



Town of Surfside

DESIGN REVIEW BOARD

MINUTES

April 27, 2017 – 7:00 p.m.

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

The meeting was called to order by Chair Lecour at 7:00 p.m.

The following were present:

- Chair Lindsay Lecour
- Vice Chair Judith Frankel
- Board Member Jorge Gutierrez
- Board Member Brian Roller
- Board Member Gregg Covin
- Board Member Richard Iacobacci
- Board Member Peter Glynn

Also present:

- Linda Miller, Town Attorney
- Guillermo Olmedillo, Town Manager
- Sarah Sinatra Gould, Town Planner
- Daniel Gielchinsky, Town Commission Liaison
- Elora Riera, Deputy Clerk

1. APPROVAL OF MINUTES: **March 30, 2017**

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

2. DESIGN REVIEW BOARD APPLICATIONS:

A. 8818 Froude Avenue – Garage Conversion

The applicant is requesting to convert their garage to additional living space.

Town Planner Sarah Sinatra presented the item. Rolando Hernandez the contractor for the project gave details on the item and answered questions from the Board.

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

1. Landscaping shall be placed in front of the converted garage.
2. The curb cut shall be no greater than 18 feet in width.

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

B. 8830 Byron Avenue – Addition & Renovation

The applicant is proposing to enclose the 185-square foot front covered porch and other interior renovations to the existing single family house.

Town Planner Sarah Sinatra presented the item. The applicant Gregory Castro gave more details on the design and explained further the side entry which the Board discussed.

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

1. The applicant will provide a survey with the building permit package.

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

C. 8934 Abbot Avenue – Addition

The applicant is requesting a 96.25 square foot addition to the west side of the house as well as a 125-square foot addition to the rear of the property. Also included is a request to convert the garage to additional living space.

Town Planner Sarah Sinatra presented the item.

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

D. 9551 Harding Avenue – Sign

The applicant is requesting one (1) illuminated wall sign for a proposed Araxi Burger Restaurant.

Town Planner Sarah Sinatra presented the item.

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

1. Proposed sign shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the wall face.
2. The wall face should be reconditioned as necessary and painted in its entirety.
3. At the time of building permit, applicant will need to verify and supply trademark information to confirm all proposed text is part of the company's logo.

The motion received a second from Board Member Glynn and the motioned carried 6/1 with Board Member Gutierrez voting in opposition.

E. 9526 Harding Avenue – Sign

The applicant is requesting one (1) illuminated channel letter wall sign, one (1) window sign and one (1) rear non-illuminated sign for a proposed salon.

Town Planner Sarah Sinatra presented the item.

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

1. Proposed sign shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the wall face.
2. The wall face should be reconditioned and painted as necessary.

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

F. 9072 Carlyle Avenue – Garage Conversion

The applicant is requesting to convert their garage to additional living space.

Town Planner Sarah Sinatra presented the item. The Architect Jose Cardona gave details on the project and will give an update on the plans to the Town Planner.

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

1. Landscaping shall be placed in front of the converted garage.
2. A two car driveway (18 x 18) shall be provided and has been confirmed by the applicant.

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

5. Quasi-Judicial Application:

A. 8995 Collins – Architecturally Significant Determination

A RESOLUTION OF THE DESIGN REVIEW BOARD OF THE TOWN OF SURFSIDE, FLORIDA, DETERMINING THAT THE STRUCTURE LOCATED AT 8995 COLLINS AVENUE IS ARCHITECTURALLY SIGNIFICANT PURSUANT TO THE STANDARDS AND CRITERIA OF SECTION 90-33 OF THE TOWN OF SURFSIDE ZONING CODE; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

Deputy Clerk Riera read the title of the resolution.

Chair Lecour read the process and rulings of a quasi-judicial hearing.

Deputy Clerk Riera confirmed that compliance with advertising notice requirements have been met. Attorney Miller asked the DRB and Planning and Zoning Board if anyone had ex-parte communications with the Applicant or any objector. Board Member Covin said he had met with the applicant about his project but not about architectural significance. All other Board Members answered no.

Deputy Clerk Riera swore in the people who wished to speak on the item.

The applicant's representatives presented the item giving details which included visuals.

Chair Lecour opened the meeting to public hearing.

Public Speakers:

-Michael Marcil an attorney representing Carol Adams, Steve McKnight and Tom Bainbridge who live at the Surf House, spoke in opposition of the item and explained in detail that this was a violation of his client's property rights. Mr. Larkin, representing the applicant, responded to Mr. Marcil's objections. Town Attorney Miller clarified that this evening the Board is being asked to approve architectural significance not a site plan. Special Land Use Counsel Nancy Stroud spoke about the issue of ownership. The attorneys for both sides spoke about ownership.

No one else wishing to speak Chair Lecour closed the public hearing.

The Board proceeded with discussion on the issue of architectural significance. The Board had some recommendations for the applicant and the representatives for the applicant answered questions from the Board. Town Planner Sarah Sinatra addressed some of the concerns the Board had.

