



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

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

**OCTOBER 30, 2014  
7:00 PM**

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**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 Jorge Gutierrez, Board Member Jessica Weiss. Board Member Moisha Rubenstein was absent.

Commissioner Cohen attended as liaison and arrived at 7:04 p.m.  
Board Member Rubenstein arrived at 7:33 p.m.

**3. APPROVAL OF MINUTES: **September 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 Rubenstein absent.

**4. DESIGN REVIEW BOARD APPLICATIONS:**

**A. Request of the Owner of Property located at 9455 Collins Avenue**

The applicant is requesting to install a monument sign.

Town Planner Sarah Sinatra presented the item.

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

1. sign shall be setback five feet from the property line.

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

**B. Request of the Owner of Property located at 9458 Harding Avenue**

The tenant is requesting to install a wall sign.

Town Planner Sarah Sinatra presented the item. Representing the applicant, the sign installer Carlos Blanco spoke in favor of the project and gave more details. Board Member Glynn questioned the lighting as perhaps being too bright and using a dimmer may help. Applicant Ronnie Lustigman spoke and gave some input on the item. Board Member Gutierrez mentioned that they also clean up the facade.

Board Member Gutierrez made a motion to approve with the recommendation of staff and that the lights are white to blend. The motion received a second from Board Member Castellanos and all voted in favor with Board Member Rubenstein absent.

**C. Request of the Owner of Property located at 9033 Emerson Avenue**

The applicant is requesting to add a new bathroom and a walk in closet to the master bedroom.

Town Planner Sarah Sinatra presented the item. The architect gave a presentation on the addition.

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

**D. Request of the Owner of Property located at 9480 Bay Drive**

The applicant is requesting to build a new single-family house.

Town Planner Sarah Sinatra presented the item and staff is recommending approval. Representing the applicant, architect Ed Landers gave a power point presentation showing the proposed project plans.

Chair Lecour mentioned the code requirement of trees in the front. Manager Sinatra said although they were not shown in the slide presentation the applicant is aware of the code and will comply.

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.

**E. Request of the Owner of Property located at 9432 Bay Drive**

The applicant is requesting to build an addition.

Town Planner Sarah Sinatra presented the item and had recommendations. The applicant Karen Pritchard showed pictures of the house they are trying to replicate as well as graphics showing a rendering of the existing home and the modifications they are planning.

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

1. Reduce the curb cuts to one
2. Provide 10% wall openings on each elevation

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

**F. Request of Property Owner of Property located at 8934 Froude Avenue**

The applicant is requesting a garage conversion.

Town Planner Sarah Sinatra presented the item and staff is recommending approval. Applicant Philippe Azouley spoke and satisfactorily answered questions posed by Board.

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

**G. Request of Property Owner of Property located at 8874 Dickens Avenue**

The applicant is requesting a first floor and second floor addition.

Town Planner Sarah Sinatra presented the item. Representing the applicant Dr. Socarras, Linda Rinaldi gave a slide presentation of the proposed project.

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

**H. Request of the Owner of Property located at 801\_ 88<sup>th</sup> Street**

The applicant is requesting to build an addition.

Town Planner Sarah Sinatra presented the item and staff is recommending a variance. Representing the applicant, architect Ari Sklar gave a power point presentation. The Board had some suggestions and questions which were addressed.

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

1. Approval of the variance application to connect the existing accessory structure to the primary structure.
2. The pool equipment shall not be within the ten foot setback.

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

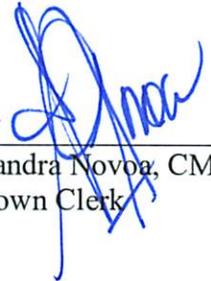
**5. ADJOURNMENT.**

There being no further business to come before the Design and Review Board the meeting adjourned at 7:57 p.m.

Accepted this 8 day of January, 2014

  
Chair Lindsay Lecour

Attest:

  
Sandra Novoa, CMC  
Town Clerk

**PLANNING AND ZONING BOARD**  
**MINUTES**  
**OCTOBER 30, 2014**  
**7:00 PM**

**1. CALL TO ORDER**

Chair Lindsay Lecour called the meeting to order at 7:58 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.

