



**Town of Surfside  
Town Commission Meeting  
MINUTES  
July 14, 2015  
7 p.m.**

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

**1. Opening**

**A. Call to Order**

Mayor Dietch called the meeting to order at 7:00 P.M.

**B. Roll Call of Members**

Town Clerk Sandra Novoa called the roll with the following members present: Mayor Dietch, Vice Mayor Tourgeman, Commissioner Olchyk, Commissioner Karukin and Commissioner Cohen.

**C. Pledge of Allegiance**

Police Chief Allen led the Pledge of Allegiance

**D. Mayor and Commission Remarks – Mayor Daniel Dietch**

Commissioner Karukin thanked Yami St.Cloud for organizing the car wash benefiting the Alzheimer's Association and that Surfside is number one in the County on fundraising for Alzheimer's.

Vice Mayor Tourgeman said an article in the Sun Sentinel referred to Surfside as on the "quaint side" which is very nice. The Vice Mayor also gave an update on the meeting of the Tourist Board. Commissioner Olchyk had questions regarding the cost of the holiday lighting budgeted by the Tourist Board.

Commissioner Cohen welcomed everyone and said the millage rate will remain the same and not go up and urged all to be aware of the upcoming budget meetings.

**E. Agenda and Order of Business Additions, deletions and linkages**

Vice Mayor Tourgeman requested to move item 9B Parking Garage to be heard after the Consent Agenda and Item 9H Comprehensive Annual Financial Report (CAFR) to be heard after Item 1I. Commissioner Karukin would like to move Item 4B1 ahead of 4A1 and link 9G and 4B1.

Commissioner Karukin made a motion to approve the new Order of Business. Vice Mayor Tourgeman seconded the motion and all voted in favor.

**F. Community Notes – Mayor Daniel Dietch**

Mayor Dietch announced the upcoming community events which can be found in the Gazette and on the Town's website. The Mayor acknowledged the passing of long time resident Marty Gillman. He also acknowledged the Mayor's of coastal

communities who have come together to form a beach alliance to speak with one voice on beach renourishment.

**G. Legislative Report – Fausto Gomez, Gomez Barker Associates, Inc.**

Mr. Gomez gave an update on the legislative report and although some issues were vetoed the town of Surfside did well. Commissioner Cohen asked what was on the future agenda in Tallahassee and Mr. Gomez gave an overview of what is proposed and he will be meeting with Town Manager Olmedillo.

**H. Osher Lifelong Learning Institute at Florida International University – Guillermo Olmedillo, Town Manager**

Manager Olmedillo presented the item and Duncan Travares introduced Norman Orovitz from FIU who explained the program and what is being done with the funds donated.

Vice Mayor Tourgeman made a motion to approve the donation to FIU. The motion received a second from Commissioner Karukin and all voted in favor.

**I. Bicycle Action Committee (BAC) – Guillermo Olmedillo, Town Manager**

Manager Olmedillo presented the item and said BAC is requesting a \$350 donation and the use of the city seal and color code on their outfits. The Chairman of BAC gave further details on the item.

Commissioner Karukin made a motion to approve. The motion received a second from Commissioner Olchyk and all voted in favor.

**2. Quasi-Judicial Hearings (None)**

**3. Consent Agenda**

Mayor Dietch pulled a section of the police report Item 3D Town Attorney's Report.

Vice Mayor Tourgeman made a motion to approve the consent agenda minus the pulled item. The motion received a second from Commissioner Karukin and all voted in favor.

Note: The pulled item was never discussed.

