



**TOWN OF SURFSIDE  
PLANNING AND ZONING BOARD  
AND  
DESIGN REVIEW BOARD  
MINUTES  
JUNE 26, 2014  
7:00 PM**

Town Hall Commission Chambers – 9293 Harding Ave., 2<sup>nd</sup> Floor  
Surfside, Florida 33154

**DESIGN REVIEW BOARD**

**1. CALL TO ORDER**

Chair Lindsay Lecour called the meeting to order at 7:01 pm.

**2. ROLL CALL**

Recording Clerk Frantza Duval called the roll with the following members present: Board Member Armando Castellanos, Board Member Peter Glynn, Chair Lindsay Lecour, Vice Chair Jacob Kligman and Design and Review Board Member Jorge Gutierrez. Board Member Moisha Rubenstein and Design and Review Board Member Jennifer Weiss were absent. Commissioner Cohen attended as liaison.

**3. APPROVAL OF MINUTES: May 29, 2014**

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

**4. DESIGN REVIEW BOARD APPLICATIONS:**

**A. Request of the Owner of Property located at 908 88 Street**

The applicant is requesting to demolish the existing house and build a new two story single family residence.

Town Planner Sarah Sinatra presented the item. Mr. Molina representing the applicants gave a presentation with details and visuals of the proposed structure. The Board was very pleased with the design of the house and thought it was very well done.

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

1. Correct the height of the structure
2. Submit an engineering analysis

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

**B. Request of the Owner of Property located at 9494 Harding Avenue**

The applicant is requesting to install a new permanent sign.

Town Planner Sarah Sinatra presented the item. Applicant Mr. Cesar Sanchez spoke on the item.

Board Member Glynn made a motion to approve. The motion received a second from Board Member Castellanos and all voted in favor with Board Members Rubenstein and Weiss absent.

**5. ADJOURNMENT.**

There being no further business to come before the Design and Review Board the meeting adjourned at 7:13 p.m.

**PLANNING AND ZONING BOARD**

**1. CALL TO ORDER**

Chair Lindsay Lecour called the meeting to order at 7:13 pm.

**2. ROLL CALL**

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

**3. APPROVAL OF MINUTES: May 29, 2014**

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 Rubenstein absent.

#### 4. ORDINANCE-

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHATER 90 “ZONING”; AND SPECIFICALLY AMENDING SECTION 90.2 “DEFINITIONS”; AMENDING SECTION 90-19.7 TO EXEMPT ROOFTOP PHOTOVOLTAIC SOLAR SYSTEMS FROM PLANNING AND ZONING BOARD REVIEW AND TO FOLLOW DESIGN GUIDELINES; AND CREATING SECTION 90-50.3 “ROOFTOP PHOTOVOLTAIC SOLAR SYSTEMS” TO PROVIDE REGULATIONS OF ROOFTOP PHOTOVOLTAIC SOLAR SYSTEMS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF OR ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR INCLUSION IN THE SURFSIDE CODE OF ORDINANCES, AND PROVIDING FOR AN EFECTIVE DATE.**

Recording Clerk Frantza Duval read the ordinance. Town Planner Sarah Sinatra presented the item.

There was some discussion regarding an array of panels on a roof and how it would be viewed by neighbors.

Board Member Glynn made a motion to move to the Commission. The motion received a second from Board Member Castellanos and all voted in favor with Board Member Rubenstein absent.

#### 5. DISCUSSION ITEMS:

**A. Sign Code** – Town Manager Sarah Sinatra gave an update on the issue and presented an in depth result of the joint meeting with the Commission. Ms. Sinatra also gave a power point presentation showing various types of signs, those in compliance and those that are non-conforming. There was some discussion regarding the color of illumination and the Board agrees the lighting should be a warm white. Board Member Glynn suggested that Building Official Ross Prieto contact various lighting companies and ask if any of them would be willing to do an analysis and test for the town to have a better understanding of what it would look like. Vice Chair Kligman suggested that we get an estimated cost in volume, a city price, to achieve uniformity with the tenants reimbursing the city.

Also discussed were TV screens inside the business as well as upper floor signage. The amortization schedule was mentioned. Building Official Prieto also gave some insight on the issue.

Chair Lecour thanked Ms. Sinatra for a very detailed presentation and update.

**B. Ten percent windows on each story**

Town Planner Sinatra presented the issue and the solution.

**C. Parking Trust Fund**

Town Planner Sinatra gave an update as to what was discussed at the Commission Meeting and said something will be prepared for the July meeting.

**D. Future Agenda Items**

Mayor Lecour felt that the potential future development of zoning areas H30 and H40 are a top priority. Town Manager Crotty suggested that this item be presented in a form of a motion so it could go forward in the next budget.

Board Member Glynn made a motion that the H30 and H40 zoning districts be prioritized and included in the 2014/2015 budget. The motion received a second from Board Member Castellanos and all voted in favor with Board Member Rubenstein absent.

Board Member Glynn brought up a future item regarding new construction of homes and the rising water levels which the town will eventually face.

**6. REPORT OF PERMITS ISSUED FOR THE MONTH OF MAY 2014.**

Building Official Prieto gave an updated report.

Town Manager Crotty have an update on the parking study as well as the second story of the community center. Board Member Glynn wanted to go on record stating he did not think we could build a second story to the community center without addressing the parking deficiency and would vote against the expansion of the center unless a parking lot is built with it as a package.

**7. ADJOURNMENT.**

There being no further business to come before the Planning and Zoning Board, the meeting adjourned at 8:19 p.m.

Accepted this 31 day of July, 2014

Attest:



Sandra Nova  
Town Clerk



Chair Lindsay Lecour  
Vice Chair Jacob Kligman