



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

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

**SEPTEMBER 24, 2015
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

Town Clerk Sandra Novoa called the roll with the following members present: Chair Lindsay Lecour, Vice Chair Jacob Kligman, Board Member Jorge Gutierrez, Board Member Peter Glynn, Board Member Moisha Rubenstein and Board Member Armando Castellanos. Commissioner Cohen attended as liaison.

3. APPROVAL OF MINUTES: **AUGUST 27, 2015**

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

4. DESIGN REVIEW BOARD APPLICATIONS:

A. Request of the Owner of Property located at 901 89th Street

The applicant has modified their garage and is requesting an after the fact approval. Town Planner Sarah Sinatra presented the item.

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

B. Request of the Owner of Property located at 9549 Carlyle Avenue

The applicant is requesting to build a new two story single residence. Town Planner Sarah Sinatra presented the item. The applicant spoke and Town Planner Sinatra explained that staff had required a more detailed plan of the project which they have not received. The applicant said he turned in new plans to the town but Planner Sinatra said she had not seen the detailed plan as requested. There was some discussion on the plans presented.

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

At the end of the meeting the applicant showed some photos of the project. For the record Planner Sinatra said she told the applicant that she had some concerns on the elevation and beams and gave her assessment and recommendations for a revision. After a brief discussion the Board felt it did not have enough information to reopen the item for consideration and is not in favor of the boxlike design therefore the item remained deferred.

C. Request of the Owner of Property located at 700-88 Street

The applicant is requesting to build a new single family house. Sarah Sinatra presented the item. The applicant's architects gave a detailed presentation of the project. The Board discussed the design and gave some suggestions but overall liked the design of the house.

Board Member Gutierrez made a motion to approve with the Board's recommendation regarding windows and to revisit the second story elevation. The motion received a second from Vice Chair Kligman and all voted in favor.

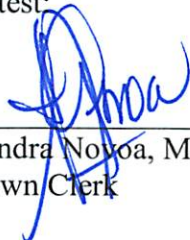
Board Member Glynn expressed his concern that every new home being proposed now and in the future will be exactly the same using the maximum square coverage allowed and all will look alike. Chair Lecour said they will be discussing this under Item 5B on the Planning and Zoning Meeting.

5. ADJOURNMENT.

There being no further business to come before the Design Review Board the meeting adjourned at 7:48 p.m.

Accepted this 29th day of October, 2015


Chair Lindsay Lecour

Attest:

Sandra Novoa, MMC
Town Clerk

**PLANNING AND ZONING BOARD
MINUTES
SEPTEMBER 24, 2015
7:00 PM**

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 7:49 pm.

2. ROLL CALL

Town Clerk Sandra Novoa called the roll with the following members present: Chair Lindsay Lecour, Vice Chair Jacob Kligman, Board Member Peter Glynn, Board Member Moisha Rubenstein and Board Member Armando Castellanos. Commissioner Cohen attended as liaison.

3. APPROVAL OF MINUTES: AUGUST 27, 2015

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

4. ORDINANCES:

A. AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWOF SURFSIDE, FLORIDA AMENDING CHAPTER 90 "ZONING", AND SPECIFICALLY AMENDING SECTION 90-50 "ARCHITECTURE AND ROOF DECKS" TO MODIFY THE CODE TO REQUIRE FRONT AND STREET SIDE FAÇADES TO HAVE A WINDOW LOCATED ON EACH WALL PLANE AND A TOTAL OF 10% WALL OPENINGS PER ELEVATION FOR SINGLE FAMILY HOMES; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Clerk Sandra Novoa read the title of the ordinance. Town Planner Sinatra presented the item.

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

B. AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING CHAPTER 90 ZONING; SPECIFICALLY AMENDING SECTION 90-43 MAXIMUM BUILDING HEIGHTS; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Clerk Sandra Novoa read the title of the ordinance.

Board Member Rubenstein made a motion to defer the item to the October 29, 2015 Planning and Zoning Meeting at 7:00 p.m. The motion received a second from Board Member Castellanos and all voted in favor.

5. DISCUSSION ITEMS:

A. Corridor Analysis update

Town Planner Sinatra gave a brief update and first reading of the ordinance will go to the Town Commission in October and back to Planning and Zoning October 29, 2015.

B. Single Family Home discussion

Town Manager Olmedillo gave a power point presentation with the differences of what exists and what architects are bringing today. He said architecture is going to change with the social structure. He presented two extremes and said the Board has to decide in which direction they want to go and would like to hear their input and ideas on what they would like as a basic fundamental design for homes.

Commissioner Cohen thanked the Manager and said it was a wonderful presentation. He mentioned that we have to consider sea level rise in some areas and elevation of homes.

Chair Lecour expressed that she is not focusing so much on style of architect and is not opposed to the modern architect aesthetics, but her concern is on massing and losing the canopy, greenery and air. She agrees with Commissioner Cohen in giving exceptions regarding height on lots that may experience sea level rise.

Board Member Glynn said we have to define the massing as we are losing the cuteness of the town and not have a footprint where every inch of a lot is used to its maximum.

Board Member Rubenstein said because the property values in Surfside have increased so much people buying have the means in which to built luxury homes and that is changing the look of the town. He also suggested that the ordinances in place now be looked at as they may not fit in with the modernization that is taking place. Chair Lecour would like to revisit the code on landscaping, fences, hedges.

Jorge Gutierrez (DRB) said he is concerned as things are getting out of hand and agrees with the remarks made by the Board. He understands that because there are such small lots that architects are using the lots to its maximum allowance but feels the massing has to be looked at. He said they may have to consider regulating by style. He was not in favor of higher elevation on certain lots and said to be careful when viewing this item as we could have some very tall structures.

Board Member Glynn said we are talking about controlling what we now have or changing the codes and the look of the town. The question is what does the average citizen of Surfside want and suggested it be put on the ballot as a question. There was further discussion on how to reduce the massing and pitching the roofing. Reducing the second floor square footage was discussed. Staff will bring back a proposed ordinance for the next meeting.

C. Future Agenda Items
Hedges/Fences/Front Yards

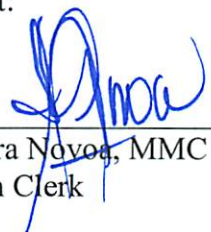
6. ADJOURNMENT.

There being no further business to come before the Planning and Zoning Board the meeting adjourned at 8:49 p.m.

Accepted this 29th day of October, 2015


Chair Lindsay Lecour

Attest:


Sandra Novoa, MMC
Town Clerk