



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

MARCH 31, 2022 – 6:00 p.m.

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

1. Call to Order/Roll Call

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

Present: Chair Judith Frankel, Board Member Randi MacBride, and Board Member Carolyn Baumel.

Absent: Board Member Ruben Bravo, Board Member James MacKenzie and Town Manager Andrew Hyatt

Also, Present: Town Planner Walter Keller, Town Attorney Tony Recio, and Building Official Jim McGuinness.

Deputy Town Clerk Herbello requested from the Board to appoint a Vice-Chair for the purposes of this meeting since former Vice Chair Fred Landsman is no longer on the board due to his election as Town Commissioner in March.

A motion was made by Board Member MacBride to appoint herself as Vice Chair for purposes of this meeting, seconded by Board Member Baumel. The motion carried with a 3-0 vote.

2. Town Commission Liaison Report

No Town Commission Liaison report was given.

3. Approval of Minutes

- February 23, 2022 Joint Town Commission and Planning and Zoning Board Meeting Minutes
- February 24, 2022 Planning and Zoning Board Meeting Minutes

A motion was made Vice Chair MacBride to approve the February 23, 2022 Joint Town Commission and Planning and Zoning Board Meeting Minutes and the February 24, 2022 Planning and Zoning Board Meeting Minutes, seconded by Board Member Baumel. The motion carried with a 3-0 vote.

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

Deputy Town Clerk Herbello confirmed notice requirements.

Town Attorney Recio polled the Board Members.

None of the Board Members had any communication with any of the applicants.

Deputy Town Clerk Herbello swore in all applicants.

4. Applications:

A. 9281 Byron Avenue - New Two-Story Single-Family Residence

Town Planner Keller provided the Board his recommendations as stated in his staff report.

Building Official McGuinness provided his recommendations.

Menachem Korf, representing the applicant provided remarks regarding the application and believes that with the recommendations given at the last meeting, they have complied.

Chair Frankel opened public comment.

Chair Frankel closed public comment.

Chair Frankel confirmed that they understand the calculations given by the Building Official.

Board Member Baumel commented that the property and project be up to NAVD requirements. She stated that this is compliant with all recommendations.

Vice Chair MacBride asked regarding the setback requirements.

Chair Frankel appreciates the work they have done, and it is a better product. She spoke regarding the color of the roof tile and they would prefer a lighter color. She would like to have as part of the recommendations the color be a light gray and not be an asphalt roof.

Town Planner Keller spoke regarding the rendering and color.

Mr. Korf addressed the questions and comments made by Chair Frankel.

A motion was made by Board Member Baumel to approve the application with staff recommendations and conditions to include the roof tiles in light gray, seconded by Vice Chair MacBride. The motion carried with a 3-0 vote.

B. 524 89th Street – New Two-Story Single-Family Residence

Town Planner Keller provided the Board his recommendations as stated in his staff report.

Building Official McGuinness provided his recommendations and conditions.

Michael Damiani, applicant provided his comments on the project and spoke regarding the landscape plan. He stated that they moved the air conditioning units on the roof in addition to the solar panels. He addressed the staircase issue.

Chair Frankel opened up public comment.

Chair Frankel closed public comment.

Chair Frankel appreciates the level of detail placed in the packet. She appreciates the materials included and likes the tile chosen. She asked regarding the front façade and the balcony above the garage. She asked if there is another balcony on the other side. She stated that her concern is with the window above the garage because it makes it a bit uninviting and looks more like an office building. She likes the other windows chosen.

Mr. Damiani stated that there is not another balcony. He addressed the comments made by Chair Frankel as it pertains to the windows.

Chair Frankel explained the thought process and the architectural styles change with time. She stated that they would like to keep the look of a small town.

Danielle Damiani addressed the comments made by Chair Frankel as it pertains to the window.

Chair Frankel stated that on A4 it does not look like it wraps around.

Mrs. Damiani stated that it has to be two frames for it to connect at the corners.

Board Member Baumel asked if the front door is a pivoting door.

