



**PLANNING AND ZONING BOARD  
AND  
DESIGN REVIEW BOARD MEETING**

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

**AUGUST 27, 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: Chair Lindsay Lecour, Board Member Armando Castellanos, Vice Chair Jacob Kligman, Design and Review Board Member Jorge Gutierrez, Board Member Moisha Rubenstein and Design and Review Board Member Jennifer Weiss. Board Member Peter Glynn was absent. Commissioner Cohen attended as the Board liaison.

**3. APPROVAL OF MINUTES: July 31, 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 Glynn absent.

**4. DESIGN REVIEW BOARD APPLICATIONS:**

**A. Request of the Owner of Property located at 624-94<sup>th</sup> Street**

The applicant is requesting to covert the garage to an accessory structure and replace the existing driveway.

Town Planner Sarah Sinatra presented the item. Design and Review Board Member Gutierrez reclused himself from the dais and gave further details on the item. Applicant P.J. Cannava also spoke on the item.

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 Glynn absent.

**B. Request of the Owner of Property located at 8950 Byron Avenue**

The applicant is requesting to convert an existing garage into a bedroom and bathroom.

Town Planner Sarah Sinatra presented the item.

The applicant Luis Zaldivar gave more details on the project answering questions posed by the Board.

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

**C. Request of the Tenant of Property located at 9487-9489 Harding Avenue**

The tenant is requesting to replace the existing awning to a new canvas awning that expands over both storefronts.

Town Planner Sarah Sinatra presented the item.

Vice Chair Kligman made a motion to approve with the following condition:

-provide awning break as code requirement or an articulation on length

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

**5. ADJOURNMENT**

There being no further business to come before the Planning and Zoning Board and Design Review Board the meeting adjourned at 7:17 p.m.

**PLANNING AND ZONING BOARD**

**1. CALL TO ORDER**

Chair Lindsay Lecour called the meeting to order at 7:17 pm.

**2. ROLL CALL**

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

**APPROVAL OF MINUTES: July 31, 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 Glynn absent.

### **3. ORDINANCE –**

**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; SECTION 90-51 MAXIMUM FRONTAGE OF BUILDINGS, SPECIFICALLY AMENDING SECTION 90-51.1 TO LIMIT THE HEIGHT OF THE 270 FOOT LONG PLATFORM TO 30 FEET IN HEIGHT AND LIMIT THE TOWERS TO 150 FEET IN LENGTH; 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 Sarah Sinatra presented the item with some graphics.

Chair Lecour opened the meeting for public discussion. Public Speaker Susan Delano had a question as to which parcels this ordinance applied to and Town Planner Sinatra explained in more detail.

Vice Chair Kligman made a motion to recommend the item to the Commission for approval. The motion received a second from Board Member Castellanos and all voted in favor with Board Member Glynn absent.

### **5. DISCUSSION ITEMS:**

#### **A. Historic Preservation**

Town Planner Sarah Sinatra presented the item. She said there will be a public meeting with the Historic Board staff on September 10, 2014 and property owners whose properties are identified will be notified.

Chair Lecour opened the meeting for public comments.

Public speaker Leo dela Pena explained that a property designated as historic cannot be torn down. To keep the integrity of the original design, any alterations to the structure would need approval from the Historic Board. A property owner would be very limited in what he can do to the outside of the structure. He has heard that the entire district from 93<sup>rd</sup> to 94<sup>th</sup> street may be considered as an historic district which would greatly affect plans for property owners and future development. He further indicated that they have grave concerns about their property rights and sees this as a

roadblock. His clients believe in historic preservation and they have hired outside experts and were told that there is no historic value on these parcels. Planner Sinatra wanted property owners to be aware that there is an appeal process if the Historic Board does decide to include the district in question as historic. Town Manager Crotty said that a resolution asking for a six month moratorium on this item is being placed on the September 9, 2014 Commission Meeting.

Chair Lecour expressed her concerns and said this is in conflict with what the town's priorities are. She also said that the town and staff should be a part of the decision making and should be notified along with the property owner when a parcel has been designated as historic.

Board Member Castellanos made a motion to bring to the Commission that they include language in the resolution to reflect that any properties or future properties identified by the Historic Board be brought back to the Planning and Zoning Board and Town Commission for discussion and decision making. The motion received a second from Vice Chair Kligman and all voted in favor with Board Member Glynn absent.

**B. Future Agenda items**

Town Planner Sinatra presented the item and Chair Lecour asked the items be sorted by schedule and pending items.

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

**[To be delivered separately]**

Building 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 8:03 p.m.

Accepted this 30<sup>th</sup> day of September, 2014

Attest:

  
Chair Lindsay Lecour

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Sandra Novoa  
Town Clerk