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

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

**4. QUASI-JUDICIAL APPLICATION:**

**A. 801- 88<sup>th</sup> Street Variance–**

**A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA PLANNING & ZONING BOARD CONSIDERING THE APPLICATION OF 801\_88<sup>TH</sup> STREET TO PERMIT A VARIANCE FROM THE REQUIREMENTS OF SECTION 90-54.5 OF THE TOWN OF SURFSIDE CODE OF ORDINANCES; TO CONNECT A DETACHED GARAGE TO THE HOME TO ALLOW THE EXISTING SINGLE FAMILY HOME TO CONVERT THE GARAGE TO ADDITIONAL LIVING SPACE; PROVIDING FOR RECOMMENDATION OF APPROVAL; PROVIDING FOR AN EFFECTIVE DATE.**

Chair Lecor spoke about the process and confirmed that compliance with advertising notice requirements have been met.

Town Attorney Miller asked if anyone had ex-parte communications with the Applicant or any objector. All members of the Board said they had no ex-parte communications with the applicant.

Recording Clerk Frantza Duval swore in everyone wishing to speak in favor or against the item.

Recording Clerk Frantza Duval read the title of the Ordinance.

Town Planner Sarah Sinatra presented the item and said staff is recommending approval to the Town Commission. The Board did not have any questions and were in agreement as presented. There being no public speakers to voice any input Chair Lecour closed the public hearings.

Board Member Rubenstein made a motion to recommend approval to the Town Commission. The motion received a second from Board Member Castellanos and all voted in favor.

**5. ORDINANCES:**

**A. Sight Triangle Ordinance –**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 “ZONING” AMENDING CODE SECTION 90-52 “REQUIRED CLEARANCES” AND STRIKING CODE SECTION 90-92 “SIGHT TRIANGLES AND CLEARANCES”; 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. Code Compliance Director Joseph Damien presented the item.

The Board discussed the problems of hedges and Commissioner Glynn said although he is against the cutting down of hedges which in some cases are very beautiful, he fears that the town can be sued if there was an incident because there was an obstruction of visibility due to tall hedges. Vice Chair Kligman was in agreement with Commissioner Glynn. Director Damien said he was comfortable with the ordinance and gave more details on the issue. Town Attorney Miller said they worked very closely on the language of the ordinance and the Town Commission has approved the first reading. There was much discussion regarding the placement of some stop signs and where the stop line bar should be. Attorney Miller was able to address questions from the Board.

Board Member Rubenstein made a motion to recommend to the Town Commission. The motion received a second from Board Member Castellanos and all voted in favor.

**6. DISCUSSION ITEMS:**

**A. Lot Coverage -** Town Planner Sarah Sinatra presented the item and explained this was discussed at the last meeting and at the Commission Meeting. Planner Sinatra had a power point presentation to give further details on the subject. Vice Chair Kligman would rather not change the code but have an applicant apply for a variance. Board Member Rubenstein thinks

the size of a family should not have anything to do with increasing the size of an existing home as that is an individual decision. Board Member Glynn said he felt spreading out the first level was better. Adding a second floor addition would result in a neighbor having less light and air.

Planner Sinatra will prepare additional language to limitation of the size of homes on smaller lots and present it to the Town Commission in a first reading ordinance format. It will then be brought back to Planning and Zoning

Commissioner Cohen left the meeting at 8:55 p.m.

**B. Future Agenda Items -**

Chair Lecour would like to review in more detail the building or expansion of homes as to what is aesthetically right for the town.

Board Member suggests we ask architects to raise their buildings one foot and the town would give them an additional foot in height. Planner Sinatra will do some research on this item.

Chair Lecour would like to see more specifics regarding retail illumination.

The next meeting of the Planning and Zoning Board will be Wednesday, December 3, 2014.

**7. PERMITS ISSUED AND REVENUE REPORT FOR SEPTEMBER 2014.**  
[To be delivered separately]

**8. ADJOURNMENT.**

There being no further business to come before the Planning and Zoning Board the meeting adjourned at 9.14 p.m.

Accepted this 8 day of January, 2014

  
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Chair Lindsay Lecour

Attest:

  
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Sandra Novoa, CMC  
Town Clerk