



**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

**DECEMBER 17, 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 7:01 pm.

**2. ROLL CALL**

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

**3. APPROVAL OF MINUTES: NOVEMBER 19, 2015**

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

Board Member James Mackenzie entered at 7:03 p.m.

**4. DESIGN REVIEW BOARD APPLICATIONS:**

**A. Request of the Owner of Property located at 525 92 Street**

The applicant is requesting to build an addition to the front of the house.

Town Planner Sarah Sinatra presented the item. The architect Ekrem Vzman gave more details on the project and both Mr. Vzman and Town Planner Sinatra addressed questions from Board Members. Board Member Mackenzie questioned the location of the shed and ac in front of the house. Suggestions of removing the shed and moving the ac were discussed.

Board Member Rubenstein made a motion to approve. The motion received a second from Board Member Gutierrez and the motion carried 6/1 with Board Member Mackenzie voting in opposition.

**B. Request of the Owner of Property located at 9559 Harding Avenue**

The applicant is requesting to replace an existing cabinet sign.

Town Planner Sarah Sinatra presented the item and is recommending with conditions. The sign installer answered questions from the Board.

Board Member Castellanos made a motion to approve with the following conditions.

1. Applicant shall provide evidence that “Authorized Dealer” is part of the trade name or a registered logo. Otherwise, it shall be removed.
2. If the applicant provides evidence that “Authorized Dealer” is permitted, the sign shall be a type of individually mounted letter signage, permitted by section 90-73 (a)(3)b1 of the Town Code.

The motion received a second from Board Member Gutierrez and all voted in favor.

**C. Request of the Owner of Property located at 225 95 Street**

The applicant is requesting a reverse channel sign for a new restaurant.

Town Planner Sarah Sinatra presented the item and is recommending with the following condition. A representative from the sign company spoke about the sign and said a sign has to reflect what the business is.

Board Member Rubenstein made a motion to approve with the following condition.

1. Applicant shall provide evidence that “Rockin Asian Kitchen” is part of the trade name or a registered logo. Otherwise, it shall be removed.

The motion received a second from Board Member Gutierrez and all voted in favor.

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

The applicant is requesting to add a four foot high decorative picket style fence with two rolling gates at the front of the property.

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

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

**E. Request of the Owner of Property located at 9200 Bay Drive**

The applicant is requesting to add a pre-fabricated shed to the rear of the property.

Town Planner Sarah Sinatra presented the item and staff is recommending approval with no conditions. Vice Chair Kligman asked where the shed is to be located as he did not see it in the plans. The applicant spoke and said the plan was submitted and Town Planner Sinatra had a copy of the plan which she shared with the Board.

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

**5. ADJOURNMENT.**

There being no further business to come before the Design Review Board the meeting adjourned at 7:34 p.m.

Accepted this 28<sup>th</sup> day of January, 2016

  
Chair Lindsay Lecour

Attest:

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Sandra Novoa, MMC  
Town Clerk

**PLANNING AND ZONING BOARD**

**MINUTES**

**DECEMBER 17, 2015**

**7:00 PM**

**1. CALL TO ORDER**

Chair Lindsay Lecour called the meeting to order at 7:34 pm.

**2. ROLL CALL**

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

**3. APPROVAL OF MINUTES: NOVEMBER 19, 2015**

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

**4. ORDINANCES:**

**A. 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 TO IMPLEMENT THE CORRIDOR ANALYSIS PROPOSALS FOR THE AREA BETWEEN COLLINS AND HARDING AVENUES FROM 94<sup>TH</sup> STREET TO 88<sup>TH</sup> STREET; AMENDING SECTION 90-2 "DEFINITIONS"; AMENDING SECTION 90-44 "MODIFICATIONS OF HEIGHT REGULATIONS"; AMENDING SECTION 90-44.2; AMENDING SECTION 90-45 "SETBACKS"; AMENDING SECTION 90-50 "ARCHITECTURE AND ROOF DECKS"; AMENDING SECTION 90-50.1 "ARCHITECTURE"; AMENDING SECTION 90-51 "MAXIMUM FRONTAGE OF BUILDINGS"; AMENDING SECTION 90-61 "PAVING IN FRONT AND REAR YARDS IN H31 AND H40 DISTRICTS"; AMENDING SECTION 90-61.2 "CURB CUTS FOR PROPERTIES FRONTING ON COLLINS AVENUE HARDING AVENUE AND EVERY EAST-WEST STREET IN BETWEEN COLLINS AVENUE AND HARDING AVENUE, EXCLUDING H30B DISTRICT PROPERTIES"; 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.**

Recording Clerk Nissa Benjamin read the title of the ordinance.

Town Planner Sinatra presented the item and said courtyards will now be referred to as forecourts. Planner Sinatra had some visuals on the item. Commissioner Cohen had

suggestions on the concept and landscaping. He also asked if consideration was given to sea level rise. Planner Sinatra said sea level rise is a different item and Chair Lecour would like that item to be a priority and asked it be put on the agenda on top of the list for future items.

Chair Lecour opened the meeting to public speakers.

Public Speakers:

Michael Karukin speaking not as Commissioner, thanked the Board for bringing this ordinance forward as this has been discussed for a long period of time.

