



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

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

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

MINUTES

DESIGN REVIEW BOARD

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 7:03 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 and Design and Review Board Member Jorge Gutierrez. Board Member Moisha Rubenstein, Board Member Armando Castellanos and Design and Review Board Member Jessica Weiss were absent.

Board Member Armando Castellanos arrived at 7:04 p.m.

Design and Review Board Member Weiss arrived at 7:06 p.m.

Commissioner Cohen attended as liaison and arrived at 7:27 p.m.

3. APPROVAL OF MINUTES: August 27, 2014

Design and 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 Members Rubenstein, Castellanos and Weiss absent.

4. DESIGN REVIEW BOARD APPLICATIONS:

A. Request of the Owner of Property located at 8945 Dickens Avenue

The applicant is requesting after the fact approval of a garage conversion for their single family home. Town Planner Sarah Sinatra presented the item. Staff is recommending approval upon plans to install planter.

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

5. DISCUSSION ITEMS:

A. Corridor analysis discussion

Town Planner Sarah Sinatra gave an update on item and said she is preparing a proposal to be placed on the agenda for the next Commission meeting. However, she wanted the Board to discuss the item and get their input before doing so. She said the area she gets the most calls for development are between 94th-88th Street.

Design and Review Board Member Gutierrez would like more information on what is being planned. Chair Lecour would like to see massing models and wants to look at the potential development of each corridor. Breezeways and walkways should also be considered. She also would like information on the existing conditions in these areas as well as the usage and what would be prohibited. Parking should also be considered.

6. ADJOURNMENT.

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

PLANNING AND ZONING BOARD
MINUTES

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

3. APPROVAL OF MINUTES: August 27, 2014

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

4. DISCUSSION ITEMS:

A. Resident request to increase lot coverage

Town Planner Sarah Sinatra presented the item. Public Speaker Charles Ness who is requesting the additional room to his residence explained the importance of changing the zoning code on this issue. Steve Bernard also spoke on behalf of Mr. Ness and gave a detailed overview of the existing zoning code and how it limits residences from expanding. The need to keep families from moving out of the area is something to be considered.

There was discussion regarding the size of lots, especially the 5,600 size lots, and the codes for expansion. Second floor expansion was also discussed. Board Member Glynn was in favor of expansion for the first floor but would like restrictions on second floor expansion. Board Member Castellanos agreed with Board Member Glynn that restriction be placed on the second story over the addition. There was much discussion on the item especially expansion of the second floor. Different options were presented from the Board.

The Board was open to the concept of expansion of the first floor up to 50% lot coverage on lots of 5,600 or less and wants to explore whether there be further restrictions for second floor expansion. Town Planner Sinatra will explore massing of the first floor vs. second floor and prepare additional information with illustrations. The item will be placed on the agenda as a discussion item at the next meeting.

B. Modification of uses in the business district

Vice Mayor Eli Tourgeman presented the item and for the record, read what he presented to the Commission on September 9, 2014. "I have noted the proliferation of the new service usage located in the town business district. I am concerned, as others in the town, about these uses taking up the space in the district which would otherwise be available for restaurants and other retail establishments. I believe that restaurants and retail uses are preferable in the downtown, specifically and especially on the street level in order to generate more pedestrian traffic and a more lively downtown and an activity of greater economic value to the district and the town. In consideration, I propose that the Commission ask the Town Planner Sarah Sinatra and other appropriate town staff to study ways in which to encourage retail and restaurant usage in the downtown. This should include proposed changes in the town zoning code that might include for example, restrictions on the location of new service uses to the second floor and, to amend the zoning code and to bring the proposed ordinance to the town Planning and Zoning Board for discussion and then to the town Commission." Vice Mayor Tourgeman said the main reason was to allow more retail and restrict service areas to the second floor.

Town Planner Sinatra suggested different options such as restrictions for first and second floor, the option of distance requirements, and the option of limiting the number of services on the first floor.

Public Speakers

-Anthony Martucie said the town has good potential to grow but it needs revamping as there are too many of the same businesses on the same block. He feels what is being proposed this evening as to distance requirements is good. It would not only help the town but the existing businesses as well.

-Annette Schrader is in support of limiting the number of same services that can open.

Board Member Glynn had concerns regarding too many restrictions may result in empty stores.

The Board gave direction to Town Planner Sinatra that they were in favor of distance requirements such as one type of business per block, per first floor.

C. Future agenda items

1. Prevent using other municipality names on signage
2. Revisit Harding/Collins corridor analysis; preliminary discussion November
3. Meeting dates, October 30, 2014 and November combined with December 11, 2014

5. REPORT OF PERMITS ISSUED FOR THE MONTH OF AUGUST 2014.

Building Official Ross Prieto gave an update.

6. ADJOURNMENT.

There being no further business to come before the Planning and Zoning Board the meeting adjourned at 8:41 p.m.

Accepted this 30 day of October, 2014

Attest:



Sandra Novoa
Town Clerk



Chair Lindsay Lecour