Mr. Damiani stated it is a regular door.

The following individual from the public spoke:
George Kousoulas

John Beech, architect was sworn in for any questions.

Board Member Baumel spoke regarding the window design and having another dimension and the windows on the front.

Chair Frankel spoke regarding the design of the house.

Mr. Beech addressed the comments and questions made by the Board.

Board Member Baumel spoke regarding the different homes that are being built. She stated that she does not have a problem with this application and they have done a great job.

Further discussion took place among the Board members and staff regarding the design guidelines as it pertains to the windows, solar panels and stairs as it pertains to this application.

Town Attorney Recio read the design guidelines as it pertains to windows.

A motion was made by Board Member Baumel to approve the application with staff recommendations, seconded by Vice Chair MacBride. The motion carried with a 3-0 vote.

C. 800 92nd Street – Pool

Town Planner Keller provided the Board his recommendations as stated in his staff report.

Roberto Murier, designer representing the applicant spoke regarding the project.

Sarah Zilenovski, owner asked the Board to assist them and they have done everything needed to comply.

Chair Frankel explained the requirements as it pertains to the setbacks.

Ms. Zilenovski wants to understand what needs to be done to get it approved.

Chair Frankel explained the process to the applicant.

Town Planner Keller stated that there have been three different versions of the plan and this is the fourth version and that is why it has taken a while for them to get

here. He stated that the revisions are minor. He stated that the plans are not that far off and the biggest thing is that the fence needs design approval.

Chair Frankel opened public comment.

Chair Frankel closed public comment.

Board Member Baumel suggested that someone sit with her and give her a list of what needs to be done.

Town Planner Keller stated that he sends all applicants the staff report with the recommendations. He stated that he believes the applicant did not understand the process in the beginning.

Board Member Baumel suggested approving the pool but has to come back for the fence.

Chair Frankel stated that changes need to be made to the setback for the pool and does not have a problem with the location of the fence, provided that there is hedging in front of the fence on the property line. She stated that the fence needs to be pulled back for the landscaping.

Further discussion took place regarding the fence and setback among staff and the Board Members.

A motion was made by Board Member Baumel to approve the application with recommendations and conditions including placing a hedge in front of the picket fence, move the fence into the property line in order to place the hedge and the fence meet the Florida Building Code requirements, seconded by Vice Chair MacBride. The motion carried with a 3-0 vote.

D. 9472 Byron Avenue – Wood Deck

Town Planner Keller provided the Board his recommendations as stated in his staff report.

Jonathan Jordan, applicant is here to answer any questions.

Chair Frankel opened public comment.

Chair Frankel closed public comment.

Chair Frankel asked if there could be something done that applications like this do not have to come before this Board.

A motion was made by Vice Chair MacBride to approve the application with staff recommendations, seconded by Board Member Baumel. The motion carried with a 3-0 vote.

E. 9452 Harding Avenue – Sign

Town Planner Keller provided the Board his recommendations as stated in his staff report.

Chair Frankel opened public comment.

Chair Frankel closed public comment.

A motion was made by Board Member Baumel to approve the application with staff recommendations, seconded by Vice Chair MacBride. The motion carried with a 3-0 vote.

F. 9564 Harding Avenue – Sign

Town Planner Keller provided the Board his recommendations as stated in his staff report.

Chair Frankel opened public comment.

Chair Frankel closed public comment.

A motion was made by Board Member Baumel to approve the application with staff recommendations, seconded by Vice Chair MacBride. The motion carried with a 3-0 vote.

5. Ordinance – Amending Section 90-47 Section of 24 Inch Setback Encroachment – Town Attorney

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-47. - “YARDS, GENERALLY ALLOWABLE PROJECTIONS”, SPECIFICALLY SUB-SECTION 90-47.1 TO RESTRICT PROJECTIONS FOR CERTAIN ARCHITECTURAL ELEMENTS AND TO PROHIBIT COMBINING ALLOWED ENCROACHMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Town Attorney Recio introduced the item and stated this came up from the joint meeting with the Commission. He stated that it was prompted from the applicant at their last meeting and it is aimed regarding the projections and you cannot add them together to project beyond the setbacks. He stated that this Board has to make a recommendation to the Town Commission.

