do not lose time on that referendum as they feel it is important.

8. Adjournment

There being no further business to come before the Planning and Zoning Board the meeting adjourned at 9:33 p.m.

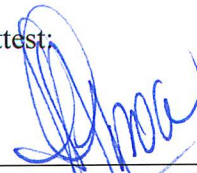
Accepted this 29 day of June, 2017


Chair Lindsay Lecour

Judith Frankel

for Ms. Lecour

Attest:


Sandra Novoa, MMC
Town Clerk