



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

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

**JANUARY 8, 2015
7:00 PM**

(Re-Scheduled from December 3, 2014)

MINUTES

DESIGN REVIEW BOARD

1. CALL TO ORDER

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

2. ROLL CALL

Recording Clerk Frantza Duval called the roll with the following members present: Board Member Peter Glynn, Chair Lindsay Lecour, Vice Chair Jacob Kligman, Board Member Armando Castellanos, Board Member Jessica Weiss and Board Member Moisha Rubenstein. Board Member Jorge Gutierrez was absent.

Chair Lecour introduced and welcomed the new Town Manager, Guillermo Olmedillo. Manager Olmedillo said he looks forward to working with the town of Surfside.

1.

3. APPROVAL OF MINUTES: **OCTOBER 30, 2014**

Vice Chair Kligman made a motion to approve. The motion received a second from Board Member Castellanos and all voted in favor with Board Member Gutierrez absent.

4. DESIGN REVIEW BOARD APPLICATIONS:

A. Request of the Owner of Property located at 8874 Carlyle Avenue

The applicant is requesting to build an aluminum rail fence.

Town Planner Sarah Sinatra presented the item.

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

1. The applicant work with the Code Compliance Department to assure the site triangle is in compliance.
2. The rail fence is on the inside and hedges on outside.

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

B. Request of the Owner of Property located at 9441 Carlyle Avenue

The applicant is requesting a garage conversion to additional living space.

Town Planner Sarah Sinatra presented the item.

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

1. The applicant provides landscaping in front of garage.

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

C. Request of the Owner of Property located at 9024 Harding Avenue

The applicant is requesting installation of a dark green vinyl carport canopy.

Town Planner Sarah Sinatra presented the item.

There was discussion as to the color of the house against the color of the awning and the Board requested more information and perhaps some pictures of the house. Board Member Glynn thought at some point they may have to decide what a matter of taste is and what is art as individuals see things differently.

Board Member Castellanos made a motion to defer the item. The motion received a second from Vice Chair Kligman and all voted in favor with Board Member Gutierrez absent.

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

The applicant is requesting minor façade changes to the west elevation. The changes include increasing height of the windows, replacing the glass entry door with a wood entry door and moving the sign from the green wall to the wood cladded wall.

Town Planner Sarah Sinatra presented the item with some pictures.

Board Member Castellanos made a motion to approve. The motion received a second from Vice Chair Kligman and all voted in favor with Board Member Gutierrez absent.

E. Request of the Owner of Property located at 9525 Harding Avenue

The tenant is requesting to install a new window sign for Citibank.

Town Planner Sarah Sinatra presented the item.

Vice Chair Kligman made a motion to approve. The motion received a second from Board Member Castellanos and all voted in favor with Board Member Gutierrez absent.

5. ADJOURNMENT.

There being no further business to come before the Design and Review Board the meeting adjourned at 7:18 p.m.

PLANNING AND ZONING BOARD

MINUTES

JANUARY 8, 2015

7:00 PM

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 7:18 pm.

2. ROLL CALL

Recording Clerk Frantza Duval called the roll with the following members present: Board Member Peter Glynn, Chair Lindsay Lecour, Vice Chair Jacob Kligman, Board Member Armando Castellanos, and Board Member Moisha Rubenstein.

Commissioner Cohen attended as liaison and arrived at 7:32 p.m.

3. APPROVAL OF MINUTES: OCTOBER 30, 2014

Board Member Rubenstein made a motion to approve. The motion received a second from Board Member Castellanos and all voted in favor.

4. ORDINANCES:

A. 10% Wall Openings for Each Story-

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 "ZONING", AND SPECIFICALLY AMENDING SECTION 90-50 "ARCHITECTURE AND ROOF DECKS" TO MODIFY THE CODE TO REQUIRE A 10% WINDOWS PER FAÇADE OF A SINGLE FAMILY HOME PER STORY; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF

ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Recording Clerk Frantza Duval read the title of the ordinance.
Town Planner Sinatra gave an update on the ordinance.

