



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

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

**JANUARY 29, 2015
7:00 PM**

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 Jessica Weiss and Board Member Jorge Gutierrez. Board Member Moshe Rubenstein was absent.

Commissioner Cohen attending as liaison arrived at 7:03 p.m.

Board Member Rubenstein arrived at 7:33 p.m.

Chair Lecour made an announcement that the corridor analysis which is on the agenda, will be deferred to a later date.

3. APPROVAL OF MINUTES: : **JANUARY 8, 2015**

Board Member Glynn 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 9024 Harding Avenue

The applicant is requesting to legalize a carport canopy.

Town Planner Sarah Sinatra presented the item.

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

B. Request of the Owner of Property located at 8834 Froude Avenue

The applicant is requesting a garage conversion to additional living space.

Town Planner Sarah Sinatra presented the item.

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.

C. Request of the Owner of Property located at 9217 Bay Drive

The applicant is requesting a garage conversion to additional living space.

Town Planner Sarah Sinatra presented the item.

Board Member Glynn had a question about the external planter instead of landscaping. Town Planner Sinatra said codes states they can have either.

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

D. Request of the Owner of Property located at 9472 Byron Avenue

The applicant is requesting a garage conversion to additional living space.

Town Planner Sarah Sinatra presented the item.

Board Member Castellanos made a motion to approve with the condition that a driveway to accommodate two parking spaces be installed. The motion received a second from Vice Chair Kligman and all voted in favor with Board Member Rubenstein absent.

E. Request of the Tenant of Property located at 9482 Harding Avenue

The tenant is requesting to install a new sign Nikki's Beach House Boutique.

Town Planner Sarah Sinatra presented the item.

There was some discussion regarding the size of the sign and lettering and thought the central box should be slimmer. They suggested aligning the sign with the neighboring Elle Air sign for visual consistency. The applicant Rosana Mattiori said she did not have a problem doing so as they share the same facade and would speak with the engineer.

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

1. Lowering the sign to align with neighboring sign
2. The central box be slimmer

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

F. Request of the Tenant of Property located at 9455 Harding Avenue

The tenant is requesting to install a new sign for Provence Touch.
Town Planner Sarah Sinatra presented the item with staff recommendations.

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

1. Aluminum must be powdered coated or switch to PVC
2. Caulk or fender washer between aluminum plate and wall
3. No exposed or visible piping or electrical

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

G. Request of the Owner of Property located at 8858 Froude Avenue

The applicant is requesting to build an addition.
Town Planner Sarah Sinatra presented the item.

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

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

The applicant is requesting to build a new single family home.
Town Planner Sarah Sinatra presented the item.

The applicants Dr. and Mrs. Gabriel Novoa explained the color plan for the home. The architect presented the color scheme for the home and gave more details as to the design of the home. The Board made a few recommendations and suggested changing the shutters from wood to aluminum or none at all and also questioned some round port hole type windows. The Board liked the design of the home.

Public speaker Harvey Moskowitz asked the Board who makes the final decisions as to approval of new homes and how the design fits in with the adjacent area. He sees no problem with the proposed home on 9181 Abbott Avenue but mentioned there are several proposals for new homes and one was recently built which he thinks is a monstrosity and looks like Fort Knox. Town Planer Sinatra and the Board responded by saying there are code requirements which must be met but everyone has their own view as to design. The Board also mentioned that the town now looks into colors and are working with a color palate and since that particular house was built they are looking into more stringent requirements for wall openings.

Board Member Gutierrez made a motion to approve with the recommendation regarding shutters and the round windows. The motion received a second from Board Member Rubenstein and all voted in favor.

I. Request of the Owner of Property located at 8842 Hawthorne Avenue

The applicant is requesting to build an addition and remodel the existing property.

Town Planner Sarah Sinatra presented the item.

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

J. Request of the Owner of Property located at 8811 Emerson Avenue

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

Board Member Rubenstein made a motion to defer the item to the next meeting. The motion received a second from Board Member Glynn and all voted in favor.

K. Request of the Owner of Property located at 8712 Byron Avenue

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

Board Member Rubenstein made a motion to defer the item to the next meeting. The motion received a second from Board Member Glynn and all voted in favor.

L. Request of the Owner of Property located at 8718 Byron Avenue

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

Board Member Rubenstein made a motion to defer the item to the next meeting. The motion received a second from Board Member Glynn and all voted in favor.

M. Request of the Owner of Property located at 8726 Byron Avenue

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

Board Member Rubenstein made a motion to defer the item to the next meeting. The motion received a second from Board Member Glynn and all voted in favor.

Board Member Gutierrez brought up the subject of wall openings on future construction of homes and perhaps the percentage should be increased so as not to have just a solid wall especially in the front of a home. The item will be brought up for discussion and review on a future agenda.

Chair Lecour asked the Board to hold onto their packets as they will need them for the next meeting on the deferred items.

5. ADJOURNMENT.

There being no further business to come before the Design and Review Board the meeting adjourned at 7:54 p.m.

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1. CALL TO ORDER

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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 Moshe Rubenstein. Commissioner Cohen attended as liaison.

3. APPROVAL OF MINUTES: JANUARY 8, 2015

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

4. DISCUSSION ITEMS:

A. Corridor Analysis Update

Board Member Glynn made a motion to defer the item to a special meeting. The motion received a second from Board Member Rubenstein and all voted in favor.

A date for the Special Meeting for discussion of the Corridor Analysis is Wednesday, February 18, 2015 at 6:30 p.m.

B. Practical Difficulty Variance Language

Town Planner Sinatra gave the background on the item regarding lot coverage. Board Member Glynn thought it was practical as it gives the Commission, the Planning and Zoning Board and the applicant an option. Board Member Rubenstein commended Town Planner Sinatra as she did a good job in addressing all the points. There was further discussion regarding size of a lot and restricting to only single platted lots.

Board Member Glynn said there should be landscaping, canopy, plants as a condition of approval and Board Member Castellanos said we should also include a height restriction.

Public speaker architect Steve Bernard addressed the item and clarified what he believed was being discussed as to the variance language.

Public speaker Harvey Moskowitz questions why people are requesting expansion of a home when they knew the size of the home when they bought it. In some cases they are now asking for exceptions in order to expand. He is also against the idea of the Board offering a trading off by allowing expansion if they plant a tree or other landscaping.

C. Future Agenda Items

Canopy in right of way

Planters vs. landscaping

Front elevation more than 10 percent elevation openings.

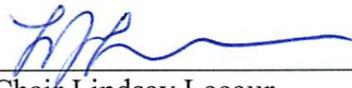
5. PERMITS ISSUED AND REVENUE REPORT FOR DECEMBER 2014

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 8:25 p.m.

Accepted this 26th day of February, 2015



Chair Lindsay Lecour

Attest:



Sandra Novoa
Town Clerk