



**TOWN OF SURFSIDE
SPECIAL PLANNING AND ZONING BOARD**

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

**MINUTES
MARCH 26, 2015
6:00 PM**

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 6:06 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 and Board Member Moshe Rubenstein. Commissioner Cohen attended as liaison.

3. APPROVAL OF MINUTES: FEBRUARY 18, 2015

Board Member Glynn 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

Mr. Gianni Feoli, of CGA gave an overview as to what was presented at the last Special Meeting. At that meeting he received some direction from the Board and will now present two different scenarios for their review. The presentation showed the restrictive and less restrictive massing. In the demonstration, Mr. Feoli explained in detail the scaling difference in the buildings and walked them around the block to view all sides (Collins Avenue and Harding Ave as primary frontage). He said landscaping will soften the façade of the structures.

He is recommending setting the maximum setting footprint at 75 feet as it is more consistent with the smaller scale historical and present buildings that are there. As to the breezeways he is recommending a 12 foot minimum and bringing it up to 17 feet when the lot frontage is greater than 200 feet. He further suggest 30% landscaping of the footprint of the breezeway, it has to be accessible at all times and provide security lighting and lined by habitable space, no blank walls. As to setbacks, to redefine the Harding and the Collins as primary frontage to 20 feet and explained what he proposed as to parking. The East/West Streets to be at 10 feet as well as his recommendation for the interior.

Mr. Feoli made his recommendation on building articulation. He thoroughly explained the articulation study they did and how they came to their recommendation. He said if one or more buildings are constructed there has to be at least a 30% variation in the façade so they all don't look the same.

Chair Lecour opened the meeting for public hearing.

Public Speakers:

-Rick Superstein asked what the plans are for accommodating the buildings which have been designated as historical by the Historical Preservation Board (several which he owns). The decision has been delayed and the town of Surfside is working with Dade County. Mr. Feoli said perhaps only the façade may have to be preserved and explained some options the town may have. Town Planner Sarah Sinatra spoke about zoning in progress which will be coming up at the April Commission Meeting.

-Michael Karukin speaking as a resident and not a member of the Commission thanked the Board for taking up this issue. He asks the Board to please support the zoning in progress. He also commented on two aspects of the comprehensive plan particularly Policy 1 and Policy 3, Policy 3 deals with hotels on the west side of Harding a new type of land zone for that area, and Policy 1 about density and intensity and asks the Board to think about these two policies. He also suggested they look at it as "a look and feel look" whether it be hotel usage or residential.

- Carli Koshal representing a developer asks for consideration to applicants who have already started the process for future development under the current codes as they have already put forth some expenses. Ms. Koshal then spoke as a resident regarding the historic preservation issue and asks for some support and guidance for the people that are involved in this issue such as Mr. & Mrs. Silverstein.

No one else wishing to speak the public hearing was closed.

Board Member Glynn said he believed every Board Member here cared about the city and served not for power but for love of the city. After viewing the presentation his concerns are that we are doing what the developers and architects are wanting and not what the residents want. Surfside is a special place and he said the Board has the opportunity now to stop development from getting too big and keeping Surfside small. He is asking the Board to view this from being a resident of Surfside and not from a developer's point of view.

Chair Lecour said she agrees this is a high priority issue but wants to see it balanced out and scaled to the town. She feels we do need new development as the corridor is getting to look old and worn.

Chair Lecour then went through the recommendations by Mr. Feoli. They discussed the maximum 75 ft building length and the size and number of apartments it could accommodate. Board Member Glynn said developers will find a way to build in the space we will allow them. He said Surfside is overpopulated now and developers want to come to Surfside as it is the place to be. Jorge Guitterez, speaking as a resident agrees with Board Member Glynn. He said he does like the new buildings that have been developed but asks do we really want more hotels. He spoke about apartments and various sizes which could be developed. Vice Chair Kligman favors 150 ft which is less restrictive. Board members gave their views and felt a good balance point would be 150ft building length on Collins and 75ft on Harding.

The Board discussed the breezeways and Board Member Glynn believes 12 ft. looks like a bowling alley and is favor of at least 17 feet. There was discussion on safety and security and asked if the Police Dept. could review the proposal. The feeling is the wider the breezeway the more safe it can be and 17 ft. is preferred.

Articulation was then viewed and variations in the façade. Mr. Feoli will bring back more details on articulation. Chair Lecour asked if we could have a third party look at the proposal to have a fresh view. Chair Lecour also brought up the structures that have been designated as historic and how that would work with the articulation. The recommendations made by Mr. Feoli and the changes the Board proposed will be brought back for another review.

Board Member Glynn asked the citizens to give feedback either by calling or email as to whether they think the town should be more or less restrictive on this issue.

Board Member Glynn spoke about the town and how real estate has become a very hot commodity. He is concerned that many homes will be sold and then torn down and new block like structures constructed on the lots that may meet our codes but do not fit into the nature of the community. He believes we have to start looking at design guidelines and feels this is as critical as the corridor. Town Planner Sinatra gave input on what is in place now and will work on scheduling something for a future meeting.

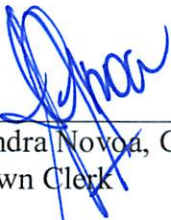
6. ADJOURNMENT.

There being no further discussion the meeting adjourned at 7:42 p.m.

Accepted this 30 day of April, 2015


Chair Lindsay Lecour

Attest:


Sandra Novoa, CMC
Town Clerk



**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.

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

Commissioner Cohen attended as liaison.

3. APPROVAL OF MINUTES: FEBRUARY 26, 2015

Board Member Gutierrez 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 30th day of April, 2015

Attest:



Sandra Novoa, CMC
Town Clerk



Chair Lindsay Lecour

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.

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 Moisha Rubenstein. Commissioner Cohen attended as liaison.

3. 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 yard. 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

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 9:25 p.m.

Accepted this 30 day of April, 2015


Chair Lindsay Lecour

Attest:


Sandra Novoa, CMC
Town Clerk