Board Member Glynn made a motion to recommend for town approval. The motion received a second from Board Member Castellanos and all voted in favor.

B. Single Family Color Palette-

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 "ZONING", AND SPECIFICALLY AMENDING SECTION 90-50 "ARCHITECTURE AND ROOF DECKS" TO LIMIT THE PERMITTED COLORS IN THE H30A AND H30B ZONING DISTRICTS TO THE FOUR LIGHTEST COLORS ON A COLOR SWATCH; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Recording Clerk Frantza Duval read the title of the ordinance.

Town Planner Sinatra gave an update with color palates from different vendors. Board Member Glynn gave more details regarding the colors and the Board reviewed the four lightest colors for the primary structure as well as trim colors. It was suggested that residents come to the town with their color sample for approval and compare it to the palate on file. Board Member Rubenstein feels it is very difficult to restrict someone to a color palate. There was discussion regarding permits and fee when submitting a request for painting a house.

Public Speaker Alejandro Ramirez expressed he did not feel the town has a problem and asked out of the 1500 residences in Surfside how many are painted a color which may be construed as offensive. Chair Lecour said there were very few homes in question. Board Member Glynn said he wanted to avoid future problems because a new resident may wish to paint their home a very bold color which may cause a problem for an existing neighbor. Board Member Glynn isn't in favor of the ordinance but feels if there is a problem residents do have a way to come to the town for its regulations.

Building Official Ross Prieto also spoke and expressed his views. Town Manager Olmedillo also gave his insight and things to consider such as does the town want a certain image or flavor it wishes to project. There was much discussion on the item as the board does not want to restrict an individual from their preference in color and taste but at the same time they

want to protect a neighboring home from perhaps an extreme paint color. The Board was not entirely comfortable with the issue especially since pulling a permit has not been defined and if there would be a fee. The idea of dropping the issue and just monitoring the situation for approximately six months was also discussed.

Public Speaker Facundo Poj said that in another town one would only have to submit a color chip for approval, it was stamped and there was no need for a permit.

Chair Lecour polled the Board for their input as to what should be done. They all agreed that a permit would not be necessary but the paint color would need approval. Board Member Rubenstein was not entirely in favor of the limitation of the colors but it was discussed that one could appeal and show justification why they want to go outside of the approved palate. Town Planner Sinatra will bring the ordinance back to the Board January 29, 2015 with the edits suggested by the Board.

Board Member Rubenstein made a motion to recommend for town approval with the edits they will revisit January 29, 2015. The motion received a second from Vice Chair Kligman and all voted in favor.

5. DISCUSSION ITEMS:

A. Sheds

Town Planner Sinatra presented the item and gave an update.

Public Speaker Larisa Alonso said she needs more storage space and asked the Board to look at the restriction of 70 sq feet. She explained that in Florida there are no basements or attics and storage is a problem. Many people use their garages for lawn equipment and children's toys and some are now converting their garages into living areas which is creating more of a need for storage. She read the codes for other municipalities which range from 100-120 sq. feet and is requesting the town change its code to allow at least 100 square feet for storage sheds.

Planner Sinatra said the reason for denials in the past was mostly visual even though sheds must be in the back of a home. However if there is no fence or landscaping it can present a problem for a neighbor. The Board discussed enacting a buffer. However, they did not have a problem increasing the size to 100 sq. feet. Height of a shed structure was also discussed. Building Official Ross Prieto also gave some insight on the issue.

Town Planner Sinatra will come back with some language with the Board's suggestions.

B. Future Agenda Items

1. Lot coverage – practical difficulty
2. Corridor analysis
3. Update on Point Lake

6. PERMITS ISSUED AND REVENUE REPORT FOR OCTOBER AND NOVEMBER 2014

Public Official Ross Prieto gave an update.

7. ADJOURNMENT.

There being no further business to come before the Planning and Zoning Board the meeting adjourned at 8:39 p.m.

Accepted this 29 day of January, 2015


Chair Lindsay Lecour

Attest:


Sandra Novoa, CMC
Town Clerk