Nick Barshel filling in for Mr. Kasdin who represents the owner, requested a change in the ordinance in Section 90-45 regarding an extra 5 ft side setback (top floor) and feels it is not necessary. Other than that the applicant is in favor of the ordinance. Planner Sinatra addressed the request of Mr. Barshel and explained why the ordinance was written that way.

Board Member Glynn was not in favor of the change. Commissioner Cohen asked if there could be some flexibility on that subject. Board Member Rubenstein asked Planner Sinatra her opinion of the ordinance. She said there was a give and take and feels they have reached a fair balance with the ordinance as written.

Jorge Gutterez as a public speaker spoke on the subject and would like to see the length of the building reduced.

Public Speaker Victor May spoke and had questions about parcels being developed.

Chair Lecour said the ordinance pretty much addresses all that they have been discussing over the months and would like to see it move forward. She did suggest a language change in a couple of sentences to soften it.

Chair Lecour closed the public comment.

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

**B. AN ORDINANCE OF THE TOWN OF SURFSIDE, FLORIDA AMENDING ARTICLE VI "SIGNS" OF CHAPTER 90 ZONING" OF THE TOWN OF SURFSIDE CODE OF ORDINANCES; SPECIFICALLY AMENDING SECTION 90-69 "DEFINITIONS"; SPECIFICALLY AMENDING SECTION 90-74 "TEMPORARY SIGNS"; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

Recording Clerk Nissa Benjamin read the title of the ordinance.

Town Planner Sinatra presented the item.

Commissioner Cohen suggested that the sign could be placed flat against a window and not 12 inches back as a sign is allowed to be placed flat against a wall on the outside. There was discussion on the number of temporary signs that may be placed. Planner Sinatra said this ordinance increases the number from one to three. Commissioner Cohen feels only allowing three signs are impractical as there may be more than three running for office and someone's rights may be taken away. Board Member Rubenstein mentioned that more signs on a window would cover up the inside of the store and the appearance from the outside would not be very nice. There was much discussion over political signs, real estate signs, and other signs. Town Attorney Miller said this ordinance was not designed just for political signs but for the façade and aesthetics.

Chair Lecour said they are removing the placement of 12 inches from windows and signs may be placed against the window but she is not in favor of allowing more than three signs. Board Member Rubenstein feels leaving it as three signs is misleading.

Board Member Glynn suggested the signs be limited to a certain number of square feet. Planner Sinatra said in the code for the business district each sign can be three square feet. She also said we need to be simple in the ordinance or it will be difficult to enforce. Michael Karukin, public speaker not as Commissioner, agrees with Planner Sinatra and asks the Board to keep it simple and enforceable. Building Official Ross Praetor gave his point of view on the issue.

Public Speaker Victor May said there should be no limits on the number of political signs.

Commissioner Cohen questioned the language regarding a banner. Planner Sinatra gave some details on banners and their temporary use.

Board Member Glynn made a motion that the signs in the business district (SP40) be no more than 8 1/2x 11 inches. The motion passed 3/2 with Board Members Kligman and Rubenstein voting in opposition. A roll call was taken regarding the number of only 3 signs (8 ½ x 11) in the retail district. The motion passed 4/1 with Board Member Rubenstein voting in opposition.

Vice Chair Kligman made a motion to move the ordinance to the Commission with the one change of a sign being 8 ½ x 11 inches. The motion received a second from Board Member Castellanos and all voted in favor with Board Member Rubenstein in opposition.

**C. 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 SECTION 90-51 MAXIMUM FRONTAGE OF BUILDINGS AND SPECIFICALLY AMENDING SECTION 90-51.1 CONTINUOUS WALL FRONTAGE OF 150 FEET IN THE H120 DISTRICT; 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.**

Recording Clerk Nissa Benjamin read the title of the ordinance.  
Town Planner Sinatra presented the item.

Michael Karukin public speaker not as Commissioner, has been advocating for this for many years and feels we have learned our lesson and should go back to the 150 ft max.

Board Member Glynn and Rubenstein are in favor of pursuing this. Vice Chair Kligman and Board Member Castellanos were not in favor. Chair Lecour was not ready to say yes and would like more information on the item.

Vice Chair Kligman made a motion to recommend denial to the Commission. The motion received a second from Board Member Castellanos and passed 4/1 with Board Member Glynn voting in opposition.

**5. DISCUSSION ITEMS:**

**1. Residential zoning district – Massing Study**

Town Planner Sinatra gave an update on the item and had a comparison chart with options. There were suggestions and changes given as well as discussion on sea level rise. Board Member Glynn suggested that our architects are available when this is discussed again.

**2. Future Agenda Items**

Revisiting zoning codes per sea level issues

Town Planner Sinatra said The Commission did not recommend the referendum regarding the one way street plan and is not moving forward at this time although it was an interesting plan.

Commissioner Cohen exited at 9:08 P.M.

**6. ADJOURNMENT.**

There being no further business to come before the Planning and Zoning Board the meeting adjourned at 9:16 p.m.

Accepted this 28<sup>th</sup> day of January, 2016

  
Chair Lindsay Lecour

Attest:

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Sandra Novoa, MMC  
Town Clerk