



**Town of Surfside
Town Commission Special Meeting with
Planning and Zoning Board
November 4, 2010
7 p.m.**

Town Hall Commission Chambers - 9293 Harding Ave, 2nd Floor
Surfside, FL 33154

MINUTES

1. Opening

A. Call to Order Mayor Daniel Dietch called the meeting to order at 7:01 p.m.

B. Roll Call of Members Town Clerk, Debra Eastman called the roll with the following members of the Town Commission present: Michael Karukin, Edward Kopelman, Marta Olchyk, Vice Mayor Joe Graubart and Mayor Daniel Dietch. Planning and Zoning Board members present were Galen Bakken, Armando Castellanos, Peter Glynn, Sheldon Lisbon and Scarlet Tenen. Town Attorney, Lynn Dannheisser and Interim Town Manager, Roger Carlton were also present.

C. Pledge of Allegiance Police Chief David Allen led the Pledge of Allegiance. Mayor Daniel Dietch explained that the Town Commission is not married to the current Town Code. He pointed out that the Code can be changed to reflect the sensibilities of the community.

D. Overall Vision and Issues for reconsideration in the 2010 Zoning Code

Galen Bakken explained his concern about the scale of buildings allowed in tourist district and gave an example that would allow for a much higher density. Town Planner Sarah Sinatra explained that for every 100 feet there would need to be a wall change. Town Attorney, Lynn Dannheiser explained that the design guidelines would prevent one continuous building line. Peter Glynn expressed concern with the lack of authority of the Design Review Board.

Galen Baken presented another example of where a larger building could be built on the lot providing for greater density. Mayor Daniel Dietch pointed out that density is governed by the Comp plan. Lynn Dannheisser, Town Attorney pointed out that in this case apartments could be larger, but would be limited to the same number of units.

Vice Mayor Joe Graubart brought forth concerns of parking, setbacks, unit size and use.

Upon a question from Galen Bakken, Town Planner, Shelley Eichner explained floor area ratio. Lynn Dannheisser, Town Attorney explained that density refers to the number of units you can achieve and intensity is the number of square feet you can achieve. Galen Bakken stated he believes the town needs to be more mindful of the possible scale of buildings.

Vice Mayor Joe Graubart stated that the residents passed amendment 4 to restrict and that something transpired to upset the residents. Mayor Daniel Dietch stated that it appears they are dealing with a perception gap between how the town is governed and what some people think that means. There was no erosion until earlier this year. However, there is no issue that is insurmountable.

E. Public Comments

Eli Tourgeman asked about the vision for Harding and Collins Avenue. Mayor Daniel Dietch explained that the Comp plan is a good framework to allow residential, commercial and tourist districts. Mayor Dietch so noted the area as an issue of concern. Eli Tourgeman urged the Planning and Zoning Board to be more aggressive in attracting tourism business and pointed out the burden on homeowners if this should not happen.

Richard Iacobacci spoke in favor of the proposed hotel and asked that it go forward. Eli Tourgeman spoke of lost tourism and businesses over the last thirty years.

Lou Cohen spoke in favor of moving forward with the proposed hotel and asked that a decision be made and the delays stopped.

Mark Blumstein urged the Commission and Planning Board to go forward and not leave the taxation burden to the residents.

Mayor Daniel Dietch pointed out that both the old and new code and both the old and new comp plan sets out having tourist facilities East of Harding Avenue and asked if something changed with the elected officials and Planning and Zoning Board that would be cause for thinking that was not in the Town's best interest.

Vice Mayor Joe Graubart stated he is convinced that a decision has to be made and that some people will be happy and some people will be unhappy.

Mayor Dietch asked for those in favor of hotels East of Harding Avenue.

Commissioner Marta Olchyk responded she is in favor of hotels. Commissioner Edward Kopelman agreed. Vice Mayor Joe Graubart responded that he is in favor of hotels East of Collins and small boutique, perhaps 50 units on a nice size lot. He stated he is against tandem parking and things that would affect the quality of life of the abutting property. Commissioner Michael Karukin stated he is in favor of hotels East of Harding. Peter Glynn stated he is in favor of hotels. Scarlet Tenen stated she is in favor of hotels East of Harding.

Town Attorney, Lynn Dannheisser pointed out that both the new and old codes allowed hotels East and west of Harding and asked where was the shift in philosophy. Galen Bakken stated that he is concerned about massing of buildings and where they are located and what we have for comp plan controls in terms of density and intensity. Armando Castellanos stated he is in favor of hotels, but is not in favor of large size buildings. Sheldon Lisbon explained that he is concerned with the economic vitality of the community and is therefore, in favor of hotels.

Interim Town Manager, Roger Carlton explained the current tax burden on the taxpayers and stated that he is developing a five year financial plan and will be able to simulate the shift in burden if there was a hotel to assist in the tax burden.

Mayor Daniel Dietch stated that he would like to give direction to the Town Planner to take a hard look at the H40 district, old and current code provisions and come to the next meeting and let that be the framework for discussion. Commissioner Marta Olchyk stated that there needs to be a decision.

Barbara McLaughlin asked that everyone come together on this and keep the best interest of the town in mind. Silvia Coltrane urged all to listen to the experts and consider the possible revenue from a 183 room hotel. Neisen Kasdin representing Transacta spoke in favor of the hotel. Bill Spencer, representing Transacta stated he sent a letter to the Town Attorney explaining the rights of hotel developers. Mayor Daniel Dietch asked Mr. Spencer to refrain from details and that his letter will be addressed in due time. Town Attorney, Lynn Dannheisser pointed out again that the focus of the meeting tonight is not on the proposed hotel but that the meeting was called to review the old and current Town Codes. Cecilia Ward of JC Consulting also spoke on behalf of Transacta and pointed out the need for the Town to rely on the comp plan and land use map.

Commissioner Michael Karukin pointed out that he communicated with the petition committee, offered eight different times and dates to meet with them and he has not had a specific response.

Mayor Dietch proposed that there be a revisit of hotels within that district, make sure they have the right kind of constraints, buffering, measures for traffic, parking and design. It appears that philosophically the Town is not opposed to hotels.

Barbara McLaughlin asked Vice Mayor Joe Graubart as a petition circulator to obtain the questions of concern to the community. Commissioner Marta Olchyk implored Mayor Dietch to set a deadline as no matter what decision is made there will be some in favor and some opposed. Mayor Daniel Dietch stated that we are working together as efficiently and effectively as possible to put together a framework and work toward the best interest of the Town.

Commissioner Marta Olchyk stated her concern regarding a divided community and asked that there be no postponement. She asked if this issue could go to a vote.

Commissioner Edward Kopelman made a motion to adjourn the meeting. The motion received a second from Vice Mayor Joe Graubart. Mayor Daniel Dietch called for the vote and all were in favor.

F. Other Business

2. **Adjournment** The meeting adjourned at 9:45 p.m.

Accepted this 14 day of Dec 2010.



Daniel Dietch, Mayor

Attest:



Debra E. Eastman, MMC
Town Clerk