



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

Town Hall Commission Chambers  
9293 Harding Ave., 2<sup>nd</sup> Floor  
Surfside, Florida 33154

**MAY 28, 2015  
7:00 PM**

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**MINUTES  
DESIGN REVIEW BOARD**

**1. CALL TO ORDER**

Chair Lindsay Lecour called the meeting to order at 7:03 pm.

**2. ROLL CALL**

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

**3. APPROVAL OF MINUTES: **APRIL 30, 2015****

Vice Chair Kligman made a motion to approve. The motion received a second from Board Member Gutierrez and all voted in favor with Board Members Peter Glynn and Armando Castellanos absent.

**4. DESIGN REVIEW BOARD APPLICATIONS:**

**A. Request of the Owner of Property located at 8810 Froude Avenue**

The applicant is requesting to convert a garage and build a front wall.  
Town Planner Sarah Sinatra presented the item.

The Board discussed the wall and landscaping and Chair Lecour said she would prefer to see a six foot high hedge rather than a wall.

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

1. Provide shrubs/vegetation landscaping

2. Reduce the size of the wall.

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

**B. Request of the Owner of Property located at 9525 Carlyle Avenue**

The applicant is requesting to build a two story addition.

Town Planner Sarah Sinatra presented the item and is recommending a reduction of six inches in the structure to not exceed thirty feet. Staff said a condition would be landscaping in front of the wall. Applicant David Jeda gave some details in order to clarify the proposal. The Board had several questions regarding this request.

Vice Chair Kligman made a motion to defer the item to the next meeting and applicant to provide more clarification with a fuller scope as to what they wish to do. The motion received a second from Board Member Gutierrez and all voted in favor with Board Members Peter Glynn and Armando Castellanos absent.

**C. Request of the Owner of Property located at 9065 Emerson Avenue**

The applicant is requesting to convert a garage.

Town Planner Sarah Sinatra presented the item.

Board Member Gutierrez recused himself as he is the architect on this item.

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

**D. Request of the Owner of Property located at 9504 Harding Avenue**

The applicant is requesting to install a new sign.

Town Planner Sarah Sinatra presented the item. Applicant Vladimir Alvarez spoke in favor of the project and gave additional details.

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

1. Façade behind the sign be repaired and repainted.

The motion received a second from Vice Chair Kligman and all voted in favor with Board Members Peter Glynn and Armando Castellanos absent.

**5. ADJOURNMENT.**

There being no further business to come before the Design Review Board the meeting adjourned at 7:32 p.m.

**PLANNING AND ZONING BOARD**  
**MINUTES**  
**MAY 28, 2015**  
**7:00 PM**

**1. CALL TO ORDER**

Chair Lindsay Lecour called the meeting to order at 7:32 pm.

**2. ROLL CALL**

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

**3. APPROVAL OF MINUTES: APRIL 30, 2015**

Board Member Rubenstein made a motion to approve. The motion received a second from Vice Chair Kligman and all voted in favor with Board Members Peter Glynn and Armando Castellanos absent.

**4. ORDINANCES:**

**1. AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING "SECTION 90-36 VARIANCES"; SPECIFICALLY AMENDING "90-36.1 GENERAL VARIANCES" TO MODIFY THE CODE TO PROVIDE FOR A PRACTICAL DIFFICULTY VARIANCE; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.**

Recording Clerk Frantza Duval read the title of the ordinance.

Town Planner Sinatra presented the item. For the record, she read a statement from Commissioner Karukin which asks that the Planning and Zoning Board be made aware of some of the discussion held at the Commission Meeting May 12, 2015 regarding this ordinance. Planner Sinatra presented a summary of some concerns discussed.

- (1) address the limitations which include a failsafe so it cannot be abused;
- (2) address a concept of least amount necessary to cure the hardship;
- (3) permit a practical difficulty hardship only once per property;
- (4) offset on the second floor square footage by anything gained on the first floor;
- (5) to include a one story limitation for properties already granted a practical variance ordinance.

Board Member Rubenstein took into account Commissioner Karukin's concern about changing the character of the town. However, he does like the language of the ordinance and feels it is very succinct.

Vice Chair Kligman said we should address the five items discussed by the Commission. The Board went over the five items and they will look at applications with a critical eye. On Item 3 the Board would like to include a maximum of 50% lot coverage in the language. There was much discussion on Item 4 as well as landscaping and the Board does feel there should be an offset included in the language and perhaps request additional conditions. Town Planner Sinatra has direction to modify the ordinance with a 50% limitation and two out of the three Board members suggested the Commission revisit the second floor offset. Board Member Rubenstein did not feel the offset was necessary.

Vice Chair Kligman made a motion to add language clarifying the 50% maximum. The motion received a second from Board Member Rubenstein and all voted in favor with Board Members Glynn and Castellanos absent.

Vice Chair Kligman made a motion to suggest the Commission revisit the second floor offset. Passing the gavel, Chair Lecour seconded the motion. The motion passed 2-1 with Board Member Rubenstein in opposition and Board Members Glynn and Castellanos absent.

Vice Chair Kligman made a motion to move forward to the Commission with above recommendations. The motion received a second from Board Member Rubenstein and all voted in favor with Board Members Glynn and Castellanos absent.

**2. AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 "ZONING", AND AMENDING "SECTION 90-54 ACCESSORY BUILDINGS AND STRUCTURES IN THE H30A AND H30B DISTRICTS"; AND SPECIFICALLY AMENDING SECTION 90-54.7 RELATED TO SHEDS; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.**

Recording Clerk Frantza Duval read the title of the ordinance.

Town Planner Sinatra said at the last Commission meeting language was added regarding landscaping and now reads "provide landscaping if not already provided." Chair Lecour also had a grammatical change to the ordinance to read "applicant provide landscaping if not already provided."

Board Member Rubenstein made a motion to move forward to the Commission with above amendment. The motion received a second from Vice Chair Kligman and all voted in favor with Board Members Glynn and Castellanos absent.

**5. DISCUSSION ITEMS:**

**A. Prioritize future agenda items**

Town Planner Sinatra gave an update.

Chair Lecour said single family homes and corridor analysis should be at the top of the list. The Board also wants tree canopy/streetscape to be a priority. The Board asks they get an update on the parking/traffic item.

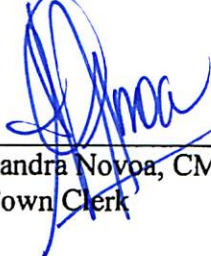
**6. ADJOURNMENT.**

There being no further business to come before the Planning and Zoning Board the meeting adjourned at 8:19 p.m.

Accepted this 30<sup>th</sup> day of July, 2015

  
Chair Lindsay Lecour

Attest:

  
Sandra Novoa, CMC  
Town Clerk