



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

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

**MARCH 31, 2016
7:00 PM**

MINUTES

DESIGN REVIEW BOARD

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 7:04 pm.

2. ROLL CALL

Recording Clerk Nissa Benjamin called the roll with the following members present: Chair Lindsay Lecour, Board Member Jorge Gutierrez, Board Member Armando Castellanos, Board Member Peter Glynn, and Board Member Moshe Rubenstein. Vice Chair Jacob Kligman and Board Member James Mackenzie were absent. Commissioner Cohen attended as liaison.

3. APPROVAL OF MINUTES: FEBRUARY 25, 2016

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

4. DESIGN REVIEW BOARD APPLICATIONS:

A. Request of the Owner of Property located at 8819 Byron Avenue.

The applicant is proposing to add a patio roof to the rear of an existing single family residence. 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 Vice Chair Kligman and Board Member Mackenzie absent.

B. Request of the Owner of Property located at 9458 Harding Avenue.

The tenant is requesting to install a channel lettering sign and a window sign for a new retail clothing store.

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 Vice Chair Kligman and Board Member Mackenzie absent.

C. Request of the Owner of Property located at 9473 Harding Avenue.

The tenant is requesting to install a reverse channel lettering sign.

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 Vice Chair Kligman and Board Member Mackenzie absent.

D. Request of the Owner of Property located at 9013 Dickens Avenue.

The applicant is requesting to install a four-foot-high picket style fence along the north and south property lines, in the front of the property. This applicant was heard by the Design Review Board in December 2015 to permit a fence with two rolling gates at the front of the property. Staff recommended denial of that application and the board also denied the application. The applicant has revised the application to remove the gates.

Town Planner Sarah Sinatra presented the item.

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

1. the fence is four feet or under.

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

E. Request of the Owner of Property located at 8727 Carlyle Avenue.

The applicant is requesting to replace their existing asphalt shingle roof with new asphalt shingles.

Town Planner Sarah Sinatra presented the item. There was some discussion regarding a shingle roof as the Board feels the town is trying to move away from shingle type roofing. Therefore, Board Member Glynn felt it should be denied. Chair Lecour said there were extenuating circumstances and the current owner bought the home with a shingle roof and the home is pretty much landscaped and the roof is not that visible. Concerns of the Board was to not set a precedent by approving a shingle roof. Chair Lecour said they would have to look at each case individually as there may be extenuating circumstances.

Board Member Rubenstein made a motion to approve. The motion received a second from Board Member Castellanos. The motion failed with Board Member Rubenstein, Board Member Castellanos and Board Member Glynn voting in opposition. Vice Chair Kligman and Board Member Mackenzie absent.

F. Request of the Owner of Property located at 8859 Carlyle Avenue.

The applicant is proposing a shingle roof for the home. This home was originally constructed in 1936. It was a subdivided lot, resulting in a 25-foot-wide parcel. The applicant requested a variance from the Town Commission in 2013 to allow him to construct a second story on the home. The applicant is now requesting to provide a shingle roof for the home under construction.

Town Planner Sarah Sinatra presented the item. Applicant James Watson and architect William Arthur spoke in favor of the project and presented visuals of the proposed project with two different types of roofing, asphalt and cedar. For the record, Planner Sinatra said she checked with FL building code and the type cedar shingle roofing they are planning meets the FL building code. The Board gave their comments regarding asphalt shingles vs. cedar shingles.

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

1. Cedar shingles only not asphalt shingles.

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

G. Request of the Owner of Property located at 725 93rd Street.

The applicant is proposing to convert a screen patio to a garage, construct a driveway, convert the existing storage room/façade and add a second story addition above the proposed garage in an existing single family residence.

Town Planner Sarah Sinatra presented the item. Applicant Felip Lara gave further details on the project. Chair Lecour suggested that a little more visual articulation would look nice.