**A. Minutes – Sandra Novoa, CMC, Town Clerk**

**May 12, 2015 Regular Commission Meeting Minutes**

**June 09, 2015 Regular Commission Meeting Minutes**

**B. Budget to Actual Summary as of April 30, 2015 – Guillermo Olmedillo, Town Manager**

**\*C. Town Manager's Report – Guillermo Olmedillo, Town Manager**

1. Bus Service – Bus Service Improvements and Operational Efficiencies
2. See Click Fix
3. Resort Tax Board Ordinance
4. Historic Preservation

5. Ten Year Water Supply Plan
6. Development Applications
7. Code Compliance Cases Settled
8. Enterprise Resource Planning (ERP)
9. Traffic Issues
10. Police Department Events
11. Information Technology & TV Broadcasts
12. Town-Owned Seawall Repair

**\*D. Town Attorney's Report** – Linda Miller, Town Attorney

**E. Committee Reports** – Guillermo Olmedillo, Town Manager

-February 24, 2015 Pension Board Meeting Minutes

-April 13, 2015 Special Pension Board Meeting Minutes

#### **4. Ordinances**

##### **A. Second Reading Ordinances**

1. **Amendment to Section 90-51. Maximum Frontage of Buildings** -  
Commissioner Michael Karukin

**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; AMENDING SECTION 90-51 MAXIMUM FRONTAGE OF BUILDINGS; SPECIFICALLY AMENDING SECTION 90-51.1 CONTINUOUS WALL FRONTAGE; 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.

Commissioner Karukin made a motion to defer to the next meeting on August 11, 2015 at 7:00 p.m. Mr. Kousoulas said he would speak on the item at the next meeting. The motion received a second from Commissioner Olchyk and all voted in favor with Vice Mayor Tourgeman absent.

Passing the gavel, the Mayor asked, as a point of privilege, to take Item 9C next and made a motion to do so. The motion received a second from Commissioner Karukin and all voted in favor with Vice Mayor Tourgeman absent.

## **B. First Reading Ordinances**

### **1. Corridor Analysis – Guillermo Olmedillo, Town Manager {Linked to Item 9G}**

**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; 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.

Town Planner Sarah Sinatra presented the item with visuals.

Commission Karukin made a motion for discussion. The motion received a second from Commissioner Cohen. After some discussion Commissioner Karukin thanked the Town Planner for all her efforts on this subject.

Vice Mayor Tourgeman left at 9:50 p.m.

Public Speaker George Kousoulas said this was a very good study. He supports it but the only question he had was about the breezeway.

Commission Karukin made a motion to approve. The motion received a second from Commissioner Olchyk and the motion carried 3-2 with Commissioner Cohen absent for the vote and Vice Mayor Tourgeman absent.

## **5. Resolutions and Proclamations**

### **A. FY 14/15 Proposed Budget Amendment Resolution – Guillermo Olmedillo, Town Manager**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING THE ANNUAL BUDGET RESOLUTION ADOPTED FOR FISCAL YEAR OCTOBER 1, 2014 TO SEPTEMBER 30, 2015; FOR THE PURPOSE OF AMENDING THE ANNUAL BUDGET IN THE**

**GENERAL FUND, CAPITAL PROJECT FUND, POLICE FORFEITURE FUND, MUNICIPAL TRANSPORTATION FUND, WATER & SEWER FUND, MUNICIPAL PARKING FUND, SOLID WASTE FUND, AND STORMWATER FUND; AND OTHER ADJUSTMENTS TO THE BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2015; PROVIDING FOR AN EFFECTIVE DATE.**

Town Clerk Sandra Novoa read the title of the resolution.

Finance Director Donald Nelson presented the item. Commissioner Olchyk asked if there were any new items not discussed and the response was yes.

Commissioner Karukin made a motion to accept. The motion received a second from Commissioner Cohen. The motion carried 3-1 with Commissioner Olchyk voting in opposition and Vice Mayor Tourgeman absent.