Chair Frankel clarified this is not changing the text amendment.

Town Attorney Recio stated it does not change the text amendment and explained what this ordinance will do.

The following individual from the public spoke:
George Kousoulas

Chair Frankel stated this only applies on Collins Avenue.

Mr. Kousoulas stated it could apply in H30 as well.

Vice Chair MacBride stated that she is in agreement with this ordinance and there are ways to design things without extending outward.

Chair Frankel stated that the way it is currently written is not clear.

Board Member Baumel is not in agreement for decisions to be made without speaking and understanding design detail in a project.

Discussion took place among the Board regarding decorative features.

Chair Frankel does not want to recommend it as written and provided her input.

Town Planner Keller addressed the comments made by the Board.

Board Member Baumel stated that the Hillcrest made the building smaller square footage than they could have built and respects that and they went the extra mile.

Chair Frankel asked if they maxed out their buildable.

Town Planner Keller addressed the comments made.

Town Attorney Recio addressed the comments made by the Board as it pertains to the architectural details.

Town Attorney Recio provided suggestions.

Chair Frankel stated that as it is written they do not agree the way it is and believes possibly waiting until they have a full board.

Town Planner Keller suggested to deny and go back to the drawing board.

Chair Frankel suggested to let the Commission know that they are not in agreement with the language.

After a lengthy discussion among the Board and staff, the following motion was made.

A motion was made by Board Member Baumel to deny this ordinance and recommended the proposed amendment be denied, and further recommended that the Commission consider alternate wording with different members in support of a 24-inch eave encroachment and another member in favor of prohibiting the combination of projections into the setback. The motion was seconded by Chair Frankel. The motion carried with a 2-1 vote with Vice Chair MacBride voting in opposition.

6. Next Meeting Date: April 28, 2022

Deputy Town Clerk Herbello explained to the Board that their last meeting will be April 28, 2022. She stated that the newly elected Town Commission will be appointing new members at the April 12, 2022 Town Commission Meeting. She encouraged those interested in serving should go on the Town's website and fill out a Committee/Board application and email to herself or the Town Clerk.

7. Discussion Items:

A. Future Agenda Items

Chair Frankel welcomed the newly elected commission and is looking forward to facilitating the zoning code rewrite and the need to work on the design review guidelines. She stated that there needs to be a budget in order to work on the rewrite of the design review guidelines. She suggested to have an orientation with the new Board and invite the new Commission so they can see and hear how the Planning and Zoning Board works.

Vice Chair MacBride suggested when they have meetings and big projects that go on the screen to have them viewed by the those watching at home. She stated that the public does not see it at home and suggested having a split screen.

The following individual from the public spoke:
George Kousoulas thanked the Board and Chair Frankel for an incredible job done.

Town Attorney Recio thanked staff and the Board for an incredible job done.

Board Member Baumel suggested to have the Town Commission set aside funding for the rewrite of the design review guidelines.

A motion was made by Vice Chair MacBride to ask the newly elected Commission to set aside funding for the rewrite of the design review guideline, seconded by Board Member Baumel. The motion carried with a 3-0 vote.

8. Adjournment.

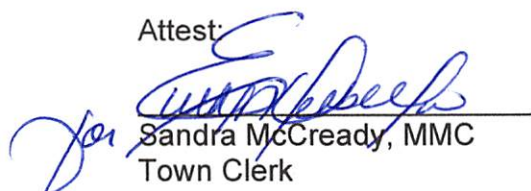
A motion was made Board Member Baumel to adjourn the meeting without objection at 7:59 p.m. The motion received a second from Vice Chair MacBride. The motion carried with a 3-0 vote.

Respectfully submitted,

Accepted this 28 day of April, 2022.



Chair

Attest:


Sandra McCready, MMC
Town Clerk