



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

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

**JULY 30, 2015
7:00 PM**

MINUTES

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: Chair Lindsay Lecour, Vice Chair Jacob Kligman, Board Member Jorge Gutierrez, Board Member Jessica Weiss, Board Member Moisha Rubenstein, and Board Member Peter Glynn. Board Member Armando Castellanos was absent.

Liaison, Commissioner Cohen entered at 7:11 p.m.

3. APPROVAL OF MINUTES: **MAY 28, 2015**

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

4. DESIGN REVIEW BOARD APPLICATIONS:

{Items 4-A thru 4-H are from the June 25, 2015 Planning and Zoning and Design Review Board meeting which was cancelled due to a lack of quorum}

A. Request of the Owner of Property located at 9525 Carlyle Avenue

The applicant is requesting to build a two story addition.

Town Planner Sarah Sinatra presented the item.

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

B. Request of the Owner of Property located at 1025 88 Street

The applicant is requesting to build a fence around the property.

Town Planner Sarah Sinatra presented the item. Landscape designer Kelly Crawford spoke in support of the item and gave more details on the fence.

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

C. Request of the Owner of Property located at 9180 Emerson Avenue

The applicant is requesting to convert a garage.

Town Planner Sarah Sinatra presented the item.

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

D. Request of the Owner of Property located at 9457 Harding Avenue

The applicant is requesting to install a new sign.

Town Planner Sarah Sinatra presented the item. Board Member Jessica Weiss recused herself as this being her store.

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

E. Request of the Owner of Property located at 9540 Harding Avenue

The applicant is requesting to install a new sign.

Town Planner Sarah Sinatra presented the item. Lighting contractor Cesar Sanchez gave details on the sign.

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

F. Request of the Owner of Property located at 901 88 Street

The applicant is requesting to build a new single family residence.

Town Planner Sarah Sinatra presented the item. The architect Jorge Estevanez spoke on the design of the home. The only comment from Board Member Gutierrez was he felt the design was very plain.

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

G. Request of the Owner of Property located at 700 88 Street

The applicant is requesting to build a new single family residence.

Town Planner Sarah Sinatra presented the item. The architect was not present to address some of the questions the Board had. Chair Lecour asked the Board to keep the materials related to the item so they would not have to be printed out again. Chair Lecour also asked for a context rendering for the next meeting.

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

H. Request of the Owner of Property located at 9181 Abbott Avenue

The applicant is requesting to build a new single family residence.

Town Planner Sarah Sinatra presented the item. The architect Armando Cusido gave more details on the design of the house. Coloring of the house was discussed.

Board Member Glynn a motion to approve with the following condition:

1. Provide actual colors on rendering.

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

I. Request of the Owner of Property located at 9373 Abbott Avenue

The applicant is requesting to build an addition.

Town Planner Sarah Sinatra presented the item. Vice Chair Kligman recused himself as he was once a contractor for this job. The architect Pablo Cuerchicoff spoke on the item.

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

1. Landscaping shall be provided at the base of the driveway.

The motion received a second from Board Member Rubenstein and all voted in favor with Board Member Castellanos absent and Vice Chair Kligman recused.

J. Request of the Owner of Property located at 9549 Byron Avenue

The applicant is requesting to convert a garage.

Town Planner Sarah Sinatra presented the item.

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

1. Landscaping shall be provided at the base of the driveway.

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

K. Request of the Owner of Property located at 1413 Biscaya Drive

The applicant is requesting to build a new single family residence.

Town Planner Sarah Sinatra presented the item and is recommending denial as the code requirement for the second floor setback is not met. Architect Ralph Choeff gave his background experience and spoke on the item. He gave a visual presentation of the design of the house. There was some discussion between the Board and Mr. Choeff. The Board did think the design was beautiful but the scale did not meet the code.

Board Member Glynn made a motion to deny the request. The motion received a second from Board Member Gutierrez and all voted in favor with Board Member Castellanos absent.

L. Request of the Owner of the Property located at 9364 Bay Drive

The applicant is requesting to build a fence.