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

1. Landscaping be provided at the base of the converted garage.

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

H. Request of the Owner of Property located at 701 94th Street #1.

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

Town Planner Sarah Sinatra presented the item. The architect Michael Quintara gave more details on the project. Chair Lecour had a concern over the two homes being proposed next to each other as being too massive and they have maxed out every square foot allowable. She also said she did not think there was enough variation in style between the two homes. The Board said it was hard to visualize as they do not a rendition of the two houses side by side. Board Member Glynn and Board Member Castellanos agreed with Chair Lecour and also felt it was better to approve only one of the homes. Applicant Iris Herssein spoke on the item and said she has worked with the architect to try to make the two houses look different and explained the differences between the two houses. Rejven Herssein, owner of the properties

in question wanted it clear that these are two separate properties. He also spoke of the differences in the two houses being proposed. Board Member Gutierrez and Rubenstein felt there was enough of a difference between the two houses. Board Member Glynn said he does not have a real image of the two houses together and also commented that the presentation of the proposal was not up to scale and does not show how the houses look next to neighboring homes. Liaison, Commissioner Cohen felt there was enough variation in the houses and it should go forward.

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

1. Rooftop equipment shall be completely concealed with a parapet or screening material.
2. Finished floor shall be 9 feet.

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

I. Request of the Owner of Property located at 701 94th Street # 2.

The applicant is proposing the construction of a new two story single-family residence. Town Planner Sarah Sinatra presented the item. The architect Michael Quintara tried to explain the differences between the two houses.

Board Member Guterrez made a motion to approve. The motion received a second from Board Member Rubenstein. The motion failed with Chair Lecour, Board Member Glynn, Board Member Castellanos voting in opposition. Vice Chair Kligman and Board Member Mackenzie absent.

J. Request of the Owner of Property located at 9169 Dickens Avenue.

The applicant is proposing to add a 425 square foot addition to the existing single family house. The home was built in 1941. The existing home has a six-foot side setback. The current code requires a seven-foot six-inch side setback. The applicant is requesting to construct the addition to be flush with the existing home.

Town Planner Sarah Sinatra presented the item and said staff is recommending denial as there is a setback issue. She explained this is for design only as this item will appear on the agenda for the Planning and Zoning Meeting. The architect Carlos Campiglia spoke about the item. The applicant Jose Malter-Terrada explained why he needed this change to the home.

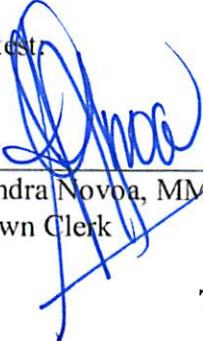
Board Member Glynn made a motion to deny. The motion received a second from Board Member Castellanos. The motion carried to deny 4/1 with Board Member Gutierrez voting in opposition. Vice Chair Kligman and Board Member Mackenzie absent.

ADJOURNMENT

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

Accepted this ____ day of _____, 2016


Chair Lindsay Lecour

Attest:

Sandra Novoa, MMC
Town Clerk

TRANSMISSION OF UNOFFICIAL MINUTES: MARCH 31, 2016
AT APRIL 28, 2016 P&Z MEETING

PLANNING AND ZONING BOARD
MINUTES
MARCH 31, 2016
7:00 PM

1. **CALL TO ORDER**
Chair Lindsay Lecour called the meeting to order at 8:33 pm.
2. **ROLL CALL**
Recording Clerk Nissa Benjamin called the roll with the following members present: Chair Lindsay Lecour, Board Member Armando Castellanos, Board Member Peter Glynn, and Board Member Moshe Rubenstein. Vice Chair Jacob Kligman was absent. Commissioner Cohen attended as liaison.
3. **APPROVAL OF MINUTES: FEBRUARY 25, 2016**
Board Member Castellanos made a motion to approve. The motion received a second from Board Member Rubenstein and all voted in favor with Vice Chair Kligman absent.
4. **QUASI-JUDICIAL APPLICATIONS:**
 - A. **9169 DICKENS AVENUE**

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA PLANNING AND ZONING BOARD CONSIDERING THE APPLICATION OF 9169 DICKENS AVENUE TO PERMIT AN UNNECESSARY AND UNDUE HARDSHIP VARIANCE FROM THE REQUIREMENTS OF SECTION 90-45 "SETBACKS" OF THE TOWN OF SURFSIDE CODE OF ORDINANCES;

REQUESTING AN 18 INCH SIDE SETBACK VARIANCE FOR THE NORTH PROPERTY LINE TO ADD A 425 SQUARE FOOT ADDITION TO THE EXISTING SINGLE FAMILY HOUSE; PROVIDING FOR AN EFFECTIVE DATE.

