



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

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

**FEBRUARY 25, 2016
7:00 PM**

MINUTES

DESIGN REVIEW BOARD

1. CALL TO ORDER

Vice Chair Jacob Kligman called the meeting to order at 7:02 pm.

2. ROLL CALL

Recording Clerk Frantza Duval called the roll with the following members present: Vice Chair Jacob Kligman, Board Member Jorge Gutierrez, Board Member Armando Castellanos, Board Member James Mackenzie, Board Member Peter Glynn, and Board Member Moshe Rubenstein. Chair Lindsay Lecour was absent. Liaison, Commissioner Cohen was absent.

3. APPROVAL OF MINUTES: **JANUARY 28, 2016**

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

4. DESIGN REVIEW BOARD APPLICATIONS:

A. Request of the Owner of Property located at 9477 Harding Avenue.

The tenant is requesting a reverse channel LED lettering sign for a restaurant.

Town Planner Sarah Sinatra presented the item. Board Member Gutierrez recused himself.

Jerry Foland representing the applicant spoke on the item and gave an update on the application process regarding the code. He also presented a visual of the proposed sign. Board Member Glynn had questions about the support structure and feels the sign should

be smaller. There was further discussion about the sign, structure and lettering and reducing the sign on each side. Town Attorney Miller gave more insight on the code.

Board Member Castellanos made a motion to approve. The motion received a second from Board Member McKenzie. The motion carried 4/1 with Board Member Glynn voting in opposition and with Chair Lecour absent and Board Member Gutierrez recused.

B. Request of the Owner of Property located at 9349 Collins Avenue.

The applicant received approval at the January 28, 2016 Design Review Board meeting for a monument sign on facing Collins Avenue with a marble veneer with frosted glass to provide the LED sign. The sign has been revised therefore, the applicant has submitted a new style with an aluminum backing for push through lettering.

Town Planner Sarah Sinatra presented the item. A visual of the sign was presented.

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

C. Request of the Owner of Property located at 9257 Dickens Avenue.

The applicant is proposing the construction of a new two story single-family residence.

Town Planner Sarah Sinatra presented the item. Architect Matt Polak gave details of the proposed project. Miguel Serrano presented visual renderings of the proposed house. The Board had some questions which Planner Sinatra answered to their satisfaction. There was further discussion regarding size of the home, retaining walls and concerns of neighboring houses. Coastal flooding was also brought up by Board Member Glynn and raising properties.

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

1. The applicant shall make efforts to reduce the height of the fill on the north and south side setbacks.

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

Commissioner Cohen arrived at 7:45 p.m.

D. Request of the Owner of Property located at 9464 Byron Avenue.

The applicant is requesting to add a bedroom at the front of the home.

Town Planner Sarah Sinatra presented the item. The architect Eduardo Vasquez gave a detailed presentation of the project.

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

1. Conditioned on the approval of the variance by the Town Commission.

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

Before adjournment Board Member McKenzie suggested that we have a standard for presentations as some come before the Board with detailed information and renderings and some do not which leave many open questions.

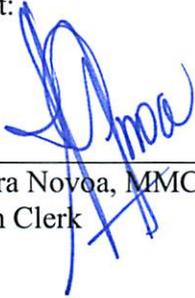
5. ADJOURNMENT.

There being no further business to come before the Design Review Board the meeting adjourned at 8:33 p.m.

Accepted this 31st day of March, 2016


Chair Lindsay Lecour

Attest:



Sandra Novoa, MMC
Town Clerk

PLANNING AND ZONING BOARD

MINUTES

FEBRUARY 25, 2016

7:00 PM

1. CALL TO ORDER

Vice Chair Jacob Kligman called the meeting to order at 8:34 pm.

2. ROLL CALL

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

3. APPROVAL OF MINUTES: JANUARY 28, 2016

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

4. QUASI-JUDICIAL APPLICATIONS:

A. 9464 BYRON AVENUE

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA PLANNING AND ZONING BOARD CONSIDERING THE APPLICATION OF 9464 BYRON AVENUE TO PERMIT A PRACTICAL DIFFICULTY VARIANCE FROM THE REQUIREMENTS OF SECTION 90-49 OF THE TOWN OF SURFSIDE CODE OF ORDINANCES PURSUANT TO SECTION 90-36.1 OF THE TOWN OF SURFSIDE CODE OF ORDINANCES; TO PERMIT 7% ADDITIONAL LOT COVERAGE FOR AN ADDITION AND RENOVATION TO THE FIRST FLOOR OF THE EXISTING SINGLE FAMILY HOME; PROVIDING FOR RECOMMENDATION OF APPROVAL; PROVIDING FOR AN EFFECTIVE DATE.

Recording Clerk Frantza Duval read the title of the resolution.

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

Recording Clerk Frantza Duval confirmed that compliance with advertising notice requirements have been met.

Attorney Miller asked the Board if anyone had ex-parte communications with the Applicant or any objector. The Board answered no.

Recording Clerk Frantza Duval swore in those who wished to speak on the item.

Town Planner Sinatra presented the item and staff is recommending approval. Vice Chair Kligman opened the public hearing.

Public Speaker Eduardo Vazquez architect gave some details in support of the project.

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

Board Member Glynn was in favor of the project and thought the design fit into the neighborhood. Commissioner Cohen was happy that this can go forward.

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

5. DISCUSSION ITEMS:

1. Single Family Massing

Town Planner Sinatra presented information on the item and a discussion she had with an architect and some of the problems they have. The Board discussed roof options and sea level rise.

2. Future Agenda Items

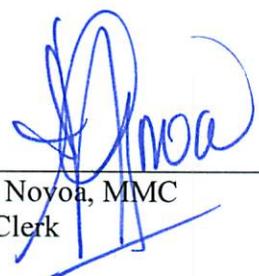
None

6. ADJOURNMENT.

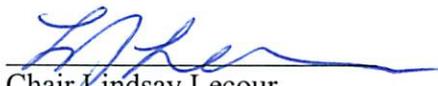
There being no further business to come before the Design Review Board the meeting adjourned at 9:02 p.m.

Accepted this 31st day of March, 2016

Attest:



Sandra Noyoa, MMC
Town Clerk



Chair Lindsay Lecour