Town Planner Sarah Sinatra presented the item. Building Official Ross Prieto spoke on the code regarding fences and property line. The installer of the fence also spoke on the item.

Board Member Gutierrez a motion to approve with the following condition:

1. The foundation of the fence shall not exceed the property line.

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

M. Request of the Owner of the Property located at 9537 Harding Avenue

The applicant is requesting to install a permanent sign.

Town Planner Sarah Sinatra presented the item.

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

1. The façade behind the sign shall be painted and repaired.

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

N. Request of the Owner of the Property located at 9453 Harding Avenue

The applicant is requesting to install a permanent sign.

Town Planner Sarah Sinatra presented the item. There was a question about the awning and its color. The installer Daniel Tarrab spoke on the item and said the awning was there and he only installs sign.

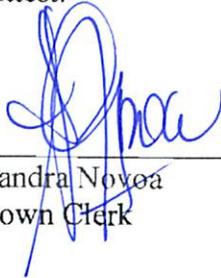
Board Member Rubenstein made a motion to approve. The motion received a second from Board Member Gutierrez and all voted in favor with Board Member Castellanos absent.

5. ADJOURNMENT.

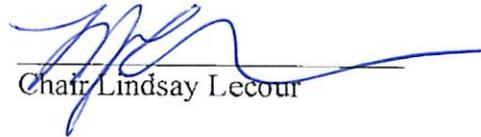
There being no further business to come before the Design Review Board the meeting adjourned at 8:19 p.m.

Accepted this 27th day of August, 2015

Attest:



Sandra Novoa
Town Clerk



Chair Lindsay Lecour

PLANNING AND ZONING BOARD
MINUTES
JULY 30, 2015
7:00 PM

1. **CALL TO ORDER**

Chair Lindsay Lecour called the meeting to order at 8:19 pm.

2. **ROLL CALL**

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

3. **APPROVAL OF MINUTES: MAY 28, 2015**

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

Town Attorney Miller asked if color palette can be added to the discussion items.

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

4. ORDINANCES:

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING CHAPTER 90 ZONING; AMENDING SECTION 90-51 MAXIMUM FRONTAGE OF BUILDINGS; SPECIFICALLY AMENDING SECTION 90-51.1 CONTINUOUS WALL FRONTAGE; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; 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 presented the item.

Public speaker Neison Kasdin said his comments will overlap this ordinance and the next one and to make note of it. There was some discussion as to reading the second ordinance into the record and comments and discussion for both can be heard. Town Attorney Miller said the ordinances should be discussed as separate items. Mr. Kasdin is representing the owners of property on the west side of Collins Ave and 93rd St. block. He understands the concept behind the ordinance and thinks it is a good idea. However, he feels this ordinance as written will create unexpected consequences as the means are excessive. He further explained why he thought so and gave his views on massing and safety issues. He presented a revision to the ordinance which he asks to be considered along with the next ordinance.

Public speaker Bernard Fort-Brescia from an architect firm spoke and presented some visual concepts and expanded on Mr. Kasdin's comments.

Commissioner Michael Karukin speaking on behalf of himself and not the Commission, said his goal was to get something on the books now and work out some of the logistics later. He encourages the Board to pass this ordinance now so we can at least have some control over the length of a building.

Public Speaker Rick Superstein who owns property on Collins and Harding spoke of some of the problems he is facing with the ordinance.

Public Speaker George Kousoulas said the remarks from Mr. Kasdin were refreshing and should be considered. He also poses the question as to what kind of town or city do you want for the future as your decisions today will decide that.

Board Member Glynn would like this ordinance to pass as Surfside to him is air and light. He believes we have to slow things down and put something on the records and then come back and modify it. Board Member Rubenstein agrees that we should slow things down but also feels we should do it correctly the first time. Vice Chair Kligman agrees with Board Member Rubenstein to do it right the first time. The Board had more discussion and various opinions on the item.

Board Member Glynn made a motion to recommend to the Commission. The motion received a second from Board Member Rubenstein and the motion passed 3-1 with Vice Chair Kligman voting in opposition and with Board Member Castellanos absent.