Recording Clerk Nissa Benjamin read the title of the application,

Chair Lecour read the process and rulings of a quasi-judicial hearing. Recording Clerk Benjamin 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. All answered no.

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

Town Planner Sinatra presented the item and explained why staff is recommending denial. Criteria for a hardship was also discussed. Board Member Rubenstein said he did believe they could make an addition but it must be within code. The applicant had letters of support from neighbors.

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

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

5. RESOLUTIONS

A. Sea Level Rise

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA PLANNING AND ZONING BOARD; RECOMMENDING TO THE TOWN OF SURFSIDE COMMISSION PURSUANT TO SECTION 90-15(8) OF THE TOWN OF SURFSIDE CODE OF ORDINANCES TO APPROPRIATE RESOURCES FROM THE GENERAL FUND TO THE PLANNING AND ZONING BOARD AS REQUESTED TO PROVIDE FOR THE CONSULTATION, IMPLEMENTATION AND STUDY RELATED TO SEA LEVEL RISE SOLUTIONS IN THE TOWN OF SURFSIDE; DIRECTING THE TOWN CLERK TO INCLUDE A COPY OF THIS RESOLUTION IN THE APRIL 12, 2016 TOWN COMMISSION AGENDA; PROVIDING FOR RECOMMENDATION OF APPROVAL; PROVIDING FOR AN EFFECTIVE DATE.

Recording Clerk Nissa Benjamin read the title of the resolution. Town Manager Guillermo Olmedillo 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 for the vote (exited at 8:46 p.m.) and Vice Chair Kligman absent.

B. Pedestrian Friendly Streetscape

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA PLANNING AND ZONING BOARD; RECOMMENDING TO THE TOWN OF SURFSIDE COMMISSION PURSUANT TO SECTION 90-15(8) OF THE TOWN OF SURFSIDE CODE OF ORDINANCES TO APPROPRIATE RESOURCES FROM THE GENERAL FUND TO THE PLANNING AND ZONING BOARD AS REQUESTED TO PROVIDE FOR THE CONSULTATION AND STUDY RELATED TO A PEDESTRIAN FRIENDLY STREETScape; DIRECTING THE TOWN CLERK TO INCLUDE A COPY OF THIS RESOLUTION IN THE APRIL 12, 2016 TOWN COMMISSION AGENDA; PROVIDING FOR RECOMMENDATION OF APPROVAL; PROVIDING FOR AN EFFECTIVE DATE.

Recording Clerk Nissa Benjamin read the title of the resolution.
Town Manager Guillermo Olmedillo 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 for the vote (exited at 8:46 p.m.) and Vice Chair Kligman absent.

6. DISCUSSION ITEMS:

A. Commercial Sign Code Definition

Town Planner Sinatra presented the item and said she is adding a small modification to the definition. Chair Lecour asked for a visual when presented as a resolution.

B. Future Agenda Items

Architect requirements

Commissioner Cohen exited at 9:23 p.m.

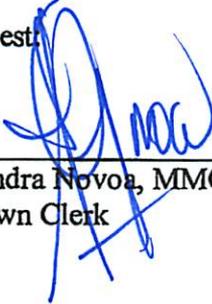
7. ADJOURNMENT. There being no further business to come before the Planning and Zoning Board the meeting adjourned at 9:29 p.m.

Accepted this _____ day of _____, 2016

N/A.

Chair Lindsay Lecour

Attest:



Sandra Novoa, MMC
Town Clerk

TRANSMISSION OF UNOFFICIAL MINUTES: MARCH 31, 2016

AT APRIL 28, 2016 P&Z MEETING