- B. Purchase a 2015 Ford F-250 P/U Extend Cab with Utility Box – Guillermo Olmedillo, Town Manager**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, TO APPROVE THE PURCHASE OF A 2015 FORD F-250 PICKUP TRUCK PIGGYBACKING OFF THE FLORIDA SHERIFFS ASSOCIATION AND FLORIDA ASSOCIATION OF COUNTIES BID NO. 14-22-0904 FOR \$32,770.00 FROM MACHINERY AND EQUIPMENT ACCOUNT NO. 401-9900-536.64.10; PROVIDING FOR APPROVAL AND AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

\*Item not discussed

- C. Purchase a 2015 CASE SR 160 Skid-Steer with Broom Attachment – Guillermo Olmedillo, Town Manager**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, TO APPROVE THE PURCHASE OF A 2015 CASE SR 160 SKID STEER LOADER PIGGYBACKING OFF THE STATE OF FLORIDA TERM CONTRACT NO. 760-000-10-1 FOR \$32,000.00 FROM MACHINERY AND EQUIPMENT ACCOUNT NO. 404-5500-538.64.10; PROVIDING FOR APPROVAL AND AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

\*Item not discussed

**D. Coastal Issues Committee – Guillermo Olmedillo, Town Manager**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, ESTABLISHING THE TOWN OF SURFSIDE COASTAL ISSUES COMMITTEE; PROVIDING FOR RULES AND PROCEDURES; PROVIDING FOR AUTHORIZATION AND PROVIDING FOR AN EFFECTIVE DATE.**

Town Clerk Sandra Novoa read the title of the resolution.  
Town Manager Olmedillo presented the item.

Commissioner Cohen made a motion to approve a Coastal Issues Committee. The Mayor will be liaison. The motion received a second from Commissioner Karukin and all voted in favor with Vice Mayor Tourgeman absent.

**6. Good and Welfare (*Set for approximately 8:15 p.m.*)**

Mayor Dietch opened the meeting to public speakers.

**Public Speakers:**

-Judith Shakvry, a business owner in Surfside, said the town has changed for the better and more tourists are coming in. She feels retail space should be aligned with more parking facilities.

-Norma Parron, President of the Mirage Condo Assoc. thanked the city for resolving the issue they had with an abandoned building next to them and the mosquito infested pool. Ms. Parron asked for help with the problem they are having with raccoons who come into the area and pool even when people are there especially children.

-Larisa Alonso spoke of a problem of dust created by the demolition of a house next to hers and whether there was a code that after demolition the area had to be watered down.

Town Manager Olmedillo said he would respond via email to Ms. Alonso. Addressing the raccoon problem he will speak to animal control to see what can be done and the Mayor asked that he then post the information on the website.

No one else wishing to speak the Mayor closed Good and Welfare and resumed to item 9B.

**7. Town Manager and Town Attorney Reports**

Town Manager and Town Attorney Reports have been moved to the Consent Agenda – Item 3.

**8. Unfinished Business and New Business**

## **9. Mayor, Commission and Staff Communications**

### **A. Traffic Management Plan – Long Term Solutions – Guillermo Olmedillo, Town Manager**

Mayor Dietch recused himself due to a conflict as he resides on Byron Avenue.

Police Chief Allen presented the item with an update and gave his suggestions.

-Clara Diaz-Leal said she supports this plan as does residents in her area.

-Jeffrey Platt expressed his views.

Commissioner Cohen made a motion to approve. The motion received a second from Commissioner Karukin. The motion carried 3-1 with Mayor Dietch recused and Vice Mayor Tourgeman absent.

### **B. Parking Garage– Guillermo Olmedillo, Town of Surfside**

Manager Olmedillo gave an update on the item and whether to issue an RFP on the 94<sup>th</sup> Street lot. Manager Olmedillo asked for authorization to initiate the RFP to start the process and see what comes back. However, in his opinion it is not proven that it is financially feasible to build just a parking lot as today many parking lots are aligned with offices and retail space. In the interim we should look at other areas which may be more beneficial.

Vice Mayor Tourgeman expressed his views on the shortage of parking and how this item has been discussed for a very long time. Studies have been done and now it is time to take action. He supports this type of parking and feels we must support the business district.

