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**TOWN OF SURFSIDE**

**DESIGN REVIEW BOARD**

Town Hall Commission Chambers

9293 Harding Ave., 2nd Floor

Surfside, Florida 33154

**MINUTES**

 **MARCH 26, 2015**

**7:00 PM**

1. **CALL TO ORDER**

Chair Lindsay Lecour called the meeting to order at 7:47 pm.

1. **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 Moisha Rubenstein, and Board Member Jorge Gutierrez. Board Member Jessica Weiss was absent.

Commissioner Cohen attended as liaison.

1. **APPROVAL OF MINUTES: FEBRUARY 26, 2015**

Board Member Guitterez had a correction to the minutes – Vice Mayor Kligman change to Vice Chair Kligman.

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

**4. DESIGN REVIEW BOARD APPLICATIONS:**

 **A. Request of the Owner of Property located at 8718 Byron Avenue**

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

 Town Planner Sarah Sinatra presented the item. James Mackenzie, architect for the project gave an overview and presented changes to the façade of the buildings as requested by the Board at the last meeting. At the last meeting the Board had an issue with repetitive design.

Board Member Gutierrez said he did see an improvement in the design. The Board reviewed the plans and posed some questions which Town Planner Sinatra responded to. Landscaping, color treatment of walls and driveway was discussed.

Board Member Gutierrez made a motion to approve with the condition that there be color treatment of the driveway and color treatment of the structure to differentiate from neighboring structures. The motion received a second from Board Member Castellanos. The motion passed 5/1 with Board Member Rubenstein in opposition. Board Member Weiss was absent.

**B. Request of the Owner of Property located at 8726 Byron Avenue**

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

Town Planner Sarah Sinatra presented the item.

Board Member Gutierrez made a motion to approve with the condition that there be color treatment of the driveway and color treatment of the structure to differentiate from neighboring structures. The motion received a second from Vice Chair Kligman. The motion passed 5/1 with Board Member Rubenstein abstaining. Board Member Weiss was absent.

 **C. Request of the Owner of Property located at 8859 Abbott Avenue**

The applicant is requesting a carport conversion.

Town Planner Sarah Sinatra presented the item and staff is recommending approval.

Board Member Gutierrez questioned the location of the steps leading into the house and the lack of hand rails. Staff was directed to look into whether guard rails are needed.

Board Member Glynn made a motion to approve with the condition to look into whether guard rails are needed. The motion received a second from Board Member Gutierrez and all voted in favor with Board Member Weiss absent.

**D. Request of the Owner of Property located at 908 Surfside Blvd**

The applicant is requesting to convert a garage.

Town Planner Sarah Sinatra presented the item and staff is recommending approval.

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

**E. Request of the Owner of Property located at 9001 Dickens Avenue**

The applicant is requesting to a fence in the front of the property.

Town Planner Sarah Sinatra presented the item and staff is recommending approval.

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

**F. Request of the Owner of Property located at 8819 Byron Avenue**

The tenant is requesting to convert a garage.

Town Planner Sarah Sinatra presented the item and staff is recommending approval. Michael Filmer from the architect firm gave more details and answered questions posed by the Board.

Board Member Glynn made a motion to approve with the condition that landscaping be at the base of the converted garage. The motion received a second from Vice Chair Kligman and all voted in favor with Board Member Weiss absent.

**G. Request of the Owner of Property located at 8917 Froude Avenue**

The owner is requesting to build an addition.

Town Planner Sarah Sinatra presented the item and staff had a number of concerns.

Edward Landers, structural engineer gave a power point presentation of the proposed project with some changes that were of concern to staff. The Board was not in favor of the design and there was discussion on this issue as the addition is not consistent with the existing structure. Some options were suggested by the Board and the applicant was asked to come back addressing the concerns.

Board Member Castellanos made a motion to defer the item. The motion received a second from Board Member Glynn and all voted in favor with Board Member Weiss absent.

  **5. ADJOURNMENT.**

There being no further business to come before the Design and Review Board the meeting adjourned at 8:36 p.m.

Accepted this \_\_\_\_\_day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2015

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 Chair Lindsay Lecour

Attest:

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Sandra Novoa, CMC

Town Clerk

**PLANNING AND ZONING BOARD**

**MINUTES**

 **March 26, 2015**

**7:00 PM**

1. **CALL TO ORDER**

Chair Lindsay Lecour called the meeting to order at 8:36 pm.

1. **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 Moisha Rubenstein.

Commissioner Cohen attended as liaison.

1. **APPROVAL OF MINUTES: FEBRUARY 26, 2015**

Vice Chair Kligman said the vote on the muncell number of sand was omitted from the minutes. The minutes will be amended to read “The Board had a little difference of opinion on the muncell number 7 of sand with three for #7 and two for #6.”

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

 **4. P&Z SITTING AS THE LOCAL PLANNING AGENCY:**

**AN ORDINANCE OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING THE TOWN’S WATER SUPPLY FACILITIES WORK PLAN AND APPLICABLE ELEMENTS WITHIN THE TOWN’S COMPREHENSIVE PLAN RELATING TO WATER SUPPLY PLANNING; PROVIDING FOR INCLUSION IN THE TOWN OF SURFSIDE COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Recording Clerk Frantza Duval read the title of the Ordinance.

Town Planner Sarah Sinatra presented the item.

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

 **5. DISCUSSION ITEMS:**

**A. Sheds**

 Public Speaker Larisa Alonso said she felt the requirement of landscaping is excessive and gave her reasoning. Michael Karukin speaking as a resident and not a Commissioner agrees with Ms. Alonso. There was some discussion about landscaping and who would enforce the code in someone’s back year. Board Member Glynn’s concern was a neighbor’s view of the top of the shed with no landscaping to buffer it. Many residents are converting their garages into more living space and more people will want to put in sheds for storage. Providing landscaping at the discretion of the DRB was considered. Chair Lecour said legislation is difficult because every case is different. They discussed that if there were a six foot opaque fence in place perhaps they would not need the landscaping. Town Planner Sinatra will come back with new text for the May agenda.

 Commissioner Cohen left the meeting at 8:54 p.m.

 **B. Practical Difficulty Variance**

Town Planner Sinatra gave an update and the concerns of the Commission. Ms. Sinatra went through the four conditions an applicant has to meet to obtain a hardship variance. Landscape requirements were also presented by the Town Planner. Vice Chair Kligman was concerned about someone doing this for financial gain and within a year sell the house. Ms. Sinatra addressed the concern and said this was not for this variance and explained the difference. Vice Chair Kligman said he would like to see maximum lot coverage of 50%. Chair Lecour asked for a show of hands as to agrees and the Board did not agree. There was only one change in wording to “adverse” and Ms. Sinatra will make that change and bring this back to the May agenda.

 Board Member Rubenstein left the meeting at 9:15 p.m.

 **C. Interior Balcony**

Town Planner Sinatra gave an update and the new language staff is suggesting.

 **D. Future Agenda Items**

Workshop on single family home designs and massing

 Changing of windows

Increasing minimum code regarding landscaping and grants or government help to those who do not have the means to be up to code

 **E. Peter Glynn’s Request-Proactive**

 BuildingOfficial Ross Prieto gave an update.

 **6.**  **ADJOURNMENT**

There being no further business to come before the Planning and Zoning Board, the meeting adjourned at 9:25 p.m.

Accepted this \_\_\_\_\_day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2015

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 Chair Lindsay Lecour

Attest:

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Sandra Novoa, CMC

Town Clerk