After the reading of the second ordinance and much discussion Board Member Rubenstein made a motion to reconsider the first ordinance. The motion received a second from Board Member Glynn and all voted in favor.

Vice Chair Kligman made a motion not to recommend to the Commission. The motion received a second from Board Member Rubenstein and all voted in favor with Board Member Castellanos absent.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING CHAPTER 90 ZONING TO IMPLEMENT THE CORRIDOR ANALYSIS PROPOSALS FOR THE AREA BETWEEN COLLINS AND HARDING AVENUES FROM 94TH STREET TO 88TH STREET; AMENDING SECTION 90-2 "DEFINITIONS", AMENDING SECTION 90-44 "MODIFICATIONS OF HEIGHT REGULATIONS"; AMENDING SECTION 90-44.2; AMENDING SECTION 90-45-SETBACKS; AMENDING SECTIONS 90-50 "ARCHITECTURE AND ROOF DECKS"; AMENDING SECTION 90-50.1 "ARCHITECTURE"; AMENDING SECTION 90-51 "MAXIMUM FRONTAGE OF BUILDINGS"; AMENDING SECTION 90-61 "PAVING IN FRONT AND REAR YARDS IN H31 AND H40 DISTRICTS" AMENDING SECTION 90-61.2; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; 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 presented the item and spoke about the buildings designated as "historic." She said if that area were to be zoned as a separate district they would not be part of this ordinance.

Public Speaker Neison Kasdin gave his views on the ordinance and what he felt was wrong with it. He agreed with the members of the Board who said this should be done correctly the first time. He presented two changes in the ordinance for the Board to consider. Overall he feels the ordinance is well thought out but one area needs to be revisited as well as the first ordinance.

Mr. Fort-Brescia also spoke on the item and presented his views which he feels needs some revision. There was a lot of discussion on this item regarding safety issues and the pasco. Various design ideas such as a courtyard were suggested.

Commissioner Michael Karukin speaking on behalf of himself and not the Commission, was happy that the first ordinance was passed and said good ideas on the second ordinance were presented and perhaps the ordinance should be deferred so the Board has the opportunity to consider it.

Chair Lecour said she was not entirely happy with the first ordinance and the pasco even though she voted for it and she would like to have the first vote reconsidered.

Speaking as a resident and not the Vice Mayor, Eli Tourgeman asked the Board to revisit the first ordinance and consider the points made on this ordinance.

It was mentioned there was a zoning in progress on building length and corridor analysis.

Vice Chair Kligman made a motion to defer the corridor analysis ordinance and revisit the courtyard and building length at the next meeting. The motion received a second from Board Member Rubenstein and all voted in favor with Board Member Castellanos absent.

Board Member Rubenstein made a motion to reconsider the first ordinance. The motion received a second from Board Member Glynn and all voted in favor.

Liaison, Commissioner Cohen exited at 10:11 p.m.

5. DISCUSSION ITEMS:

A. Update on Parking

Town Planner Sinatra gave an update on parking lots.

B. Future Agenda Items

Glynn asked each Board member to prioritize what they would like to see happen before the next election.

C. Joint Meeting

D. Suggested meeting dates for November and December

1. November 19, 2015

2. December 17, 2015

***E. Color Palette (added to agenda)**

Town Planner Sinatra gave an update on the language which will be used regarding the color palette. Attorney Miller said this was already approved by the Board but was now going to second reading to the Commission. There is no fee or permit involved but is a guideline. Building Official Prieto reminded the Board there are costs involved in recording, registering and staff time in maintaining this record.

Eli Tourgeman said there should be a fee as there are costs involving the process of record keeping. He strongly believes there should be a color palette.

There was discussion as to whether there should be a permit and supports a minimum fee.

6. ADJOURNMENT

There being no further business to come before the Planning and Zoning Board the meeting adjourned at 10:29 p.m.

Accepted this 27th day of August, 2015


Chair Lindsay Lecour

Attest:


Sandra Novoa
Town Clerk