Commissioner Karukin presented a slide show of the Surfside parking inventory which shows that 85% of the parking supports the business district. The chart also showed a Town Hall option. Before building a structure he believes we should define what we are trying to solve, condo parking, retail parking, etc. Commissioner Olchyk thanked Commissioner Karukin for doing this as it shed more light on the subject.

Mayor Dietch believes properties that are now being developed will have a surplus of parking. He does not believe building a lot further north will help the district in the south. There was further discussion on this issue.

Mayor Dietch put the item on hold in order to proceed to Good and Welfare which has a time certain on the agenda.

Public Speaker George Kousoulas gave a presentation showing various sites for a lot. He disagrees with the Town Manager with moving on the 94<sup>th</sup> Street lot and gave his reasoning with only building a facility just for parking. He discussed in detail the Town Hall site as well as other sites. The Commission discussed their point of views on the subject.

The Mayor opened the item up for public speakers.

Public Speakers:

-Stefen Parker asked which two new developments were coming up on 94<sup>th</sup> Street. He said he has never seen a parking situation in Surfside.

-Daniel Gielschinsky – believes this issue is long overdue for action as parking is a problem and believes we should move forward with the RFI on 94<sup>th</sup> Street.

-Sergio Castaneda said parking is a problem not only for retail stores but also services such as going to a bank. He believes the best lot is the one behind CVS and explained why he thought so. He said his business is hurting because of the lack of parking spaces.

-Jeffrey Platt believes part of the problem in the Abbott lot is that it is filled with construction trucks and employee vehicles and they should be moved to the 94<sup>th</sup> Street lot. He does not believe we have to build a parking structure at this time. If one should be considered he thinks it should be the Town Hall site.

-Norma Parron related the problem with her condo which have two and three bedrooms and they have only one parking space. She believes going south with parking is more feasible.

-Donald Fowley read a letter from Mr. & Mrs. O'Hagan which urges the town to keep its uniqueness and feels we do not additional parking for only the few months out of the year during peak season. Mr. Fowley feels if additional parking were to be built he favors the 93<sup>rd</sup> Street lot.

-Clara Diaz-Parker says the study done is flawed and does not address everyone's need. She likes what Mr. Kousoulas presented as it takes into consideration the residents.

-Mitchell Feldman said that from his perspective there is a need for more parking.

-Deborah Cimadevilla asked what the financial commitment to the town is and where is the money coming from.

The Mayor said great ideas were presented and we should reach out to private sectors and get some input. The community as well as the Commission are divided on the issue. Manager Olmedillo gave more input and suggested an RFI with a short turn around.

Vice Mayor Tourgeman made a motion to approve authorization of an RFP on 94<sup>th</sup> Street. The motion died for lack of a second.

Commissioner Cohen made a motion to approve authorization of an RFI on the 93rd Street concept. The motion received a second from Commissioner Olchyk. The motion carried 4-1 with Vice Mayor Tourgeman voting in opposition.

- C. **Beach Chairs Management**– Guillermo Olmedillo, Town Manager  
Manager Olmedillo explained they are looking at the possibility of mirroring the ordinance adopted by Sunny Isles Beach which includes an orderly display of beach chairs as well as percentage used. He is asking

for direction from the Commission. The Mayor would like the people who attended this evening to voice their opinion but suggested a workshop be held on the topic. Commissioner Olchyk felt there was no reason to delay as everyone wants access to the beach and we should look at the recommendations of the Manager. Commissioner Karukin agreed with Commissioner Olchyk but would like to see some guidelines provided by the Manager.

Public Speakers:

-Jeffery Platt first applauds the Commission for recognition of this problem. He said beach chairs put on the beach during the day should be removed in the evening. He also said only beach owned properties should be allowed to put their chairs out. He also said we should look at the Haulover ordinance as well as Sunny Isles.