Vice Chair Frankel made a motion to approve. The motion received a second from Board Member Covin. The motion passed 4/3 with Board Member Glynn, Board Member Gutierrez and Board Member Roller voting in opposition.

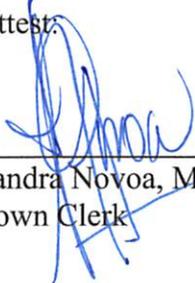
6. Adjournment

There being no further business to come before the Design Review Board the meeting adjourned at 8:58 p.m.

Accepted this 25th day of May, 2017



Chair Lindsay Lecour

Attest:


Sandra Novoa, MMC
Town Clerk



Town of Surfside

PLANNING & ZONING BOARD

MINUTES

April 27, 2017 – 7:00 p.m.

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

The meeting was called to order by Chair Lecour at 8:58 p.m.

The following were present: Chair Lindsay Lecour
Vice Chair Judith Frankel
Board Member Brian Roller
Board Member Richard Iacobacci
Board Member Peter Glynn

Also present: Linda Miller, Town Attorney
Guillermo Olmedillo, Town Manager
Sarah Sinatra Gould, Town Planner
Daniel Gielchinsky, Town Commission Liaison
Elora Riera, Deputy Clerk

1. **Commissioner Daniel Gielchinsky- Town Commission Liaison Report**
Commissioner Gielchinsky gave an update.
2. **Planning and Zoning Board Member – Sustainability Subcommittee Liaison Report**
Vice Chair Judith Frankel gave an update. Board Member Iacobacci will attend the next meeting of the Sustainability Subcommittee.
3. **APPROVAL OF MINUTES: March 30, 2017**
Board Member Roller made a motion to approve. The motion received a second from Vice Chair Frankel and the motion carried 4-1 with Board member Richard Iacobacci absent.
4. **Quasi-Judicial Application:**
 - A. **Casa de Jesus Special Exception Request**

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA PLANNING AND ZONING BOARD; RECOMMENDING APPROVAL OF A SPECIAL EXCEPTION WITH CONDITIONS TO PERMIT AN AFTER-SCHOOL PROGRAM AT CASA DE JESUS, INC. LOCATED AT 228 89TH STREET IN THE TOWN OF SURFSIDE; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

Deputy Clerk Riera read the title of the resolution.

Chair Lecour read the process and rulings of a quasi-judicial hearing.

Deputy Clerk Riera confirmed that compliance with advertising notice requirements have been met. Attorney Miller asked the DRB and Planning and Zoning Board if anyone had ex-parte communications with the Applicant or any objector. All Board Members answered no. Deputy

Clerk Riera swore in the people who wished to speak on the item.

Town Planner Sarah Sinatra presented the item. The applicant spoke in favor of the item.

Chair Lecour opened the public hearing.

Public Speakers:

- Grace Murtada was not in favor of the item and spoke of traffic, parking and safety of children.

-Deborah Cimadevilla who is a member of the church spoke in favor of the item and feels the daycare staff would be highly efficient in seeing the children are kept safe.

No one else wishing to speak the Chair closed the public hearing.

Traffic Engineer Joaquin Vargas answered questions from the Board. There was discussion regarding parking and traffic.

Board Member Roller made a motion to defer the item to May 25, 2017 at 7:00 p.m. or soon thereafter. The motion received a second from Board Member Glynn and all voted in favor.

5. Ordinance:

A. Temporary Signs

AN ORDINANCE OF THE TOWN OF SURFSIDE, FLORIDA AMENDING ARTICLE VI "SIGNS" OF "CHAPTER 90 ZONING" OF THE TOWN OF SURFSIDE CODE OF ORDINANCES; SPECIFICALLY AMENDING SECTION 90-69 "DEFINITIONS"; SPECIFICALLY AMENDING SECTION 90-74 "TEMPORARY SIGNS"; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Deputy Clerk Riera read the title of the ordinance.

Town Planner Sarah Sinatra presented the item.

There was discussion as to which signs this ordinance would apply to.

Board Member Glynn made a motion to defer the item and not move it forward to the Town Commission. The motion received a second from Board Member Roller and all voted in favor.

6. Discussion Items:

A. Pedestrian Circulation – Verbal Update

Town Manager Olmedillo gave an update.

B. Sea Level Rise Request to Commission

Town Planner Sinatra gave an update. The Board gave their views on the item and suggestions for the Town Planner for the proposed amendment. Public Speaker Commissioner Michael Karukin, speaking as a resident, spoke about homes being built now and elevation.

C. Summer Schedule

Chair Lecour asked that Deputy Clerk Riera send an email to all Board members of the Summer meeting dates to ensure that there will be quorums for those meetings.

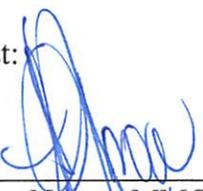
D. Future Agenda Items

7. Adjournment

There being no further business to come before the Planning and Zoning Board the meeting adjourned at 10:31 p.m.

Accepted this 25th day of May, 2017

Attest:



Sandra Novoa, MMC
Town Clerk



Chair Lindsay Lecour