-Joel Simmonds representing the Grand Beach Hotel said they are in favor of regulations as long as they are sensible. He asks that the issue be discussed properly taking everyone into consideration.

-Selina Calte feels if we have allowed hotels to be built then they should be allowed to have chairs on the beach and this applies to condos on the beach. She does feel regulations are needed.

-Deborah Cimadevilla said it is difficult to get used to all the hotels and construction that has come in and it has taken away the quaintness that once was Surfside. She asked why chairs can't be placed on a as needed basis instead of an overwhelming of beach chairs.

-Sean McKeen said we do need some regulations.

Commissioner Karukin said we should move forward and asked the Manager to also look at Hallandale. The Manager said he would look at other communities and their regulations.

The Mayor asked the Town Manager to come back with some language and schematics or tables to help with this item.

The Mayor asked if Item 9A be heard next and then 5D. Commissioner Karukin made a motion to hear 9A next. The motion received a second from Commissioner Olchyk and all voted in favor with Vice Mayor Tourgeman absent.

**D. Ethics Ordinance Enhancement – Mayor Daniel Dietch**

**E. Community Rating Systems (CRS) Program for Public Information (PPI) – Guillermo Olmedillo, Town Manager**  
Building Official Ross Prieto presented the item.

Passing the gavel, Mayor Dietch made a motion to accept. The motion received a second from Commissioner Olchyk and all voted in favor with Vice Mayor Tourgeman absent.

**F. Appointment to the Police Retirement Trust Fund per F.S. Ch. 185 (Verbal)** – Guillermo Olmedillo, Town Manager  
Item not discussed

**G. Zoning in Progress – Ordinance - Corridor Analysis between Collins and Harding Avenue** – Commissioner Michael Karukin {Linked to Item 4B1}

Direction was given to the Town Clerk to publish a Notice of Zoning in Progress.

Commissioner Karukin made a motion to approve. The motion received a second from Commissioner Olchyk. The motion carried 3-2 with Commissioner Cohen absent for the vote and Vice Mayor Tourgeman absent.

**H. Comprehensive Annual Financial Report (CAFR) for the Fiscal Year Ended September 30, 2014** – Guillermo Olmedillo, Town Manager

Item was heard as Item 1J.

Enrique Llerena presented the report. Commissioner Olchyk questioned the errors that had been found and why they had not been corrected especially ones that are repeated. Finance Director Donald Nelson addressed the concerns of Commissioner Olchyk and gave an explanation. Manager Olmedillo also gave some explanations. Commissioner Olchyk said, for the record, a specific error was made last year and they were assured it would not happen again and it has reoccurred. Her feeling is that even if it is a minor error it should not occur again and someone should be held accountable. Manager Olmedillo responded and said they would monitor this more closely in the future. Vice Mayor Tourgeman agreed that this should not have happened again but feels we should not undermine this report by not signing off on it.

Commissioner Karukin made a motion to accept and submit for recognition to the GFOA. Director Nelson reminded everyone that last year the town of Surfside received the highest award from GFOA for its reporting standards in the County. The motion received a second from Vice Mayor Tourgeman and all voted in favor.

**I. Florida for Solar Choice Support Resolution** – Mayor Daniel Dietch

Commissioner Karukin made a motion to approve. The motion received a second from Commissioner Olchyk and all voted in favor with Vice Mayor Tourgeman absent.

**10. Adjournment**

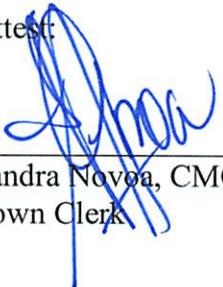
Any items not discussed will be carried over to the next meeting.  
The meeting adjourned at 11:02 p.m.

Respectfully submitted,

Accepted this 11<sup>th</sup> day of August, 2015

  
\_\_\_\_\_  
Daniel Dietch, Mayor

Attest:

  
\_\_\_\_\_  
Sandra Novoa, CMC  
Town Clerk